




Z23-000002


Park Place Car Wash rezoning
7404 NW 4th Blvd.

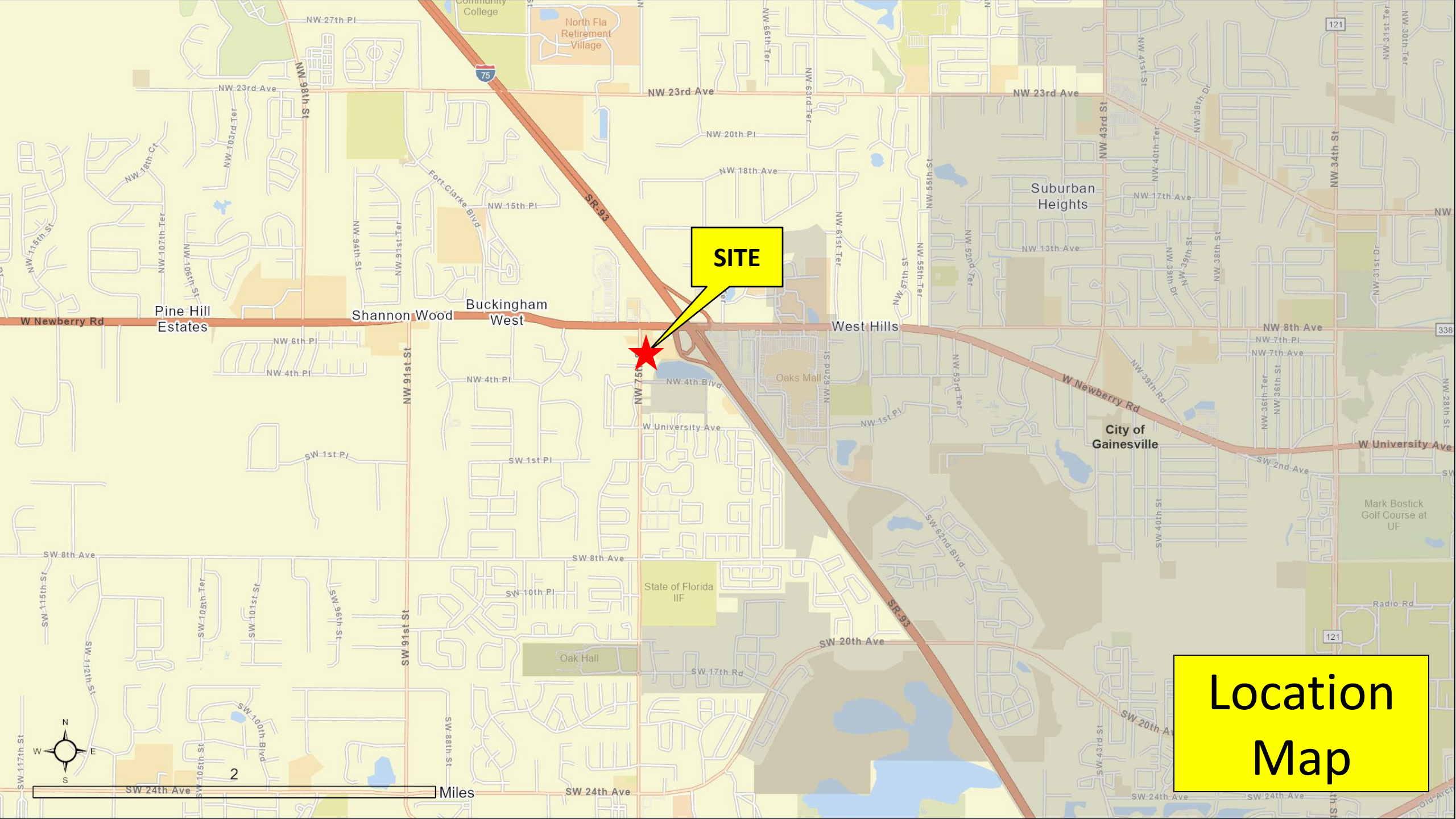
Mehdi Benkhatar, Planner III
Alachua County Growth Management

Background

- The application is to rezone a portion of parcel 06655-013-001 from R-1b (single-family residential) to BH (highway-oriented business)
 - If approved, commercial uses consistent with the BH zoning district would be allowed. The remainder of parcel 06655-013-001 already has BH zoning.
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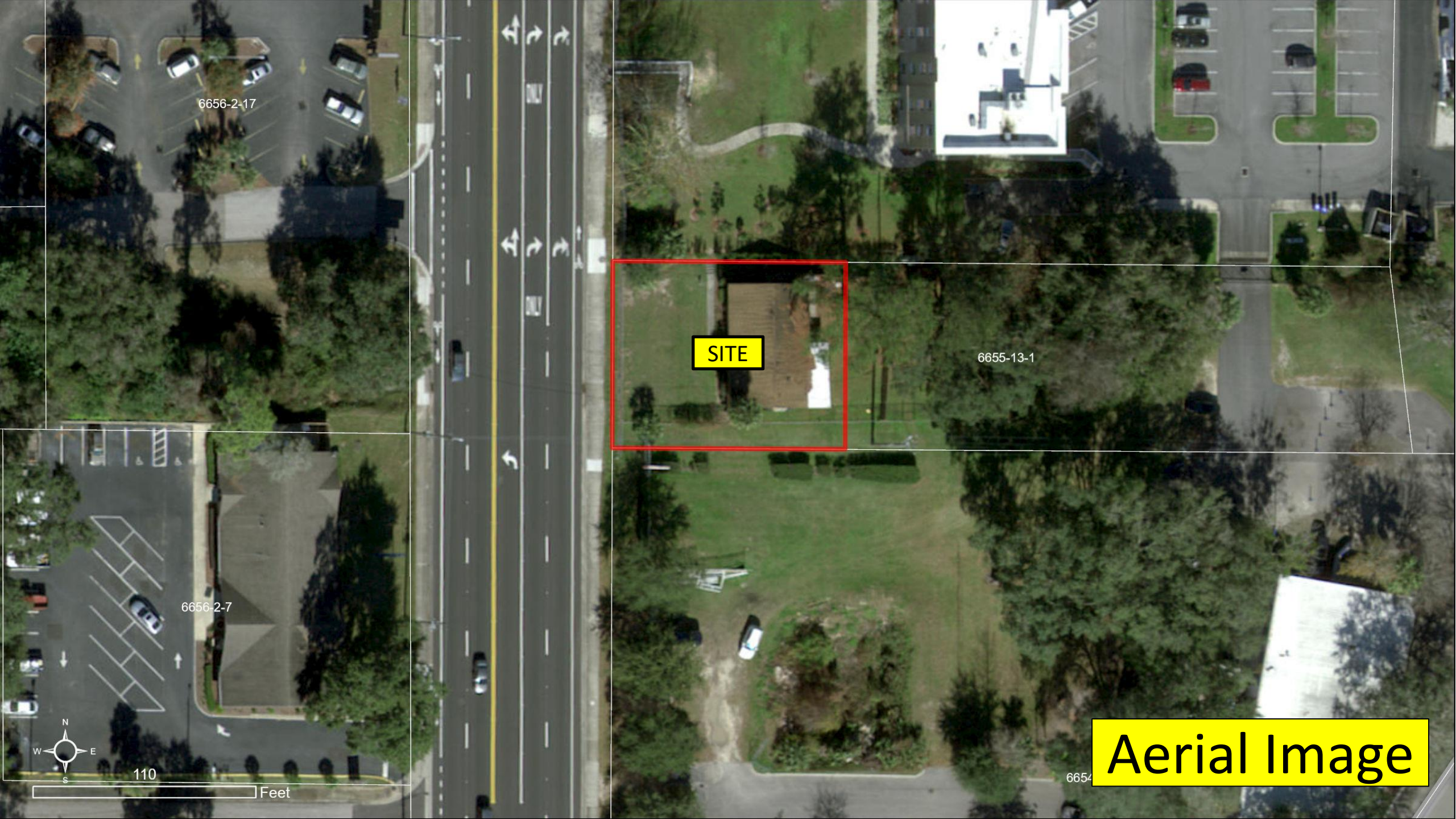
Background

- The site originally had BH zoning in the 1960s until a request to rezone to R-1b was made to allow for a single-family residence.
 - R-1b zoning is inconsistent with the site's future land use designation of Tourist/Entertainment.
 - The BH zoning district implements T/E land use.
 - Intent is for owner to use the house as a security quarter for the adjacent car wash to the south.
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SITE

**Location
Map**



SITE

Aerial Image

6656-2-17

6656-2-7

6655-13-1

6654



110

Feet

Activity Centers

Alachua County

Zoning

(AP) Administrative/
Professional

(BH) Highway Oriented
Business

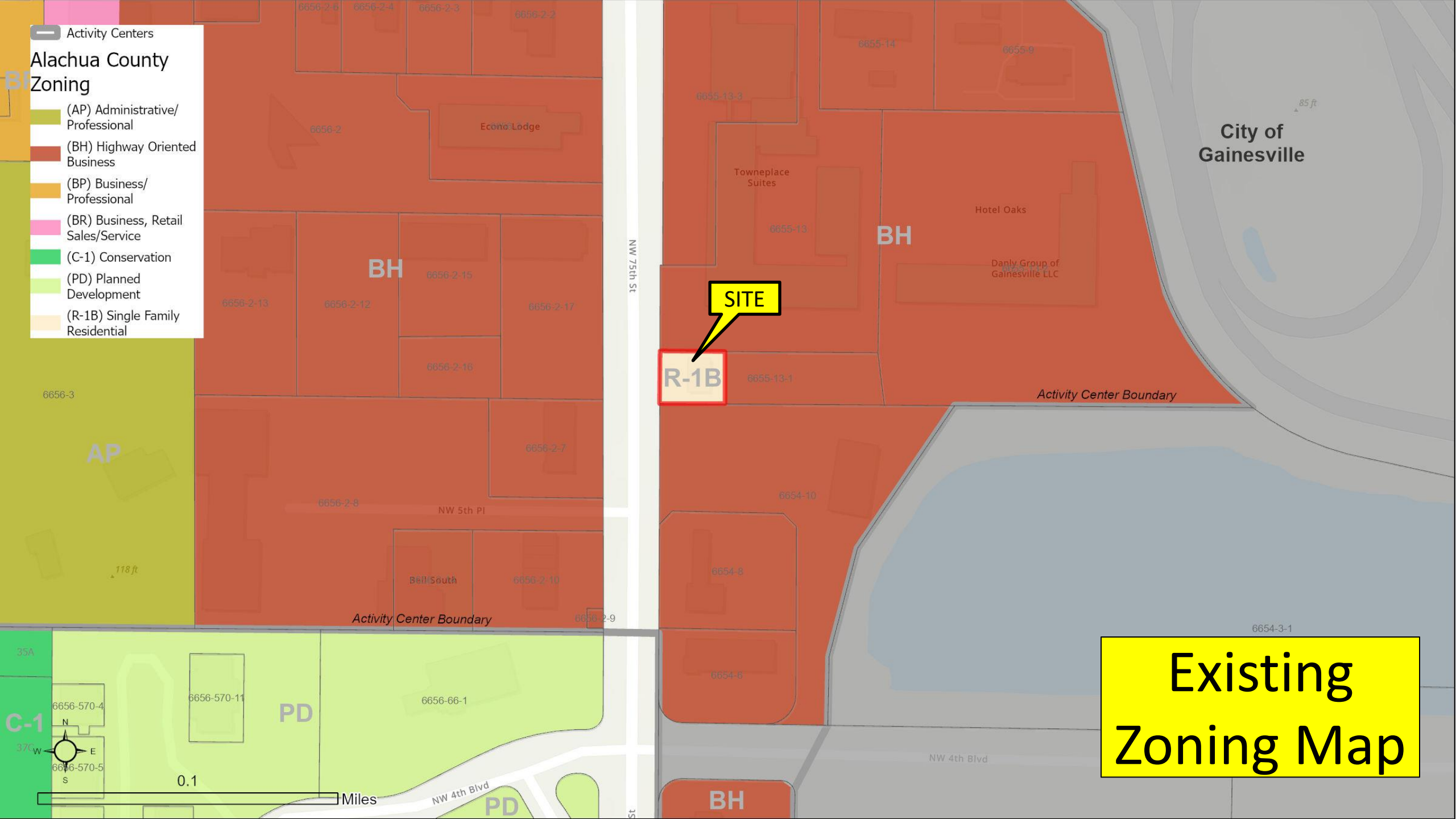
(BP) Business/
Professional

(BR) Business, Retail
Sales/Service









(C-1) Conservation

(PD) Planned
Development

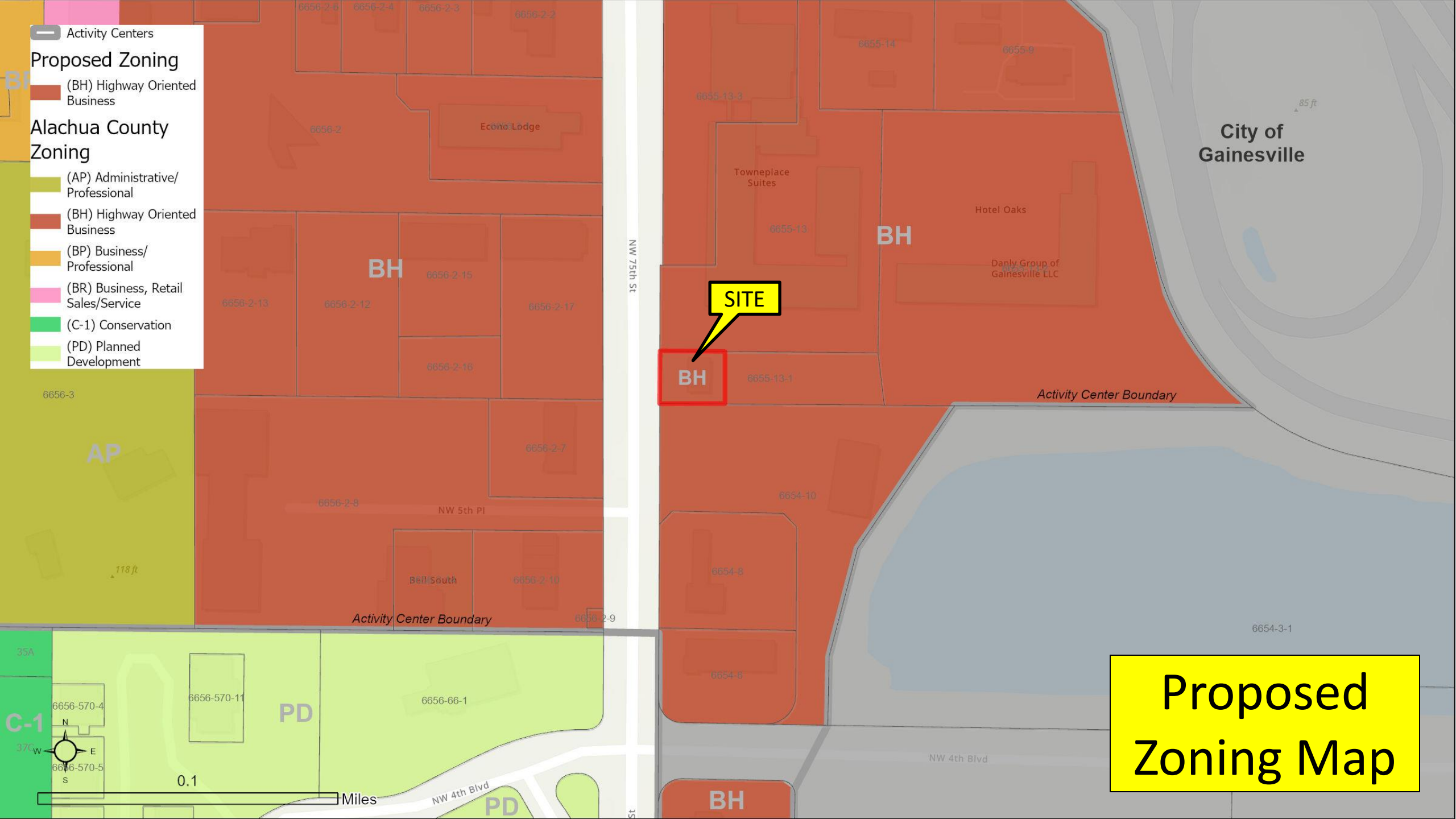
(R-1B) Single Family
Residential




Existing
Zoning Map

-  Activity Centers
- Proposed Zoning**
-  (BH) Highway Oriented Business
 -  (AP) Administrative/ Professional
 -  (BH) Highway Oriented Business
 -  (BP) Business/ Professional
 -  (BR) Business, Retail Sales/Service
 -  (C-1) Conservation
 -  (PD) Planned Development

Alachua County Zoning



Staff bases for approval

- Implementation of the T/E land use with BH zoning
 - Policy 3.1.2 of the Future Land Use Element (commercial activity within an activity center)
 - Policy 7.1.2 of the Future Land Use Element (rezoning criteria)
 - Sec. 402.77 of the ULDC (rezoning criteria)
 - Policy 3.4.1 of the Conservation and Open Space Element (protection of natural resources)
 - Policy 1.1.9 of the Economic Element (promotion of redevelopment/infill)
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Staff recommendation

- Staff recommends that the Planning Commission recommend that the Board of County Commissioners **approve** Z23-000002 with the bases as listed in the staff report.



Planning Commission recommendation

- At its meeting on 7/19/23 the Planning Commission recommended (6-0) that the Board of County Commissioners **approve** Z23-000002 with the bases as listed in the staff report.

