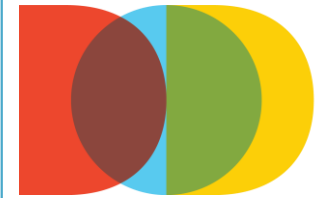


Henderson Property

Rezoning

Petition PB-19-108 ZON

Bedeze E. Massey, Planner

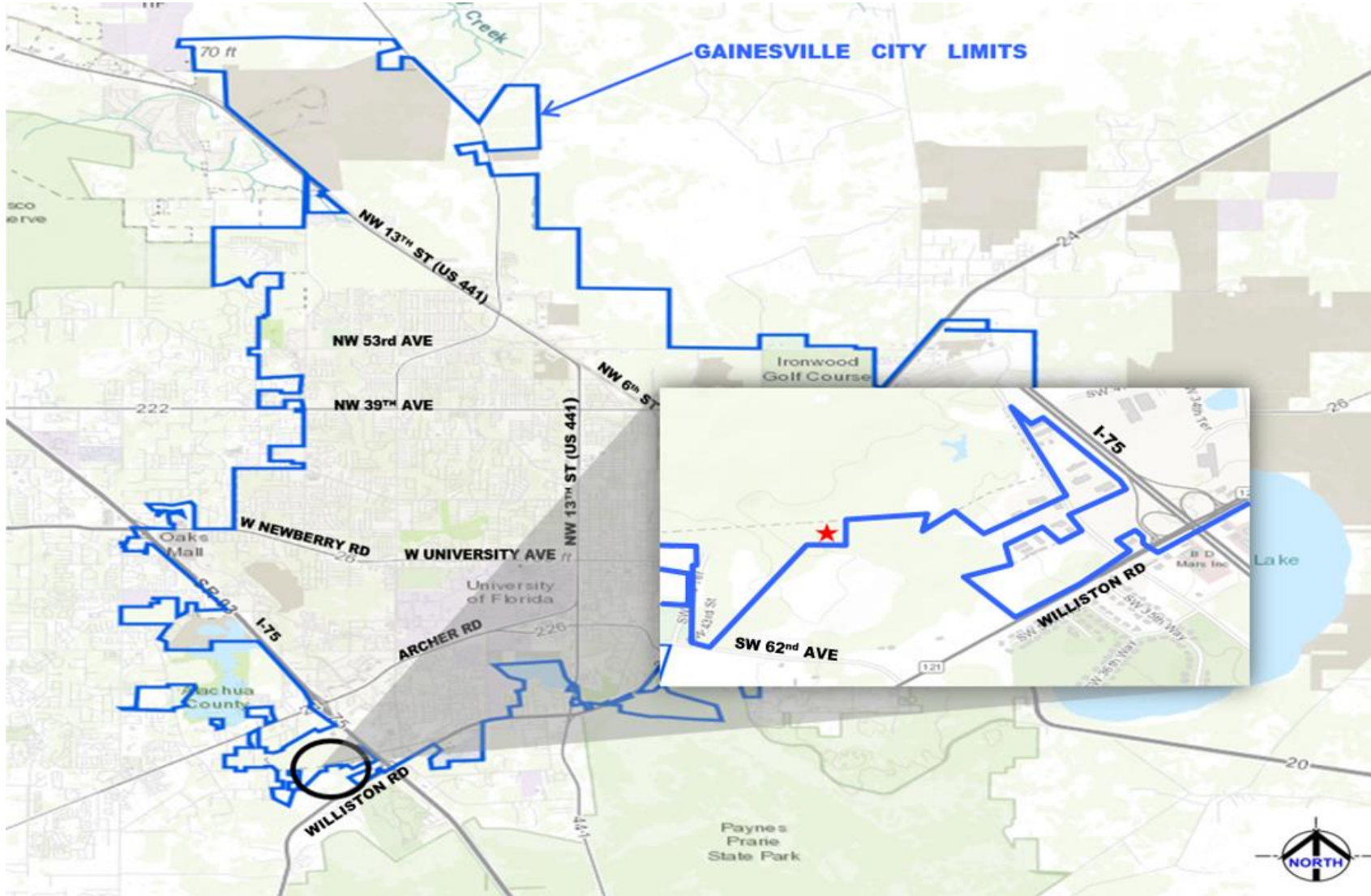


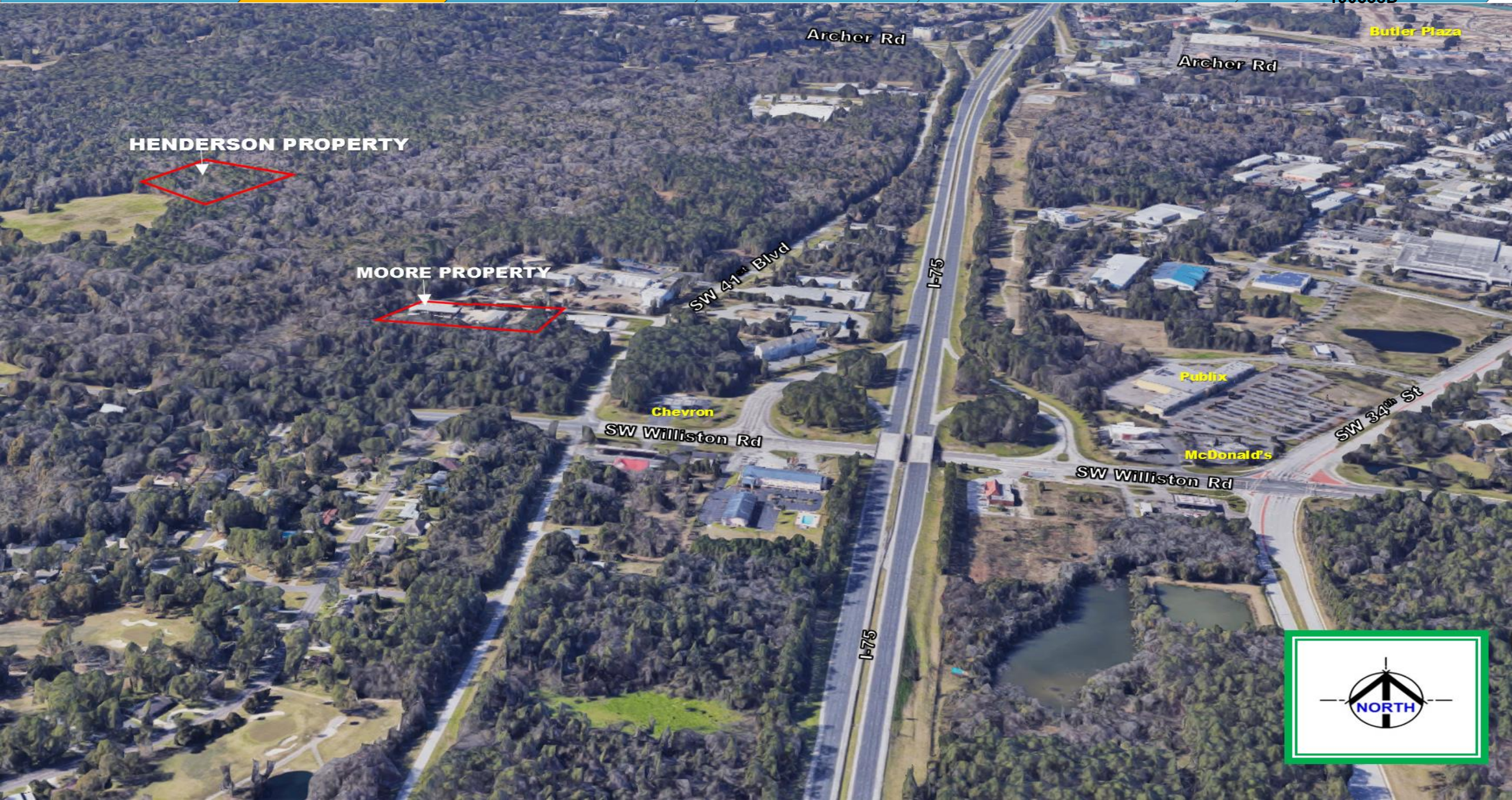
DEPT
OF
DOING

City-Initiated Request

Rezone ± 4.4 acres (i.e., Henderson Property)
from Alachua County Agricultural (A) to City
of Gainesville Business Industrial (BI).

Property Location





Alachua County **A** Zoning District

Permitted Use	Limited Use	Special Exception	Special Use	Accessory Use
Agricultural uses, as listed	Agriculture Processing, offsite	Agricultural services	Government Buildings and facilities	Accessory living unit
Resource-based recreation, as listed	Poultry or livestock raising on parcels < 5 acres	Dairy, commercial	Cemetery	Security quarters
Public Wildlife Refuge		Commercial livestock market	Personal wireless service facility	Model Home
Public Park or Historic Site	Community Garden	Rural event center or arena	Outdoor recreation	Educational facility, vocational, business or technical school; college or university
Single-family detached dwelling	Farmers market	Slaughter plant	Package Treatment Plant	Homeless shelter, accessory
Educational facility, private (pre-K-12)	Mobile farmers market	Wood processing facilities	Mining, Excavation and Fill Operations	Soup kitchen, accessory
Educational facility, public (pre-K-12)	Farm machinery and lawn and garden equipment repair	Kennel, Cattery or Private Animal Shelter		Amateur radio tower
Minor Utilities, except as listed	Kennel, Cattery or Private Animal Shelter	Animal Sanctuary		Home-based business, general
	Dock	Farmworker housing		Home-based business, rural
	Hunting or fishing camp	Hunting or fishing camp		Parking of trucks, recreational vehicles and trailers
	Manufactured home	Residential recreational camp		
	Mobile home	Community residential home, large		
	Community residential home, small	Adult or child care center		
	Family child care home	Medical clinic or lab		
	Cemetery	Veterinary clinic or hospital		
	Civic organizations and places of worship	Private landing strip		
	Museum	Major Utilities, except as listed		
	Pet rescue organization	Broadcasting or communications tower		
	Personal wireless service facility	Commercial Animal Raising		
	Outdoor recreation	Wholesaling, Warehousing, Storage and Distribution, except as listed		
	Golf course	Land application of biosolids		
	Restaurant			
	Bed and breakfast			
	Solid waste transfer			
	Spray irrigation			

Source: Chapter 404 Use Regulations, Article 2. Use Table, Alachua County Unified Land Development Code

City of Gainesville **B-I** Zoning District

Permitted By Right	Permitted by Right (Cont'd)	190538D Special Use Permit
Adult day care homes	Recreation, indoor	Food distribution center for the needy
Alcoholic beverage establishments	Research, development and testing facilities	Gasoline/alternative fuel stations
Business services	Restaurants	Outdoor storage, principal use
Car wash facilities	Retail nurseries, lawn and garden supply stores	Recreation, outdoor
Civic, social & fraternal organizations	Retail sales (not elsewhere classified)	Rehabilitation centers
Daycare center	Schools, professional	Waste management facilities
Drive-through facility	Schools, vocational and trade	
Emergency shelters	Scooter or electric golf cart sales	
Equipment sales, rental and leasing, light	Solar generation station	
Food truck	Truck or bus terminal/maintenance facilities	
Hotels and motels	Vehicle repair	
Job training and vocational rehabilitation services	Vehicle rental	
Laboratories, medical and dental	Vehicle sales (no outdoor display)	
Large-scale retail	Vehicle sales (with outdoor display)	
Light assembly, fabrication, and processing	Vehicle services	
Medical marijuana dispensing facility	Veterinary services	
Microbrewery/ Microwinery/ Microdistillery	Warehouse/distribution facilities	
Mini-warehouses, self-storage	Wholesale trade	
Museums and art galleries	Wireless communication facilities	
Offices		
Parking, surface (as a principal use)		
Passenger transit or rail stations		
Personal services		
Places of religious assembly		
Public administration buildings		
Public maintenance and storage facilities		
Public parks		



Source: Article IV, Div. 3., City of Gainesville Land Development Code

Current Zoning District



Alachua County – Agricultural (A)

Proposed Zoning District



City of Gainesville – Business Industrial (BI)

Review Criteria:

- ✓ Compatibility of permitted uses and allowed intensity and density with surrounding existing development;
- ✓ The character of the district and its suitability for particular uses;
- ✓ The proposed zoning district of the property in relation to surrounding properties and other similar properties;
- ✓ Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city;
- ✓ The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing;
- ✓ The needs of the city for land areas for specific purposes to serve population and economic activities;
- ✓ Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning;
- ✓ The goals, objectives, and policies of the Comprehensive Plan;
- ✓ The facts, testimony, and reports presented at public hearings.

City of Gainesville

Corresponding Future Land Use Categories and Zoning Districts

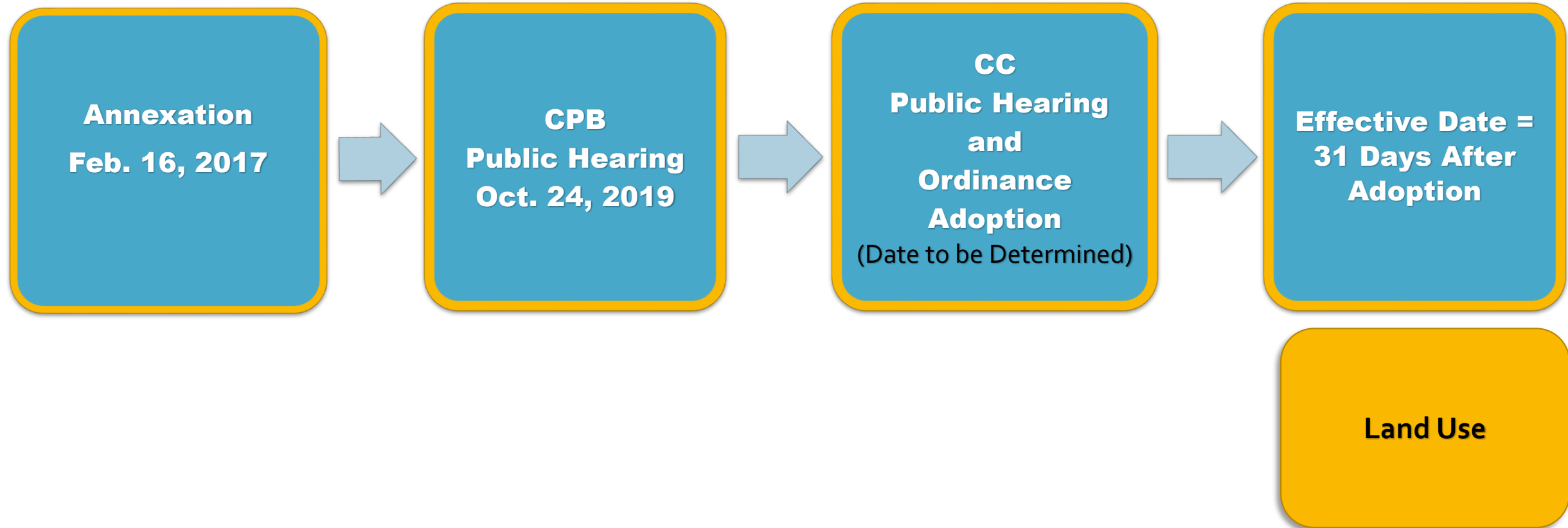
Section 30-4.2. Correspondence with Future Land Use Categories.

The following table establishes the zoning districts allowable within the future land use categories from the Comprehensive Plan.

Future Land Use Category	Zoning Districts	Special Districts
Single-Family (SF)	U1, RSF-1 to 4, RSF-R	PD, CON, PS
Residential Low-Density (RL)	U2, RSF-4, RMF-5, MH, RC	PD, CON, PS
Residential Medium-Density (RM)	RMF-6 to 8	PD, CON, PS
Residential High-Density (RH)	N/A	PD, CON, PS
Mixed-Use Residential (MUR)	U5	PD, CON, PS
Mixed-Use Office/Residential (MOR)	U4, U3	PD, CON, PS
Mixed-Use Low-Intensity (MUL)	MU-1	PD, CON, PS
Mixed-Use Medium-Intensity (MUM)	MU-2, CP	PD, CON, PS
Urban Mixed-Use (UMU)	U6, U7, U8	PD, CON, PS
Urban Mixed-Use High-Intensity (UMUH)	U9	PD, CON, PS
Urban Core (UC)	DT	PD, CON, PS
Office (O)	OR, OF, CP	PD, CON, PS, MD
Commercial (C)	W, BA, BT, BUS, BI	PD, CON, PS
Business Industrial (BI)	BI, CP	PD, CON, PS
Industrial (IND)	W, I-1, I-2, BI	PD, CON, PS
Education (E)	N/A	PD, CON, PS, ED
Recreation (REC)	N/A	PD, CON, PS
Conservation (CON)	N/A	PD, CON, PS
Agriculture (AGR)	N/A	PD, CON, PS, AGR
Public and Institutional Facilities (PF)	N/A	PD, CON, PS, AF
Planned Use District (PUD)	N/A	PD

Source: Article IV, City of Gainesville Land Development Code

Legislative History



Staff Recommendation

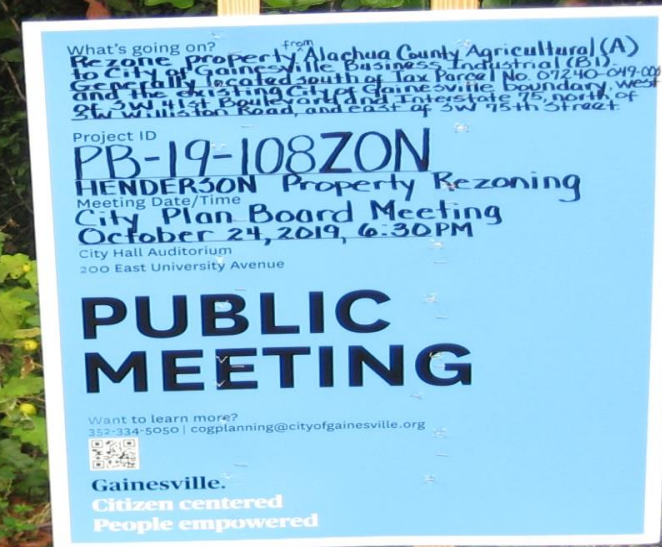
Staff recommends approval of Petition PB-19-108 ZON based on a finding of compliance with all applicable review criteria.

Motion

I move to recommend approval of Petition PB-19-108 ZON based on a finding of compliance with all applicable review criteria.



Public Notice Signs



Public Notice Signs