



Planning and Development Services

# **PB-15-43 ZON**

**City Commission  
September 3, 2015**

**Legistar No. 150112**

**Presentation by Dean Mimms, AICP**

# Zoning change

PB-14-43 ZON	Existing	Proposed
<b>Zoning</b> <b>(498 ac)</b>	<b>RSF-1</b> (3.5 du/a) <b>RSF-4</b> (8 du/a) <b>I-1</b> (Limited industrial)	<b>RMF-5</b> (12 du/a) <b>RMF-8</b> (8-30 du/a) <b>OF</b> (General office) <b>BI</b> (Business industrial)



150112G



AERIAL PHOTOGRAPH

**Name**

eda engineers-surveyors-planners, inc.,  
agent for Prairie View Trust and the City  
of Gainesville (GRU)

**Petition Request**

Rezone property from BUS: General Business and RMF-8: 8-30  
units/acre Multiple-Family Residential district to MU-1: 8-30 units  
per acre Mixed-Use Low-Intensity

**Petition Number**

PB-15-30 ZON



150112G

## City of Gainesville Zoning Districts

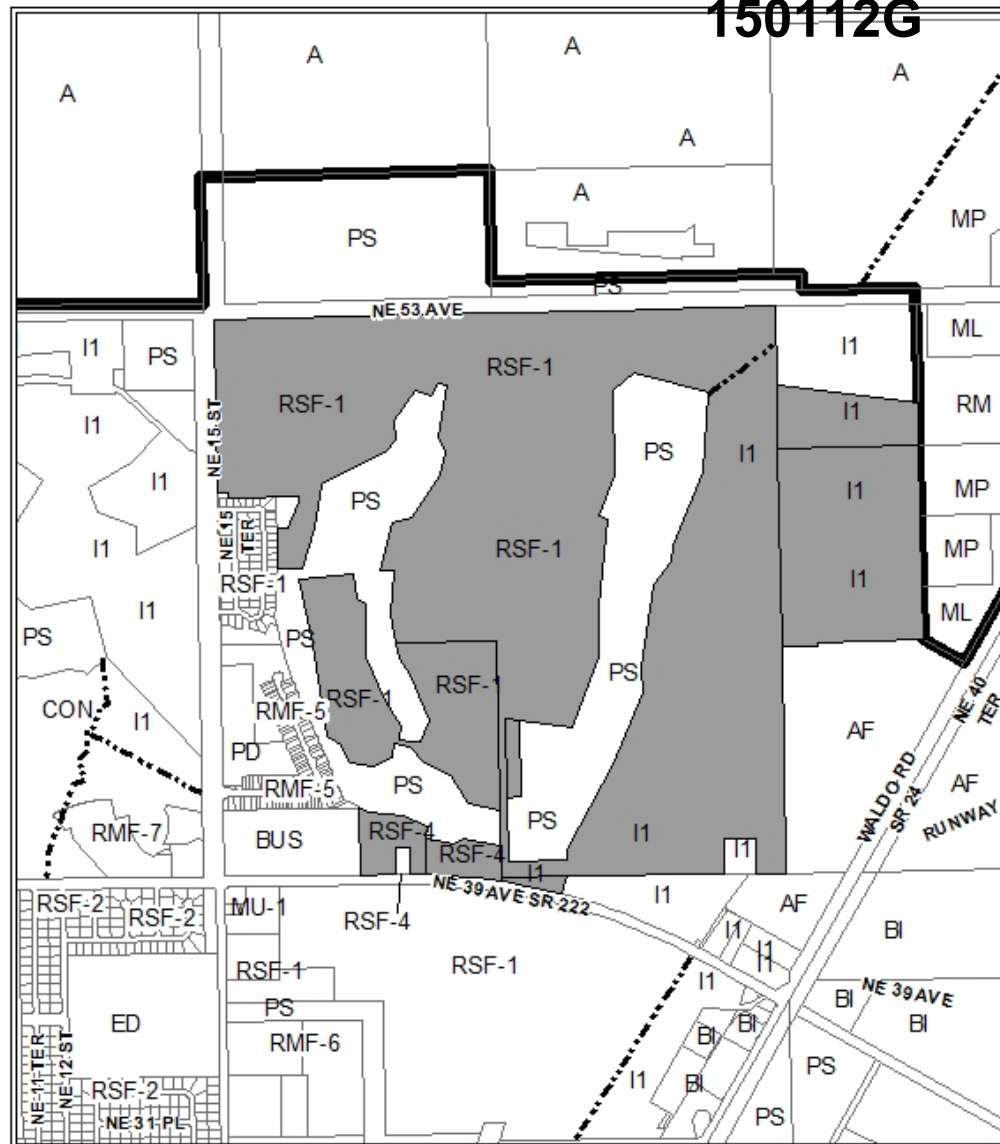
RSF-1	3.5 units/acre Single-Family Residential
RSF-2	4.6 units/acre Single-Family Residential
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I-1	Limited Industrial
CON	Conservation
PS	Public Services and Operations
AF	Airport Facility
PD	Planned Development
ED	Educational Services

## Alachua County Zoning Districts

A	Agriculture
RM	Manufactured/Mobile Home Park
ML	Light Industrial
MP	Industrial Services and Manufacturing

----- Division line between two zoning districts  
 ——— City Limits

Area  
under petition  
consideration



EXISTING ZONING

 No Scale	Name	Petition Request	Petition Number
	eda engineers-surveyors-planners, inc., agent for East Gainesville Development Partners, LLC	Rezone from RSF-1, RSF-4 and I-1 to RMF-5, RMF-8, OF and BI	PB-15-43 ZON

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## Alachua County Zoning Districts

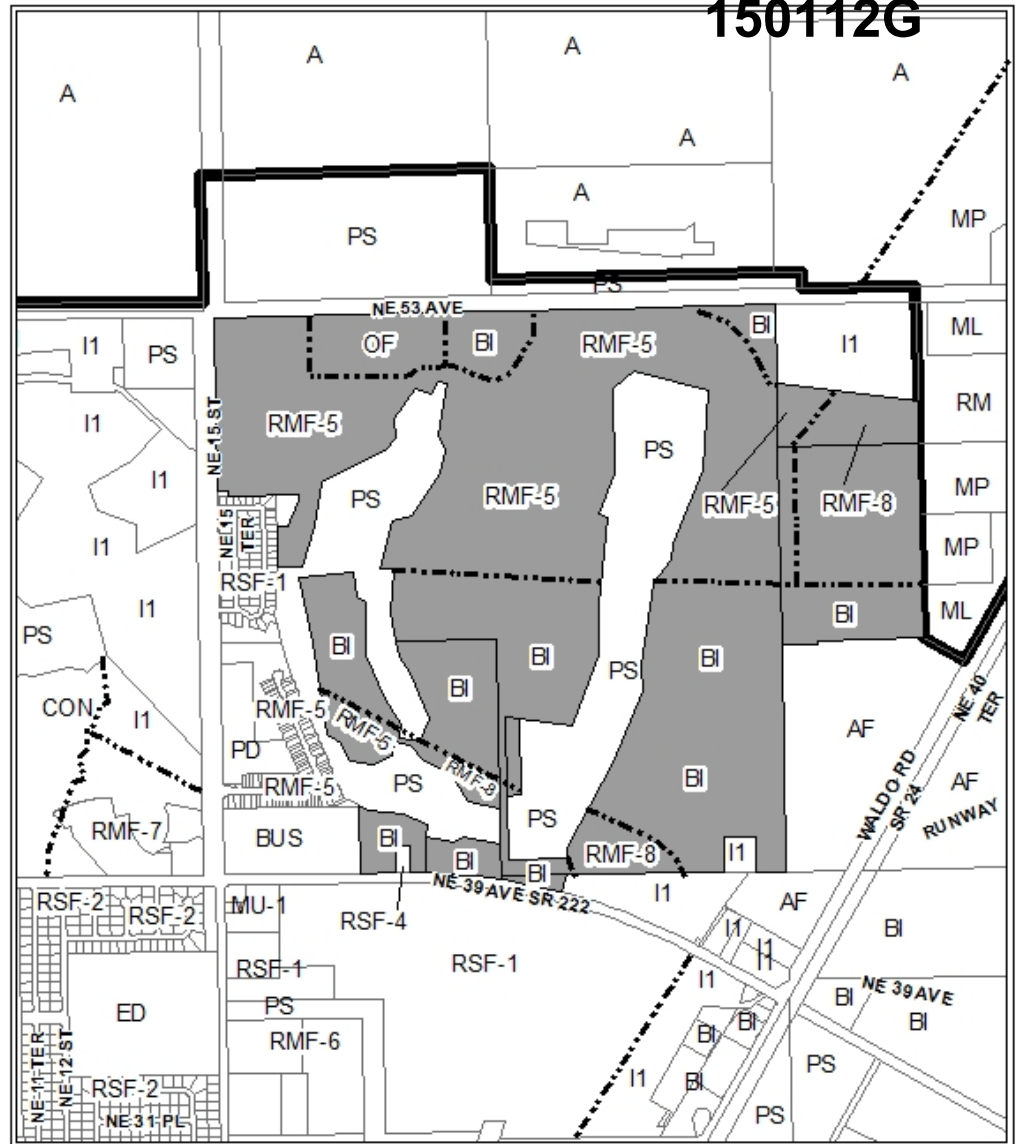
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consideration



150112G



## PROPOSED ZONING



No Scale

### Name

eda engineers-surveyors-planners, inc.,  
agent for East Gainesville Development  
Partners, LLC

### Petition Request

Rezone from RSF-1, RSF-4 and I-1 to RMF-5, RMF-8,  
OF and BI

### Petition Number

PB-15-43 ZON

# Petition / Background

## Mix of Non-Residential and Residential Uses:

- 216 ac BI much of S half property, in Airport Noise Zone, no residential allowed
- 19 ac OF along NE 53 AVE, envisioned 500-bed ALF an allowable use
- 203 ac RMF-5 much of N half property, some in SW area
- 60 ac RMF-8 in E area, two minor areas in S part of property
- Consistent w/Plan East Gainesville vision of mixed-use employment center near Gainesville Regional Airport

# Key Issues – ZON

- **Proposed rezonings support mix of non-residential and residential uses at appropriate location, consistent w/Plan East Gainesville**
- **RMF-5, RMF-8 compatible w/adjacent recreational area (golf course), nearby residential, and proposed OF**
- **Proposed OF compatible w/adjacent proposed BI**
- **Proposed BI compatible w/adjacent recreational and other non-residential areas. Compatibility w/nearby residential areas and w/proposed RMF-5 and RMF-8 ensured through LDRs (including Airport Hazard Zoning Regulations)**

# Key Issues – ZON<sup>150112G</sup>

- **Gainesville Airport Authority on March 15<sup>th</sup> voted unanimously to support proposed BI, in order to permanently exclude residential uses within 60 DNL Zone**
- **Property contains regulated natural resources (strategic ecosystem, a significant natural community, listed species, wetlands and surface waters) that will be subject to Division 4. – Regulated Natural and Archaeological Resources and other applicable regulations of the Land Development Code**

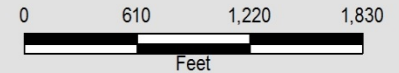
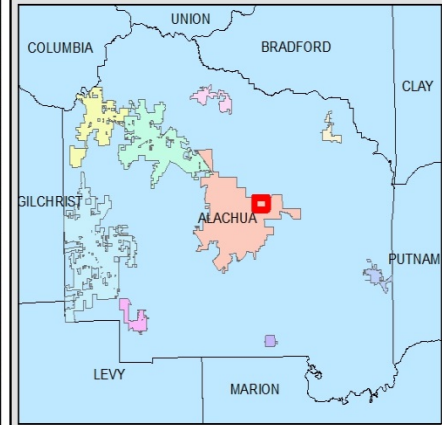


# Hatchet Creek Development: Wetlands and Surface Waters 150112G



## Legend

- Project Boundary (498.2 ac)
- Upland (393.95 ac)
- Surface Waters (20.76 ac)
- Wetlands (83.49 ac)



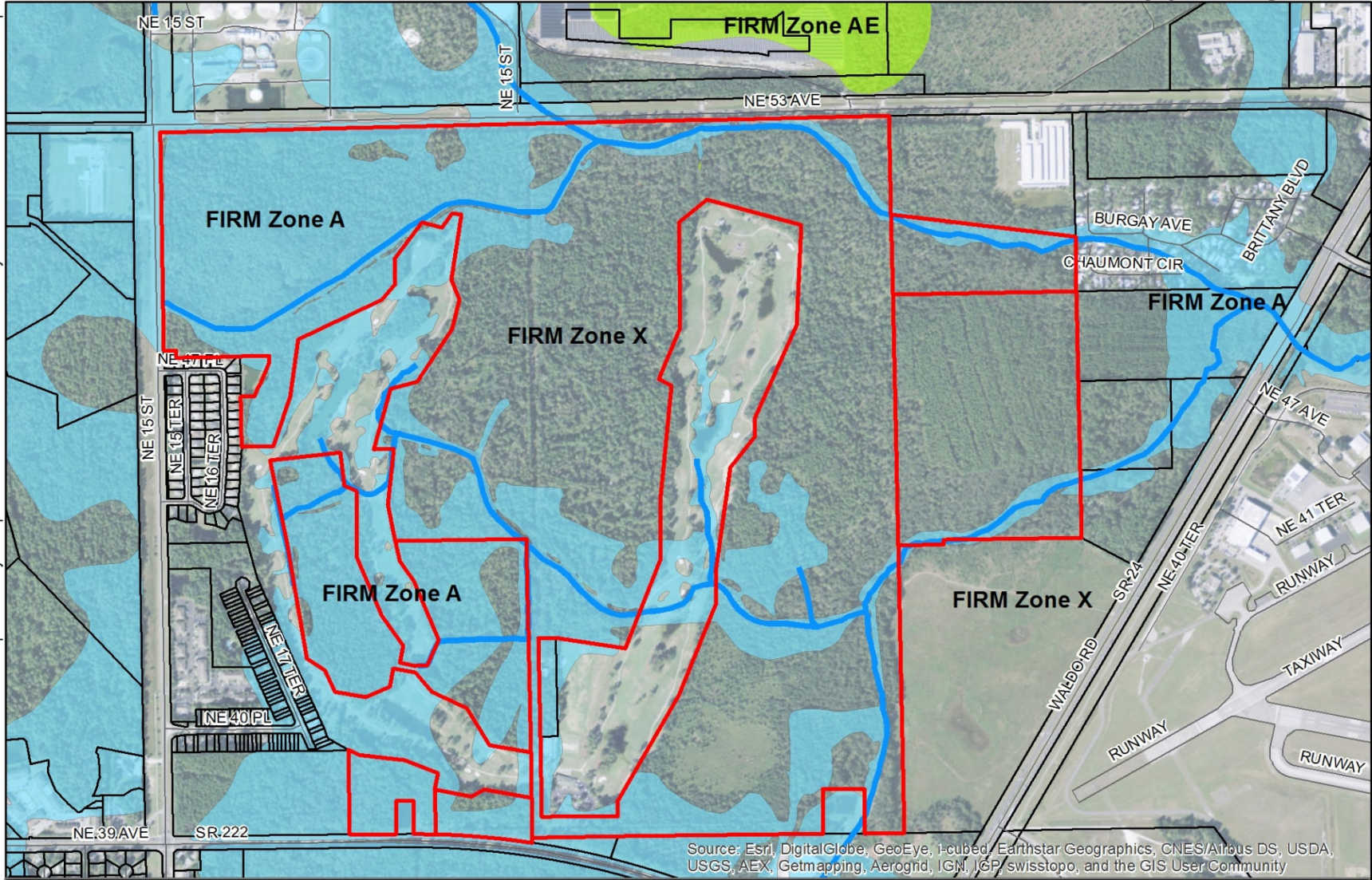
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C:\GIS\Data\Ironwood\MAPS 2015\SW\_Wetlands.mxd  
Prepared by: J Carter





150112G

This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size, or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map.



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

- Flood Zone**
- A – 100 Year
  - AE – 100 Year w/elevation
  - X – Outside 100 Year Flood Risk



**Hatchet Creek: PB-15-44 LUC & PB-15-43 ZON  
FEMA Special Flood Hazard Area (SFHA)**

1 inch = 1,000 feet  
 Contour Data: NAVD 1988 Datum  
 Map Date: June 7, 2015








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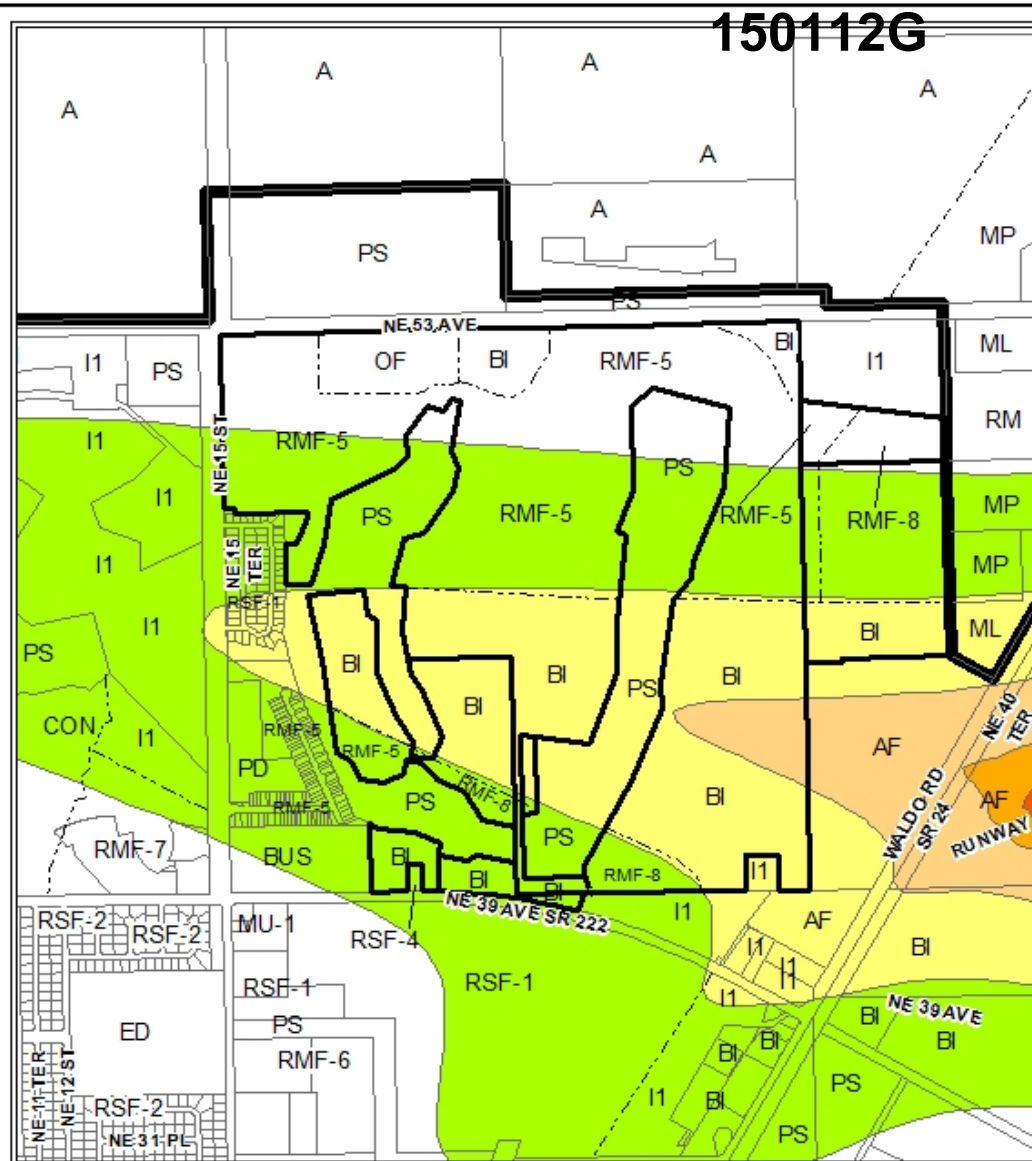
## City of Gainesville Airport Noise Zones

	DNL 55
	DNL 60
	DNL 65
	DNL 70
	DNL 75

Area  
under petition  
consideration



----- Division line between two zoning districts  
**—** City Limits



## AIRPORT NOISE ZONES AND PROPOSED ZONING



No Scale

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eda engineers-surveyors-planners, inc., agent for East Gainesville Development Partners, LLC	Rezone from RSF-1, RSF-4 and I-1 to RMF-5, RMF-8, OF and BI	PB-15-43 ZON





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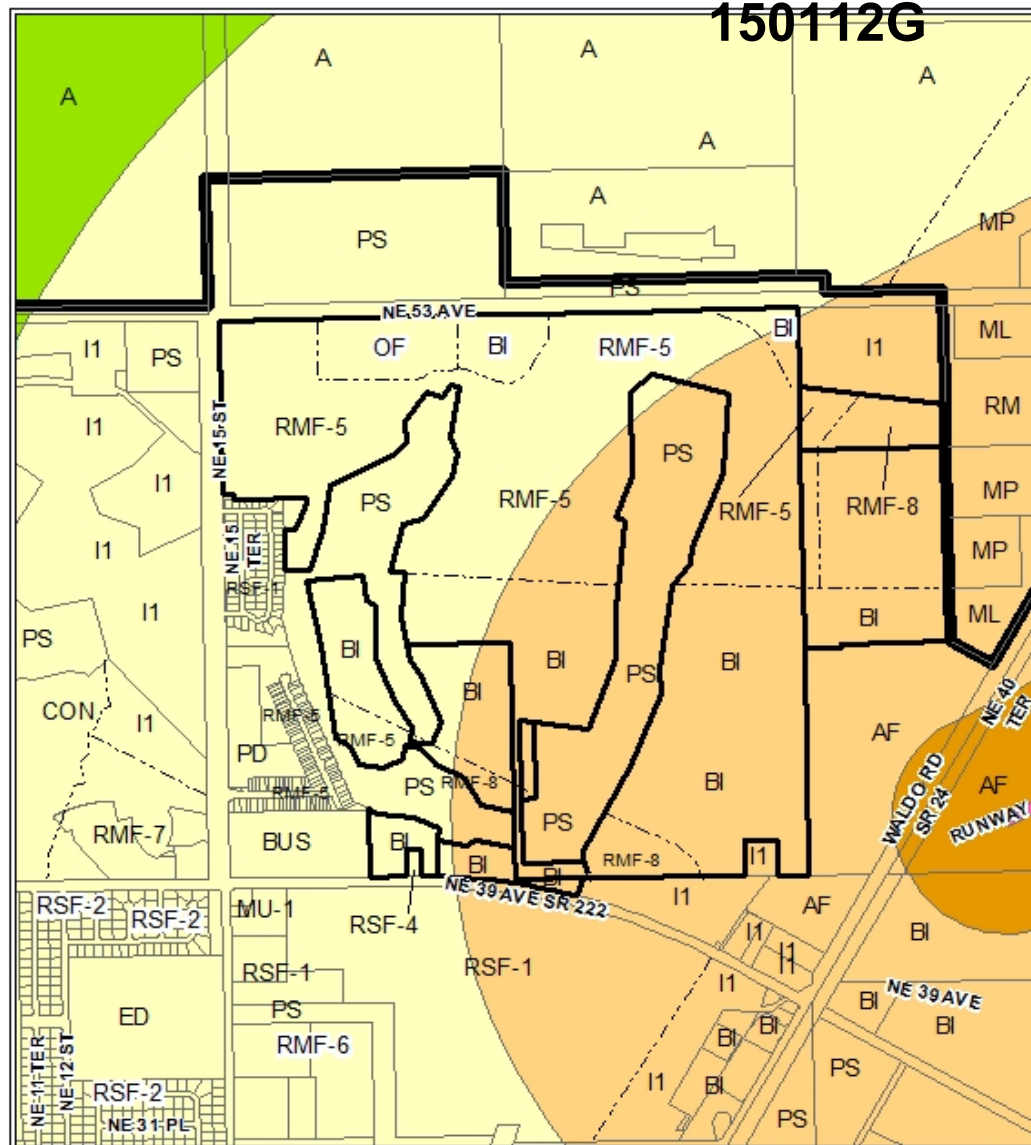
## City of Gainesville Airport Height Notification Zones 100:1 slope area

	15,000 feet
	10,000 feet
	5,000 feet
	1,000 feet

Area  
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consideration



- Division line between two zoning districts  
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## AIRPORT HEIGHT NOTIFICATION ZONES AND PROPOSED ZONING



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# Compatibility

**Compatibility w/nearby residential (and other) areas assured through applicable LDC requirements, including but not limited to:**

- **Airport Noise Zone**
- **Airport Height Notification Zone**
- **General provisions for business & mixed-use districts**
- **Environmental Management**

## **ZON is consistent w/Comprehensive Plan, including:**

- **Overall City goal (FLUE Goal 1) of improving quality of life & achieving sustainable development, in part by creating choices in housing, offices, retail & workplaces**
- **Discouraging urban sprawl (FLUE Objective 1.5)**
- **Plan East Gainesville vision of mixed-use employment center near the Airport (FLUE Policy 2.1.4)**
- **BI land use category (FLUE Policy 4.1.1) “is primarily intended to identify those areas near the Gainesville Regional Airport appropriate for office, business, commercial and industrial uses. This district is distinguished from other industrial and commercial districts in that it is designed specifically to allow only uses that are compatible with the airport.”**

# **Recommendation**

**City Plan Board to City Commission**

**Approve Petition PB-15-43 ZON**  
**(Plan Board voted 5-0)**

**Staff to City Commission**

**Approve Petition & Ordinance**