



Legislation Text

File #: 190089., **Version:** 1

Rezone Property from Alachua County Single-Family, Low Density (R-1a): 1-4 Dwelling Units per Acre to City Of Gainesville Single-Family Residential (RSF-1): Maximum 3.5 Dwelling Units per Acre (B)

Petition PB-19-63 ZON. City of Gainesville. Rezone property from Alachua County Single-family, Low Density (R-1a): 1-4 dwelling units per acre to City of Gainesville Single-Family Residential (RSF-1): maximum 3.5 dwelling units per acre. Generally located on the NW corner of W Newberry Road (SR 26) and NW 61st Terrace and east of the North Florida Regional Medical Center (NFRMC).

The subject property is Lot 48 of the West Hills subdivision. This ±1.36-acre lot was voluntarily annexed into the City of Gainesville in 2018. State and local laws require Alachua County land use, zoning and subdivision regulations to remain in effect on annexed property until the City's Comprehensive Plan is amended. A City-initiated request for a small-scale amendment to the Future Land Use Map of the City's Comprehensive Plan to change the land use category on the subject property from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville Single-Family (SF): up to 8 units per acre is filed under Petition PB-19-62 LUC. This petition is City-initiated to rezone the subject property from Alachua County Single-family, Low Density (R-1a): 1-4 dwelling units per acre to City of Gainesville Single-Family Residential (RSF-1): maximum 3.5 dwelling units per acre.

None

Staff to City Plan Board - Staff recommends approval of Petition PB-19-63 ZON.