# LEGISLATIVE # 120304F









## **Planning and Development Services**

**PB-12-86 ZON** 

Presentation to the City Commission December 6, 2012 (Legislative # 120304)



## AERIAL PHOTOGRAPH

Ň	Name	Petition Request	Map(s)	Petition Number
W B	City Plan Board, applicant	Rezone from Alachua County A and R-3 to CON and UMU2	4144	PB-12-86 ZON



## **Site Information**

- 44-acre property
- Annexed in 2009 (Southwest Annex.)
- Wetlands, 10-year flood channel, and Hogtown Creek on northern portion.
- Parcel removed from PB-12-73 ZON based on revised 10-year flood channel line
- Conservation and Urban mixed-use 2 land use
- Related small-scale land use amendment (PB-12-85 LUC)



# GAINE VILLE Proposed Zoning Proposed Zoning

Current Zoning	Proposed Zoning
Alachua County: Multiple-family, high density (R-3)	City of Gainesville: Urban mixed-use 2 (UMU-2) (13.7-acres)
Alachua County: Agriculture (A)	City of Gainesville: Conservation (30.4-acres)

## City of Gainesville **Zoning Districts**

UMU-2 Urban Mixed Use 2 (UMU-2: 10 to

100 units/acre; & up to 25 additional

du/acre by special use permit)

Conservation CON Education

ED General Business BUS

**Business Industrial** BI 8-30 units/acre, mixed use low intensity MU1

12-30 units/acre mixed use medium MU2

intensity

12 units/acre single-family/multiple RMF5

family residential

8-21 units/acre multiple family RMF7

residential

8-30 units/acre multiple family RMF8

residential

PS Public services and operations

## **Alachua County Zoning Districts**

Α Agriculture

BP **Business and Professional** 

BR Retail sales and services

C1 Conservation

PD Planned Development

RMManufactured-mobile home park

R-1A 1-4 units/acre single family

residential

1-4 units/acre single family R-1C

residential

R-2 4-8 units/acre multiple family

residential

R-2A 8-14 units/acre multiple family

residential

R-3 14-24 units/acre multiple

family residential

Areas under petition consideration

Division line between two land use districts



#### PS PS CON CON CON CON ED PS ED CON ED CON ED CON PS CON CON RMF5 ED CON R-2A R-2A MU2 J2 CON ED R-2A R-1C R-3 ED R-1C PD ED MU2 R-1A SW 17TH AVENUE PD UMU2 R-2 R-3 - R-3 闄 R-3 PD R-3 PD R-3 R-3 PS R-3 BP **R-3** PS SW 20TH AVENUE BR R-3 PD PD PD R-3 R-3 R-3 R-3 BR R-3 PS R-3 PD PS R-3

## PROPOSED ZONING

<del>120304F</del>

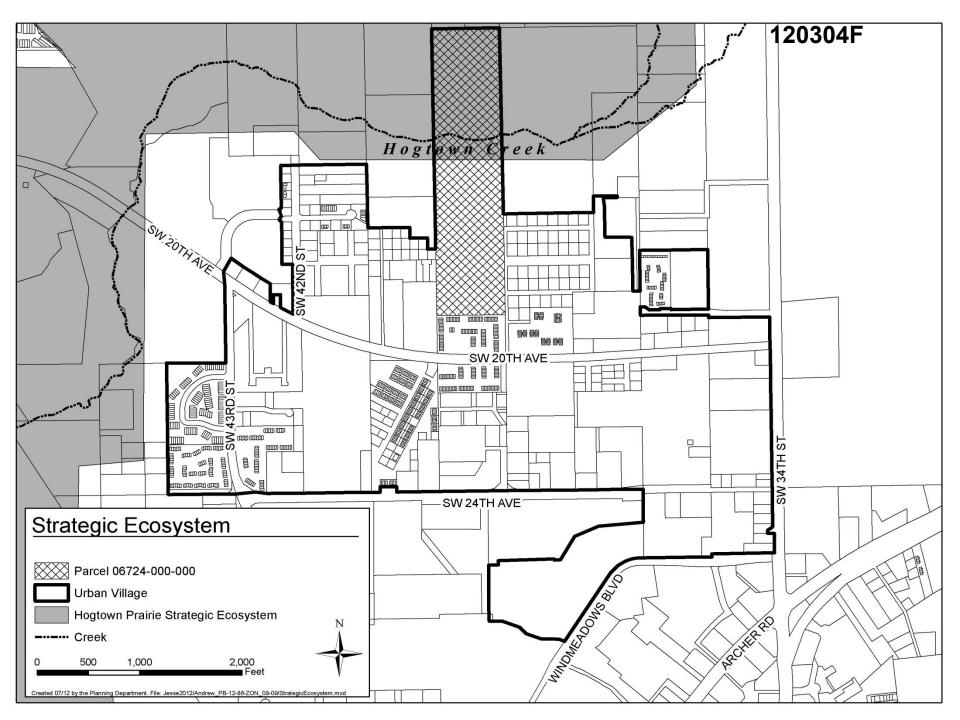


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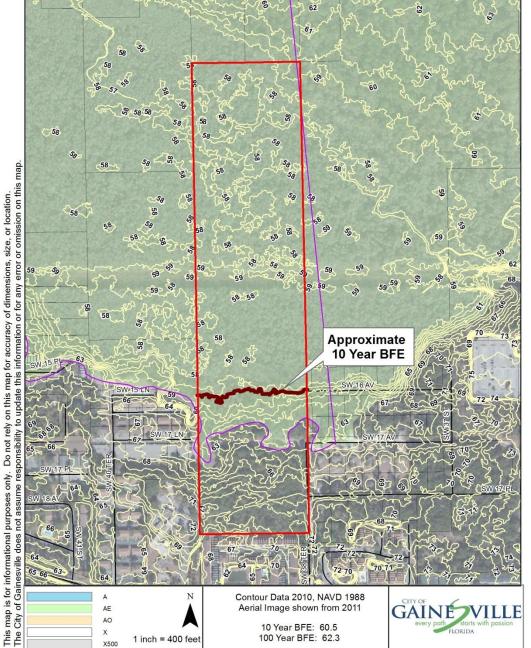














# Key Issues

- City zoning required for the property.
- Wetlands, 10-year flood channel, and Hogtown Creek limit development potential on the northernmost 30.4 acres of the site.
- The remaining portion of the site (13.7 acres) contains developable upland area.



# Key Issues

- Proposed UMU-2 zoning is fully compatible with and implements the UMU-2 land use designation including revised future land use designation split recommended in related Petition PB-12-85 LUC.
- Conservation zoning is consistent with the location of the environmental features on site.



# Key Issues

 Consistent with FLUE Obj. 2.1 (Redevelopment) and Obj. 3.1 (Protection of natural resources)

 Compatible with existing conservation areas to the north, east, and west and UMU-2 zoning to the south.



## Recommendation

City Plan Board to City Commission:
Approve Petition PB-12-86 ZON
Plan Board voted 6:0

**Staff to City Commission:** Approve Petition PB-12-86 ZON

**Staff to City Plan Board:** Approve Petition PB-12-86 ZON