



City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601

Legislation Text

File #: 030467, **Version:** 1

REZONING (VICINITY OF US 441 AND N.W. 43RD STREET) (B)

ORDINANCE NO. 0-04-04, PETITION NO. 132ZON-03PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property within the City from the Alachua County zoning designation of "A, agricultural district" to the City of Gainesville zoning category of "RSF-1: 3.5 units/acre, single-family residential district": located in the vicinity of east of Northwest 43rd Street, west of U.S. 441, south of Turkey Creek Forest, and north of Northwest 68th Avenue; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT STAFF MEMORANDUM

This request is for the rezoning of an undeveloped, approximately 718-acre property that is generally located between Northwest 68th Avenue to the south and the Turkey Creek Forest single-family subdivision to the north, and between US 441 to the east and Northwest 43rd Street to the west. The requested zoning change is from the Alachua County A (Agriculture) district to the City of Gainesville RSF-1 (Single-family residential, 3.5 dwelling units per acre) district. The existing Alachua County zoning is inconsistent with the underlying Single-Family (up to 8 units per acre) land use category on Gainesville's Future Land Use Map, and must be changed to a corresponding/implementing City zoning district.

The subject property is outside of the TCEA (Transportation Concurrency Exception Area). Future development of the subject property will be required to meet all applicable concurrency requirements (i.e., transportation, potable water, wastewater, stormwater management, solid waste, and recreation and open space).

The City Plan Board heard this petition and recommended that it be approved by the City Commission.

Public notice was published in the Gainesville Sun on September 30, 2003. Letters were mailed to surrounding property owners on October 1, 2003. The Plan Board held a public hearing October 16, 2003. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 132ZON-03 PB. Plan Board vote 6-0.

CITY ATTORNEY MEMORANDUM

The City Attorney's Office prepared the necessary ordinance rezoning certain lands within the City of Gainesville.