



Planning and Development Department

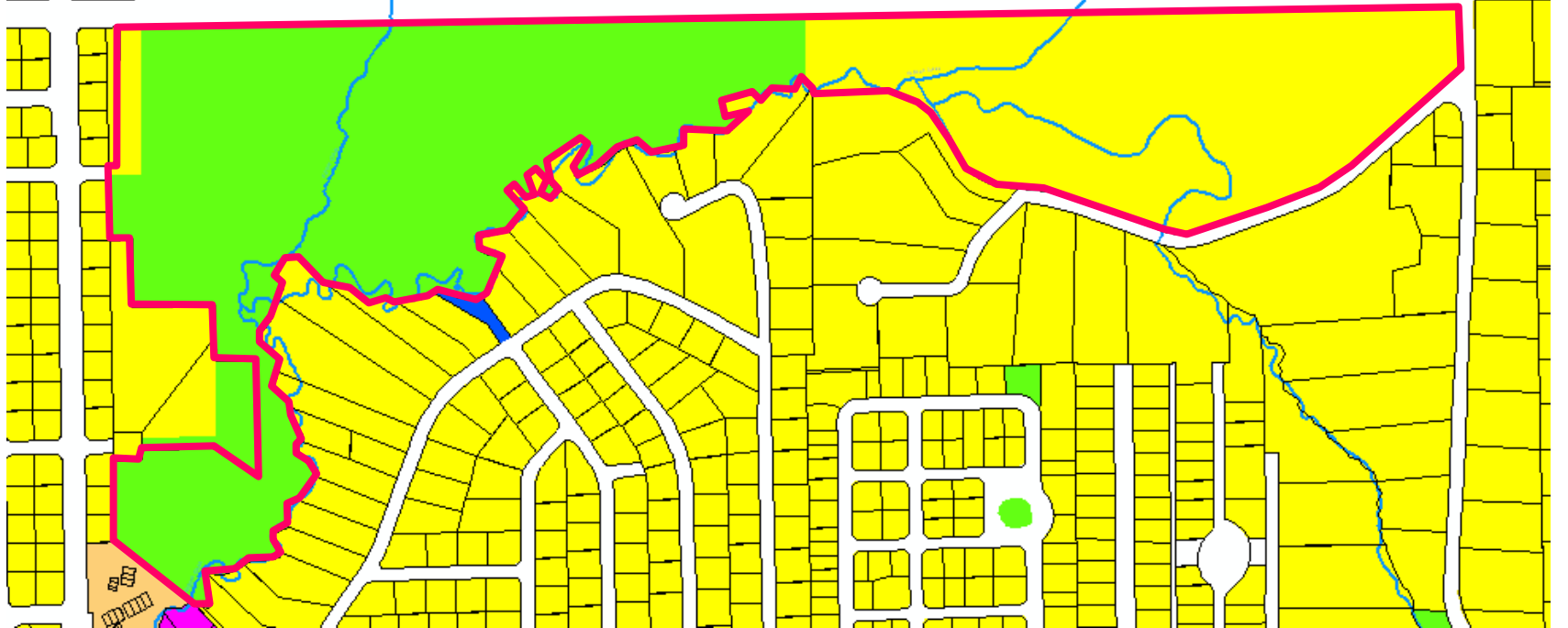
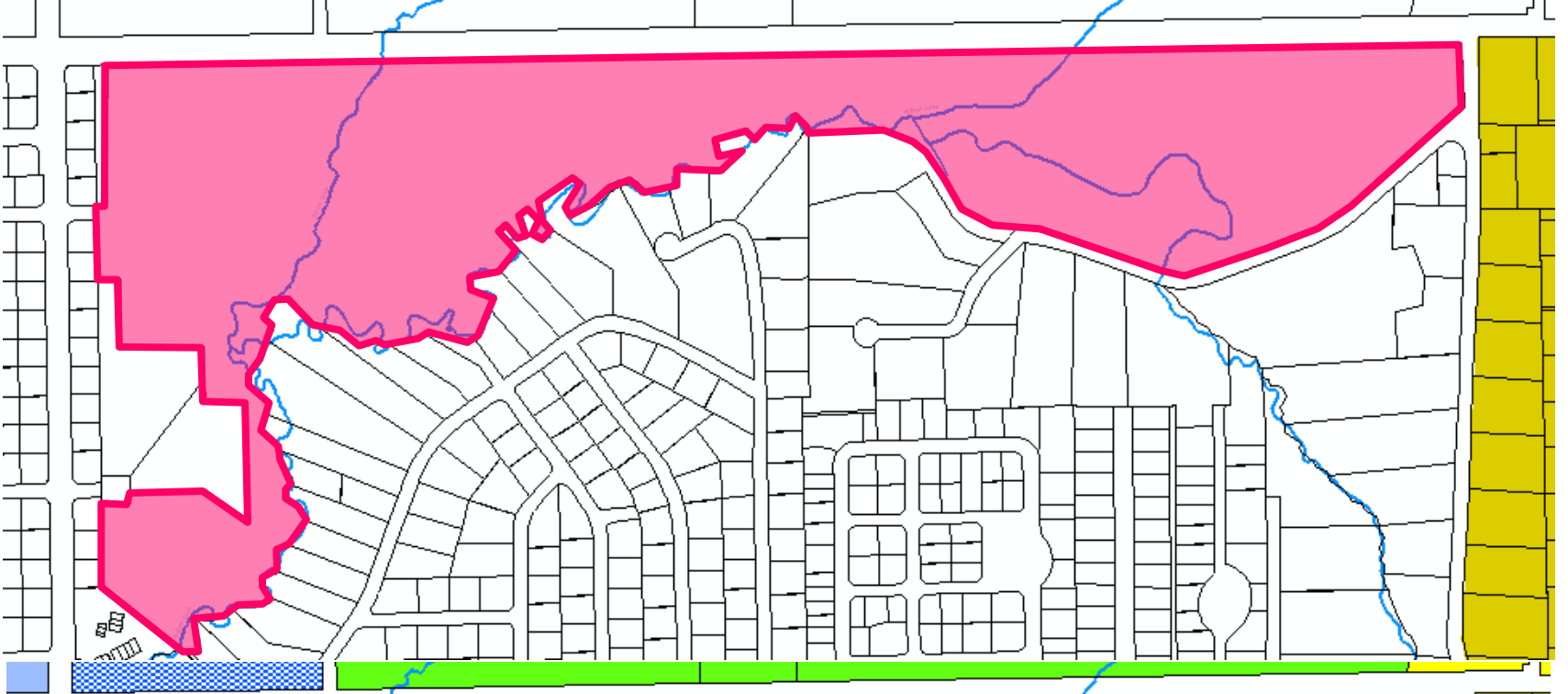
PB-10-33LUC (100145)

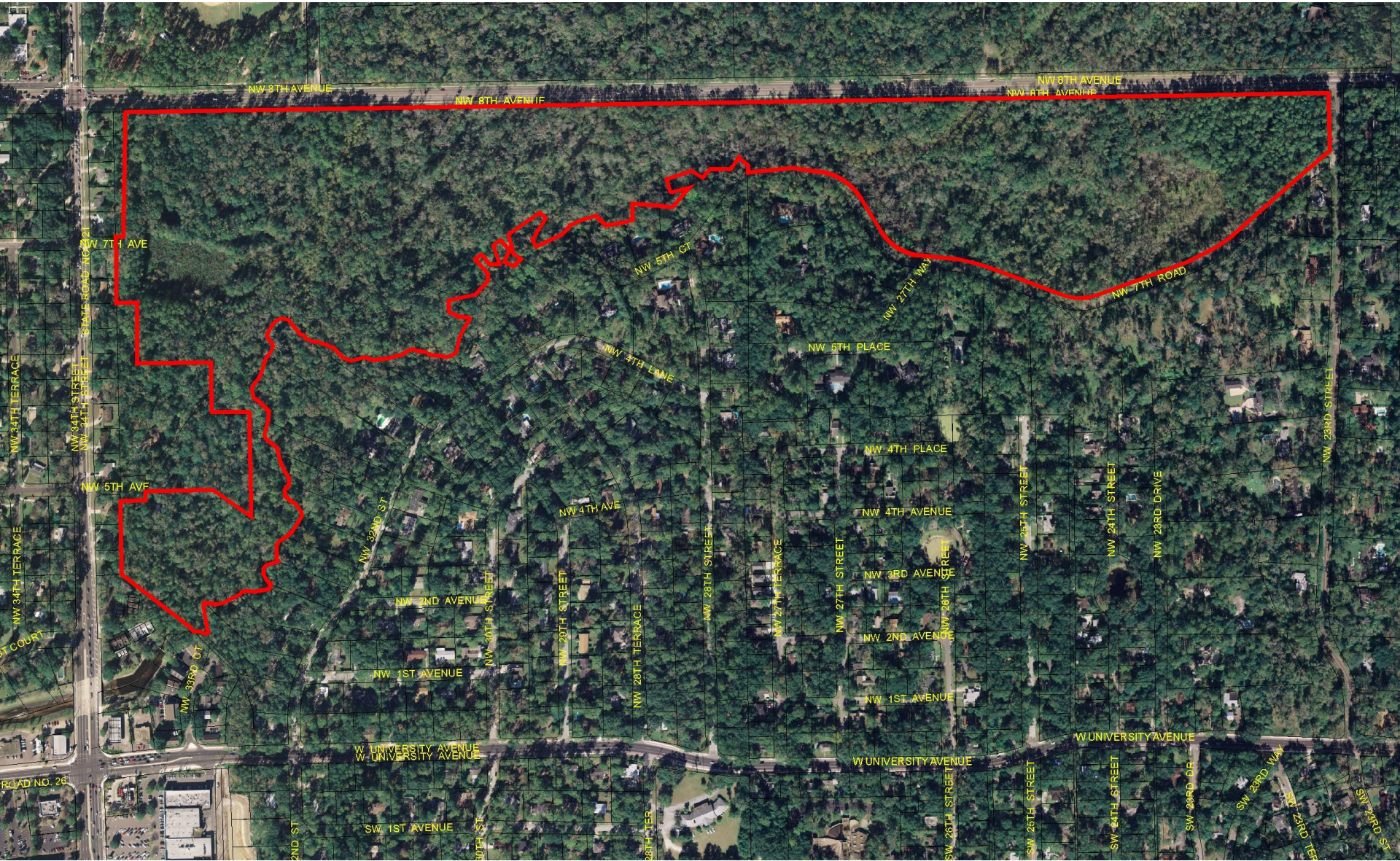
PB-10-34ZON (100146)

7 October 2010

Loblolly Woods

- **Petitioner is City of Gainesville Parks and Recreation, Nature Operations**
- **One City-owned parcel with dual land use and zoning designations**
- **Requested changes:**
 - **Conservation land use for entire western portion**
 - **CON (Conservation) zoning for entire western portion**
- **City Plan Board recommends approval**
- **Staff recommends approval**





NW 8TH AVENUE

NW 8TH AVENUE

NW 8TH AVENUE
NW 8TH AVENUE

NW 7TH AVE

NW 5TH CT

NW 27TH WAY

NW 7TH ROAD

NW 5TH PLACE

NW 3TH LANE

NW 4TH PLACE

NW 5TH AVE

NW 4TH AVE

NW 4TH AVENUE

NW 3RD AVENUE

NW 32ND ST

NW 20TH STREET

NW 20TH STREET

NW 28TH TERRACE

NW 28TH STREET

NW 27TH TERRACE

NW 27TH STREET

NW 26TH STREET

NW 26TH STREET

NW 24TH STREET

NW 23RD DRIVE

NW 23RD STREET

NW 2ND AVENUE

NW 1ST AVENUE

NW 2ND AVENUE

NW 1ST AVENUE

W UNIVERSITY AVENUE
W UNIVERSITY AVENUE

W UNIVERSITY AVENUE

W UNIVERSITY AVENUE

2ND ST

SW 1ST AVENUE

30TH ST

28TH TER

SW 28TH STREET

SW 26TH STREET

SW 44TH STREET

SW 29RD DR

SW 23RD WAY

SW 26RD TER

SW 26RD ST

NW 34TH TERRACE
NW 34TH TERRACE
NW 34TH TERRACE
ST COURT

NW 34TH STREET
NW 34TH STREET
STATE ROAD NO 21

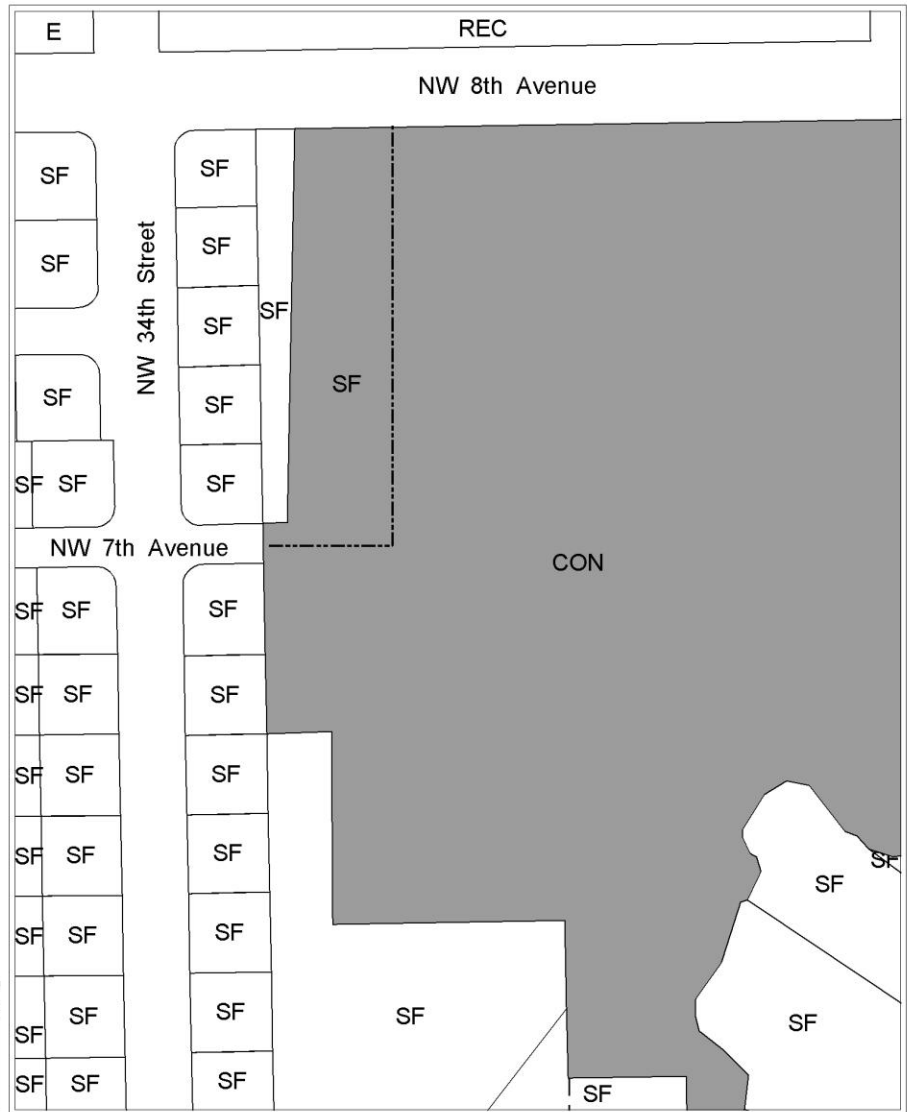
ROAD NO. 26

Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

- Division line between two land use districts
- City Limits

Area under petition consideration



EXISTING LAND USE

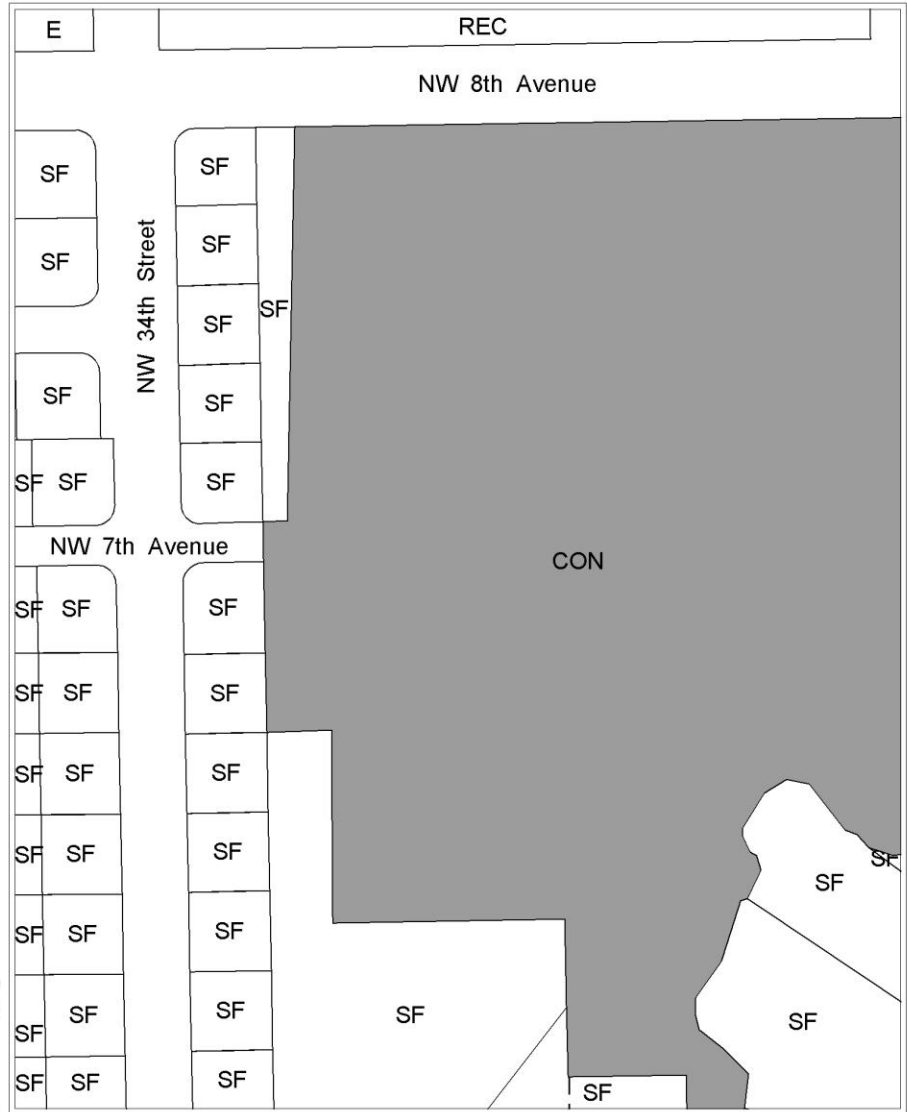
| No Scale | Name | Petition Request | Map(s) | Petition Number |
|--------------|------------------------------------------------------------------------|-----------------------------------------------------------------|--------|-----------------|
| | Geoffrey Parks, Nature Operations Division for the City of Gainesville | Small Scale Land Use Change from Single Family to Conservation. | 3947 | PB-10-33 LUC |

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Area under petition consideration



PROPOSED LAND USE


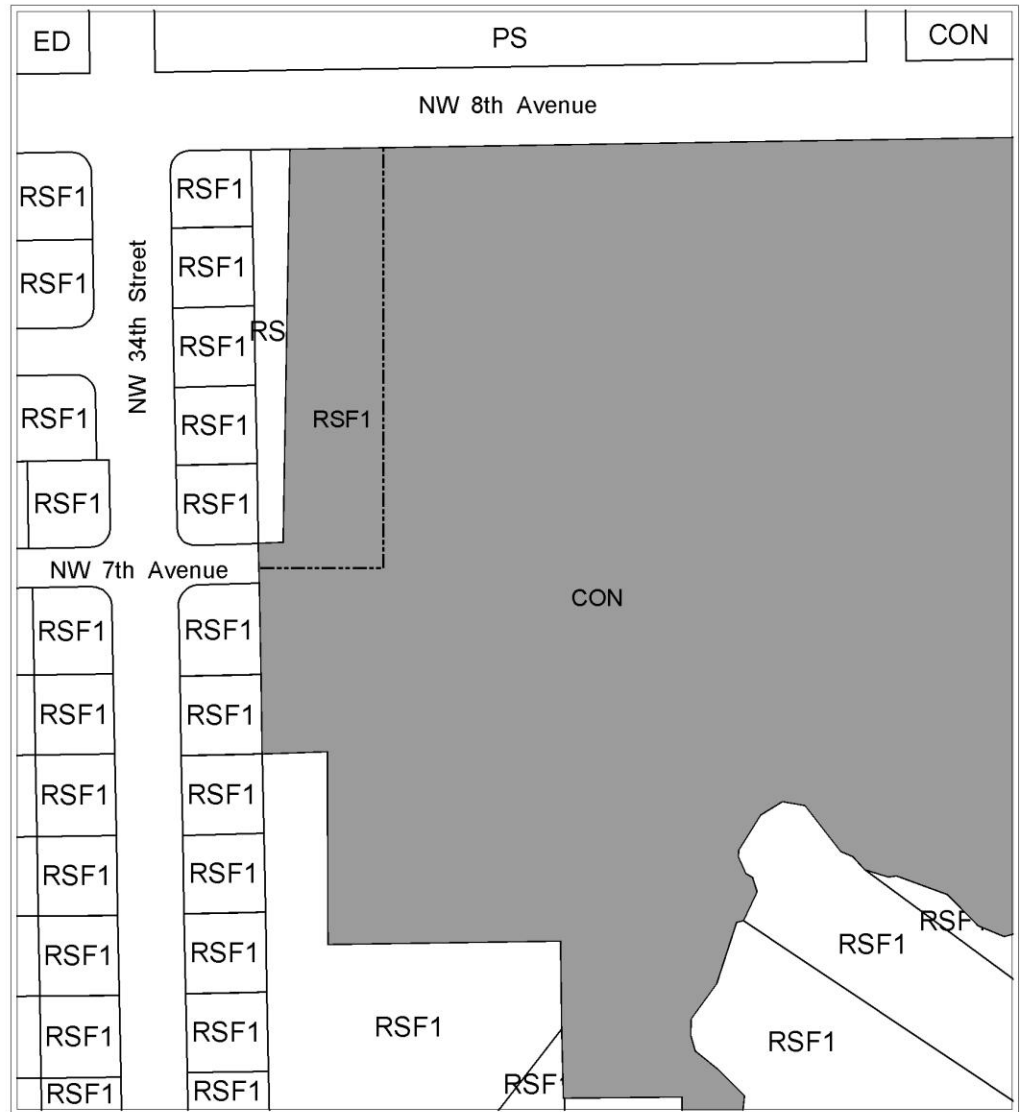
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Zoning District Categories


| | |
|------|-----------------------------------------------------------|
| RSF1 | Single-Family Residential (3.5 du/acre) |
| RSF2 | Single-Family Residential (4.6 du/acre) |
| RSF3 | Single-Family Residential (5.8 du/acre) |
| RSF4 | Single-Family Residential (8 du/acre) |
| RSFR | Single-Family Rural Residential (1.0 du/acre) |
| RMF5 | Residential Low Density (12 du/acre) |
| RC | Residential Conservation (12 du/acre) |
| MH | Mobile Home Residential (12 du/acre) |
| RMF6 | Multiple-Family Medium Density Residential (8-15 du/acre) |
| RMF7 | Multiple-Family Medium Density Residential (8-21 du/acre) |
| RMF8 | Multiple-Family Medium Density Residential (8-30 du/acre) |
| RMU | Residential Mixed Use (up to 75 du/acre) |
| RH1 | Residential High Density (8-43 du/acre) |
| RH2 | Residential High Density (8-100 du/acre) |
| OR | Office Residential (up to 20 du/acre) |
| OF | General Office |
| PD | Planned Development |
| BUS | General Business |
| BA | Automotive-Oriented Business |
| BT | Tourist-Oriented Business |
| MU1 | Mixed Use Low Intensity (8-30 du/acre) |
| MU2 | Mixed Use Medium Intensity (12-30 du/acre) |
| UMU1 | Urban Mixed Use District 1 (up to 75 du/acre) |
| UMU2 | Urban Mixed Use District 2 (up to 100 du/acre) |
| CCD | Central City District |
| BI | Business Industrial |
| W | Warehousing and Wholesaling |
| I1 | Limited Industrial |
| I2 | General Industrial |
| AGR | Agriculture |
| CON | Conservation |
| MD | Medical Services |
| PS | Public Services and Operations |
| AF | Airport Facility |
| ED | Educational Services |
| CP | Corporate Park |

- Historic Preservation/Conservation District
- Special Area Plan
- - - - - Division line between two zoning districts
- City Limits

Area
under petition
consideration

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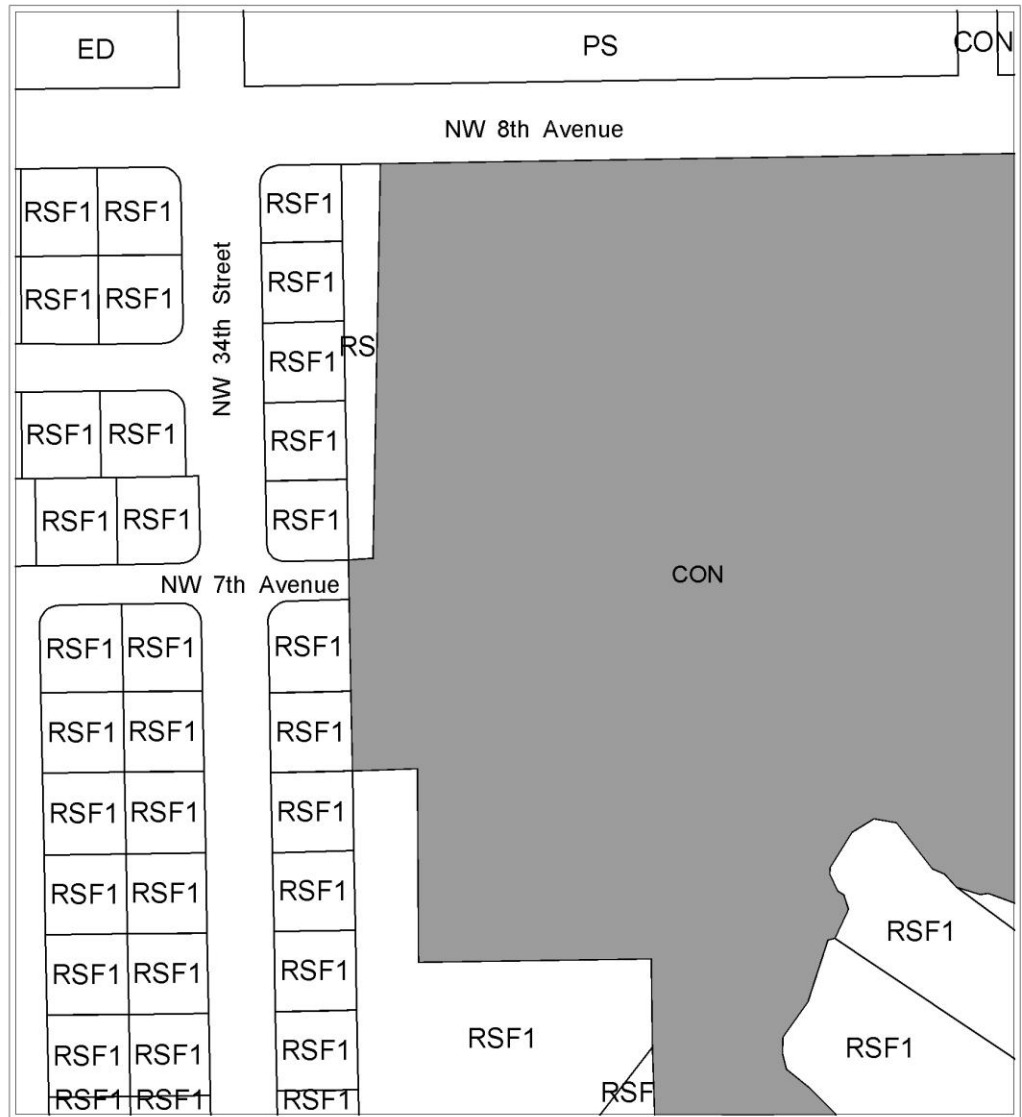
|  No Scale | Name | Petition Request | Map(s) | Petition Number |
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| | Geoffrey Parks, Nature Operations Division for the City of Gainesville | Zoning District Change from RSF1 to Conservation. | 3947 | PB-10-34 ZON |

Zoning District Categories


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| RSF1 | Single-Family Residential (3.5 du/acre) |
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