



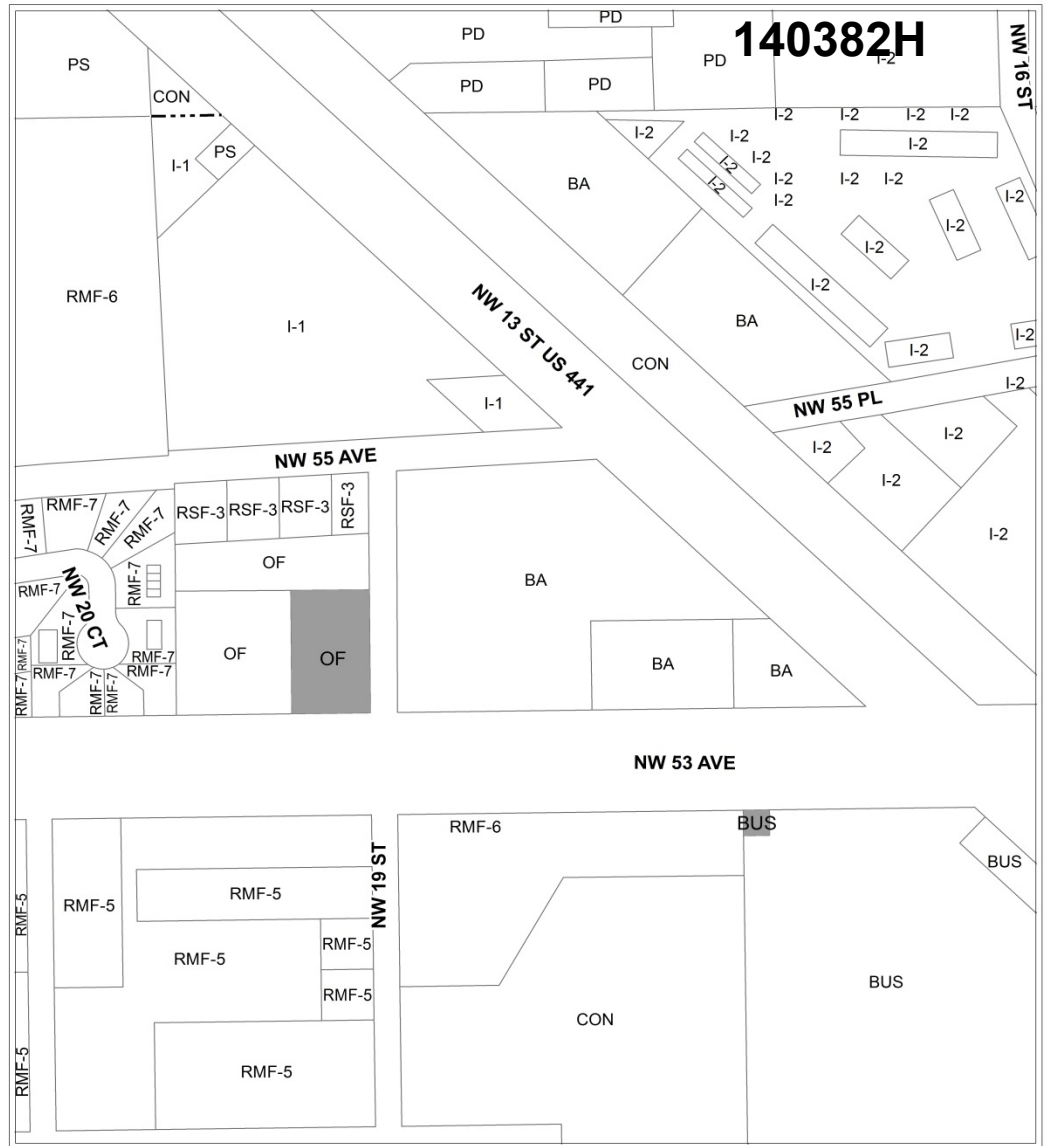
Planning and Development Services

City Commission Legistar Item No. 140382 PB-14-97 ZON January 15, 2015

Prepared by Jason Simmons

City of Gainesville Zoning Districts

- RSF-3 5.8 units/acre Single-Family Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- RMF-7 8-21 units/acre Multiple-Family Residential
- OF General Office
- BUS General Business
- BA Automotive-Oriented Business
- I-1 Limited Industrial
- I-2 General Industrial
- CON Conservation
- PS Public Services and Operations
- PD Planned Development




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Area under petition consideration

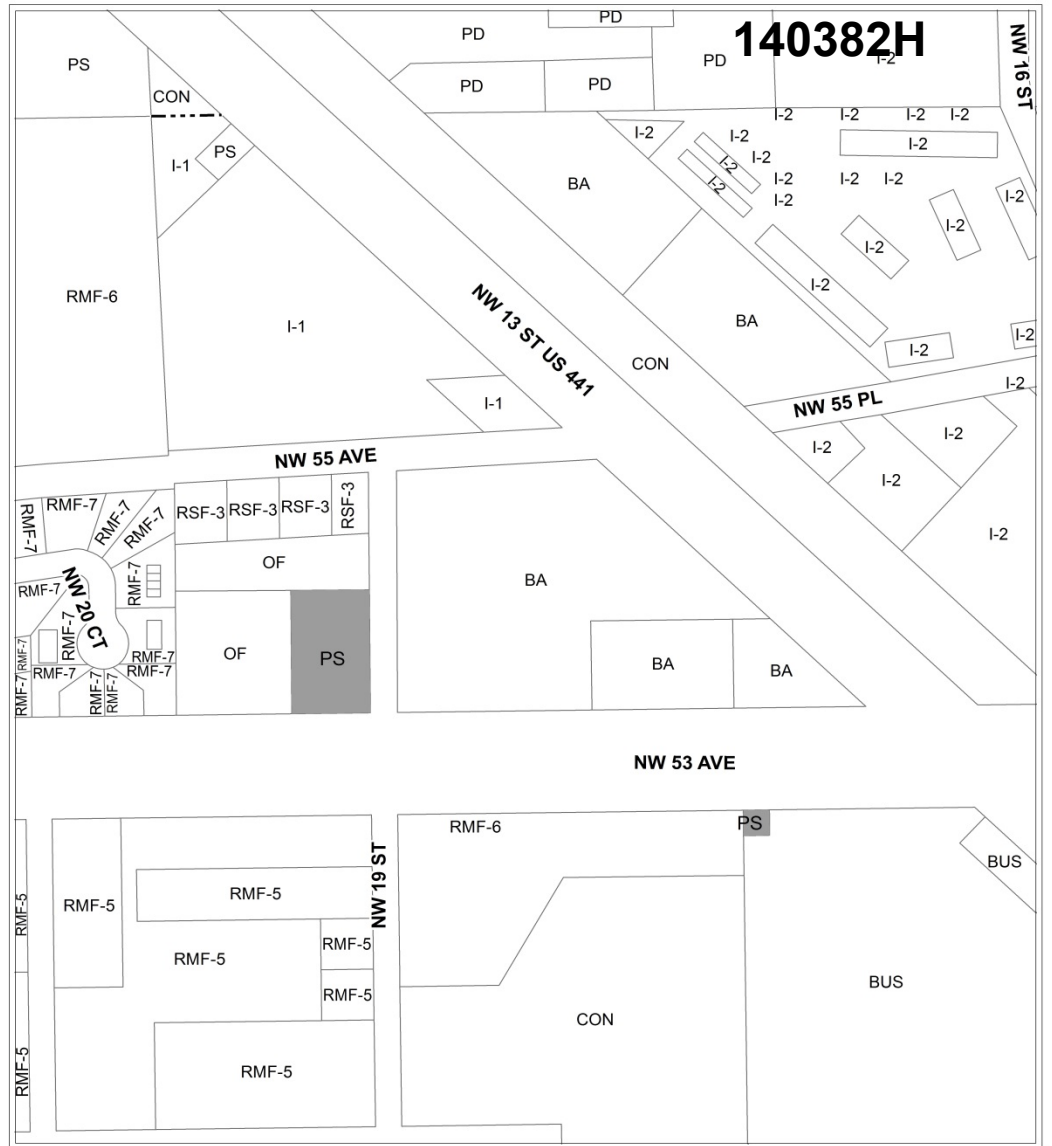
----- Division line between two zoning districts

EXISTING ZONING

	Name	Petition Request	Petition Number
 No Scale	City of Gainesville, applicant	Rezone property from General Business district (BUS) and General Office district (OF) to Public Services and Operations district (PS)	PB-14-97 ZON

City of Gainesville Zoning Districts

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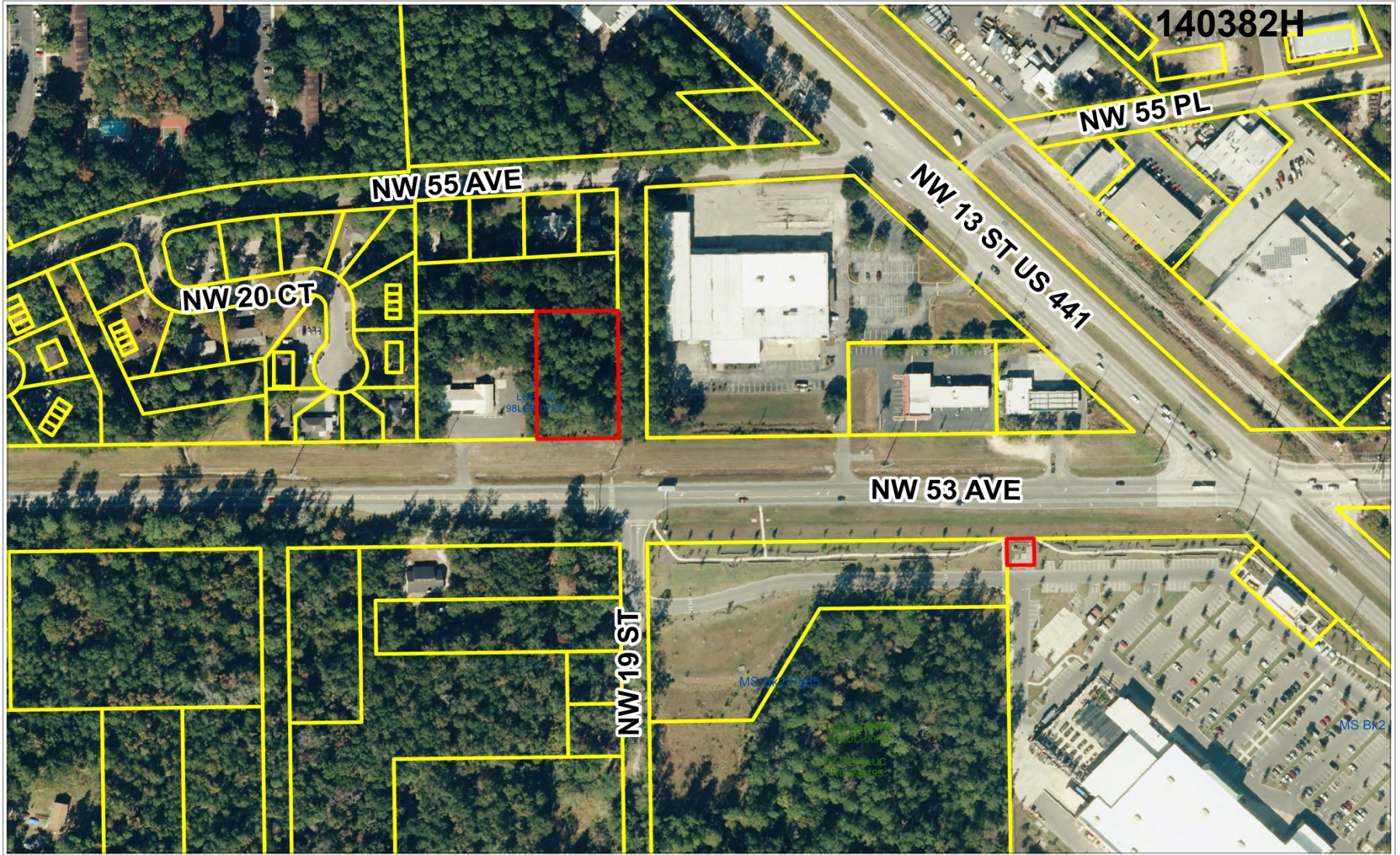
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----- Division line between two zoning districts


Area under petition consideration

PROPOSED ZONING

	Name	Petition Request	Petition Number
	City of Gainesville, applicant	Rezone property from General Business district (BUS) and General Office district (OF) to Public Services and Operations district (PS)	PB-14-97 ZON



AERIAL PHOTOGRAPH

 No Scale	Name	Petition Request	Petition Number
	City of Gainesville, applicant	Amend the City of Gainesville Future Land Use map from Office (O) and Commercial (C) to Public and Institutional Facilities (PF)	PB-14-96 LUC

1671 NW 53rd Ave



Exit Street View

140382H



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29°42'08.43" N 82°20'41.55" W elev 214 ft eye alt 183 ft

1651 NW 53rd Ave



Exit Street View

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29°42'08.55" N 82°20'42.31" W elev 201 ft eye alt 183 ft

5296 NW 19th St



Exit Street View

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ROAD WORK AHEAD

NW 32

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29°42'14.17" N 82°20'51.20" W elev 237 ft eye alt 184 ft

1904 NW 53rd Ave



Exit Street View

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29°42'14.86" N 82°20'50.38" W elev 184 ft eye alt 185 ft

- PS zoning is applied to land identified as appropriate for administrative, operational, and utility governmental functions, private utilities or other uses that serve a public purpose
- Land use & rezoning petitions will apply the most appropriate designations on these City-owned properties that include an existing utility facility and plans for a future utility facility that will serve a public purpose
- PS zoning is more appropriate for these properties than existing zoning categories

- Amendment to provide a more accurate count of types of land that actually exist within the city
- No further development anticipated on lift station parcel. Future development on parcel proposed for Power Delivery System will be subject to applicable Land Development Code regulations at time of development review

- Proposed zoning is compatible with surrounding uses; proposed use for PS rezoning is Electric, gas & sanitary services (MG-49), excluding refuse systems (IN-4953); and uses customarily incidental to permitted principal use
- No major environmental issues on the sites; no wetlands or floodplain areas
- Sites are within TMPA Zone B; not expected to create additional traffic impacts as these types of utility uses generate little traffic
- Zoning is consistent with Comprehensive Plan

- Approve Petition PB-14-97 ZON
- Adopt Ordinance 140382
- Plan Board approved petition 5-0 on September 25, 2014.