



## Legislation Text

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**File #:** 100761., **Version:** 2

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### REZONING - AIRPORT PROPERTY (B)

Ordinance No. 100761, Petition No. PB-11-13ZON

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property, as more specifically described in this Ordinance, from the zoning category of "CON: Conservation" to "BI: Business industrial district"; consisting of approximately 47.8 acres; located in the vicinity of 3801 Northeast Waldo Road; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

### COMMUNITY DEVELOPMENT STAFF MEMORANDUM

This petition requests a rezoning on a 47.8-acre portion of a 48-acre parcel from CON (Conservation) zoning to BI (Business Industrial), leaving a 0.2-acre portion in the Conservation zoning district since it serves to buffer an environmentally sensitive area on the neighboring parcel to the south. This parcel is located on NE Waldo Road north of NE 39th Avenue and is bounded by the Gainesville Regional Airport and the Alachua County Fairgrounds.

The subject property has been owned by the City of Gainesville since 1986, and is managed by the Gainesville Regional Airport. It is undeveloped and primarily consists of an open field, used occasionally for horse shows or overflow parking for special events. Rezoning the 47.8-acre portion of this parcel to Business Industrial is consistent with Plan East Gainesville, which was accepted by the City Commission in 2003, and the Gainesville Airport Authority's Master Planning Report, which was approved by the City Commission in August 2010 (Legistar number 100233). These plans include the construction of a new airport entry road from Waldo Road, which will be underway in early 2011.

Public notice was published in the Gainesville Sun on February 8, 2011. The City Plan Board held a public hearing on February 24, 2011.