



Z23-000002

Park Place Car Wash rezoning

7404 NW 4th Blvd.

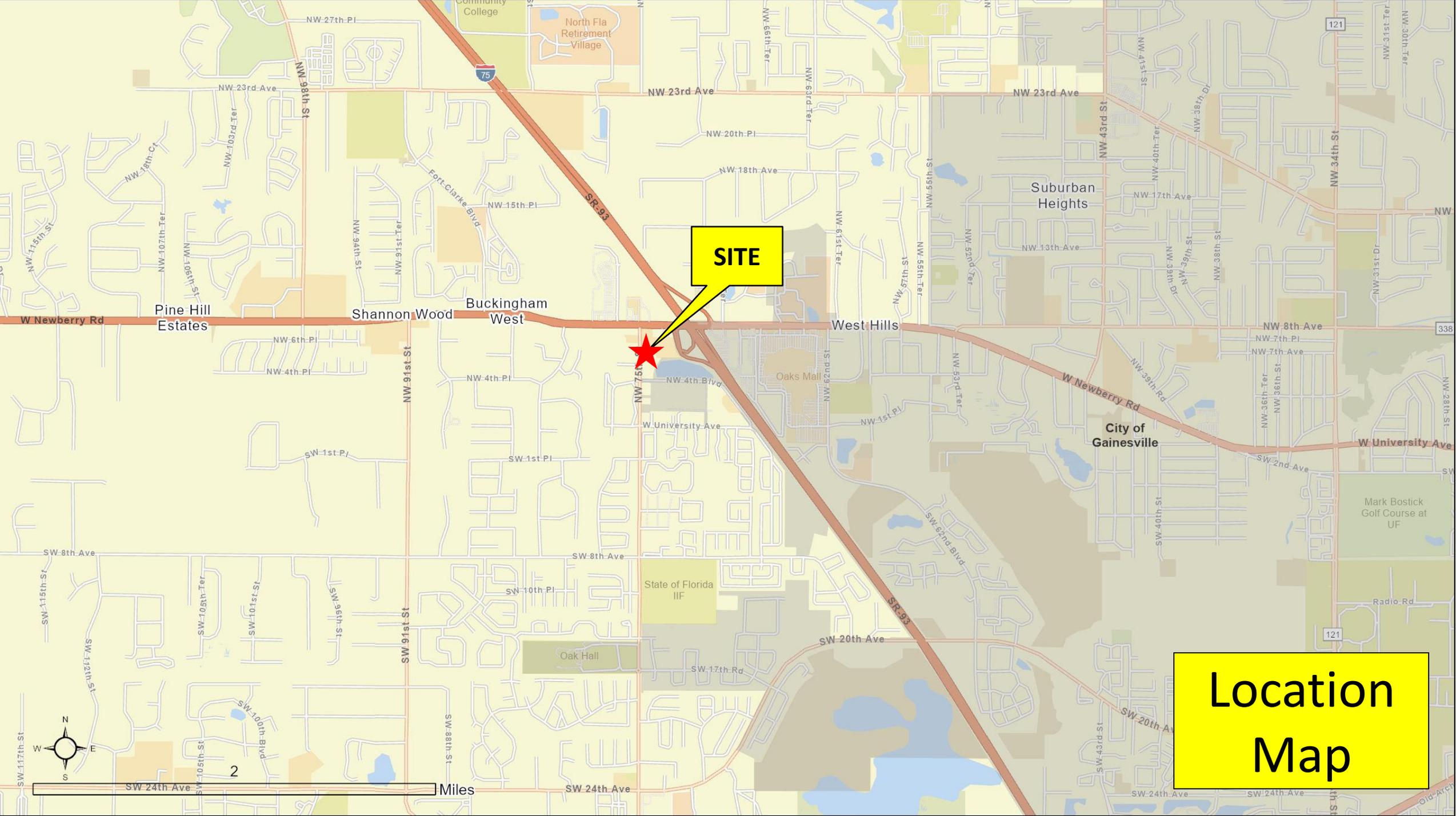
Mehdi Benkhatar, Planner III
Alachua County Growth Management

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.
- 



SITE

**Location
Map**



0 1 2 Miles

Pine Hill Estates

Shannon Wood

Buckingham West

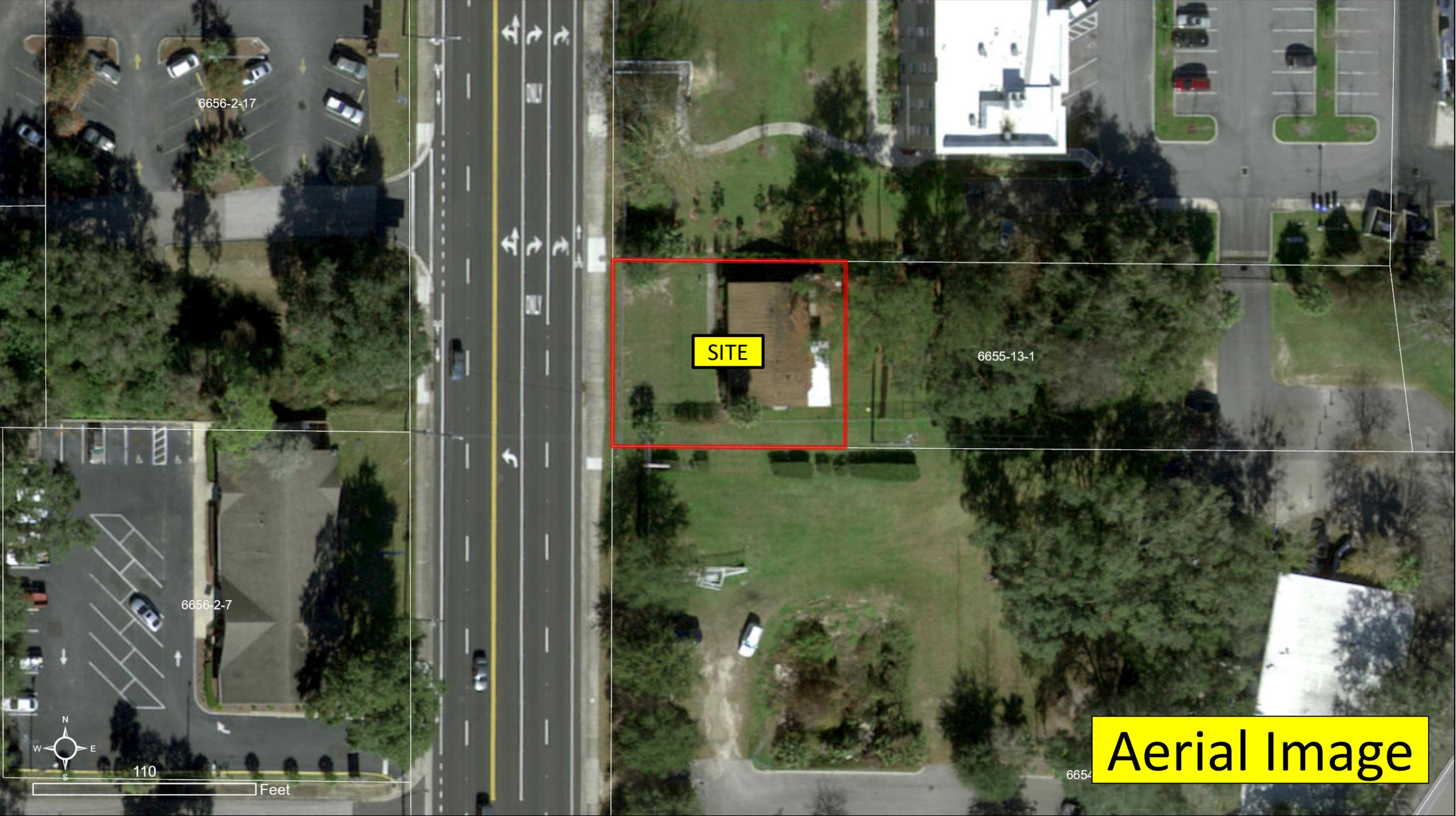
West Hills

Suburban Heights

City of Gainesville



SITE



6656-2-17

SITE

6655-13-1

6656-2-7



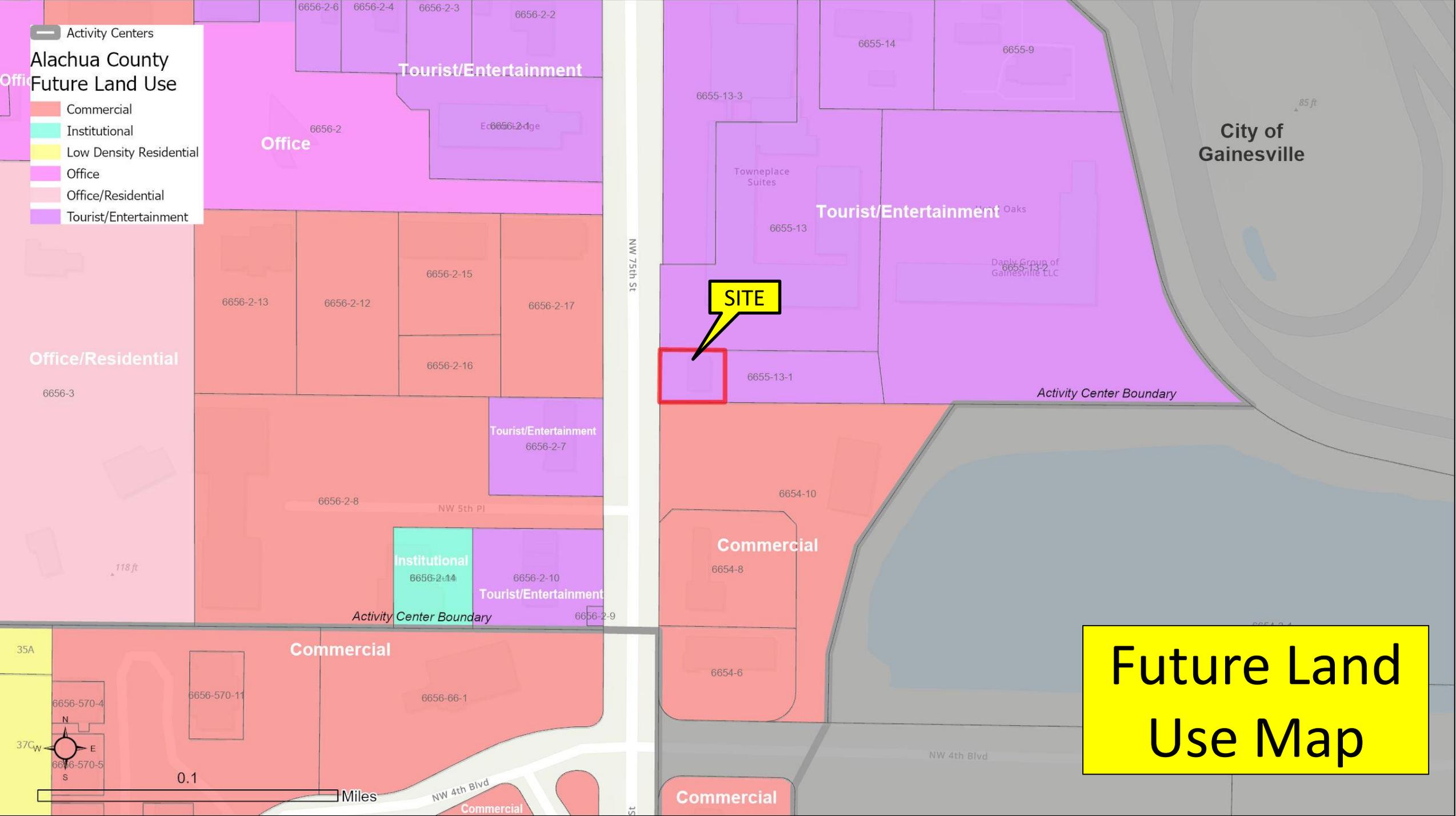
110

Feet

Aerial Image

6654

- Activity Centers
- Alachua County**
- Future Land Use**
- Commercial
- Institutional
- Low Density Residential
- Office
- Office/Residential
- Tourist/Entertainment

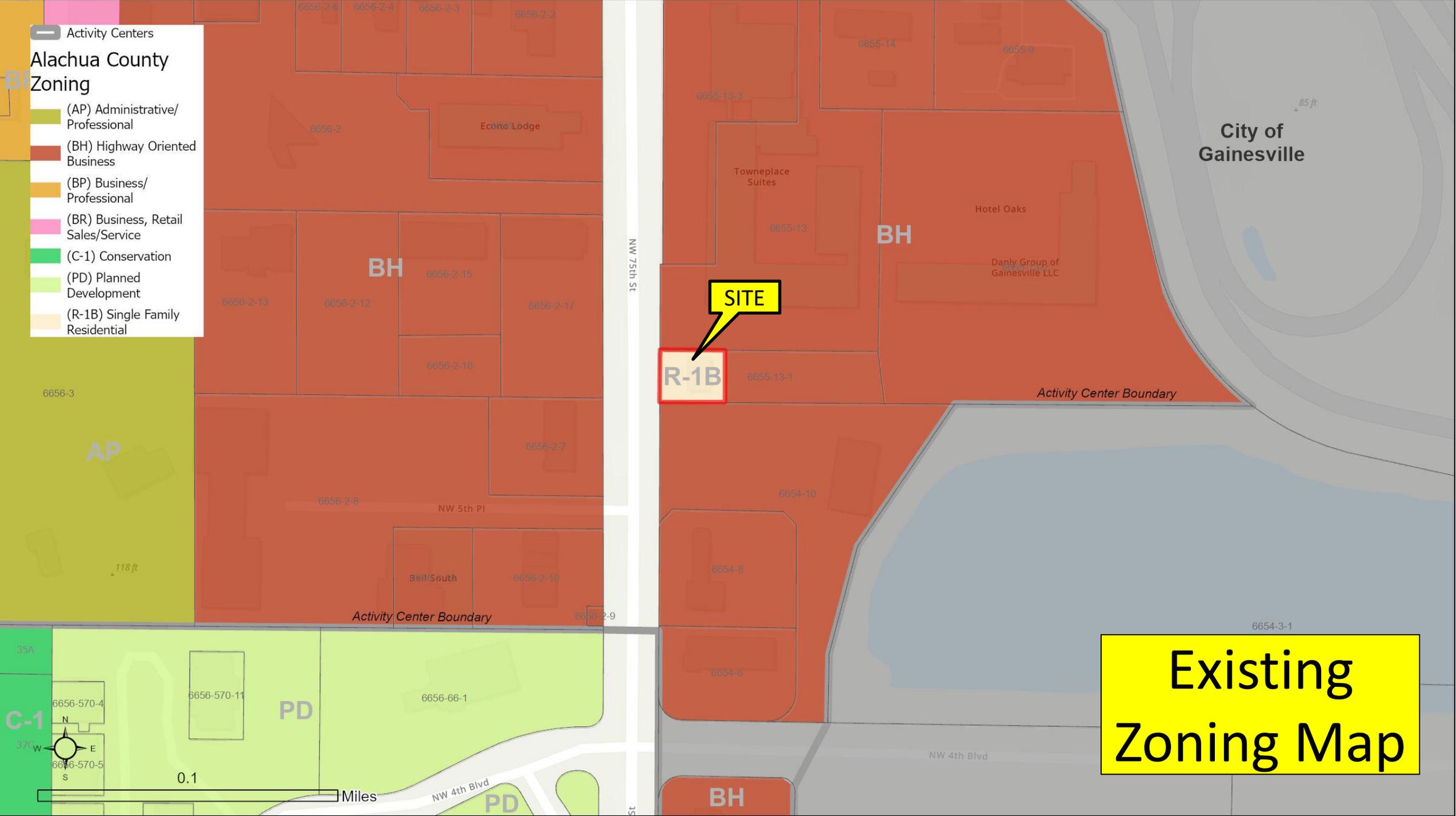


SITE

Future Land Use Map

A north arrow is located in the bottom left corner, showing cardinal directions (N, S, E, W). Below it is a scale bar labeled '0.1 Miles'.

- 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



R-1B

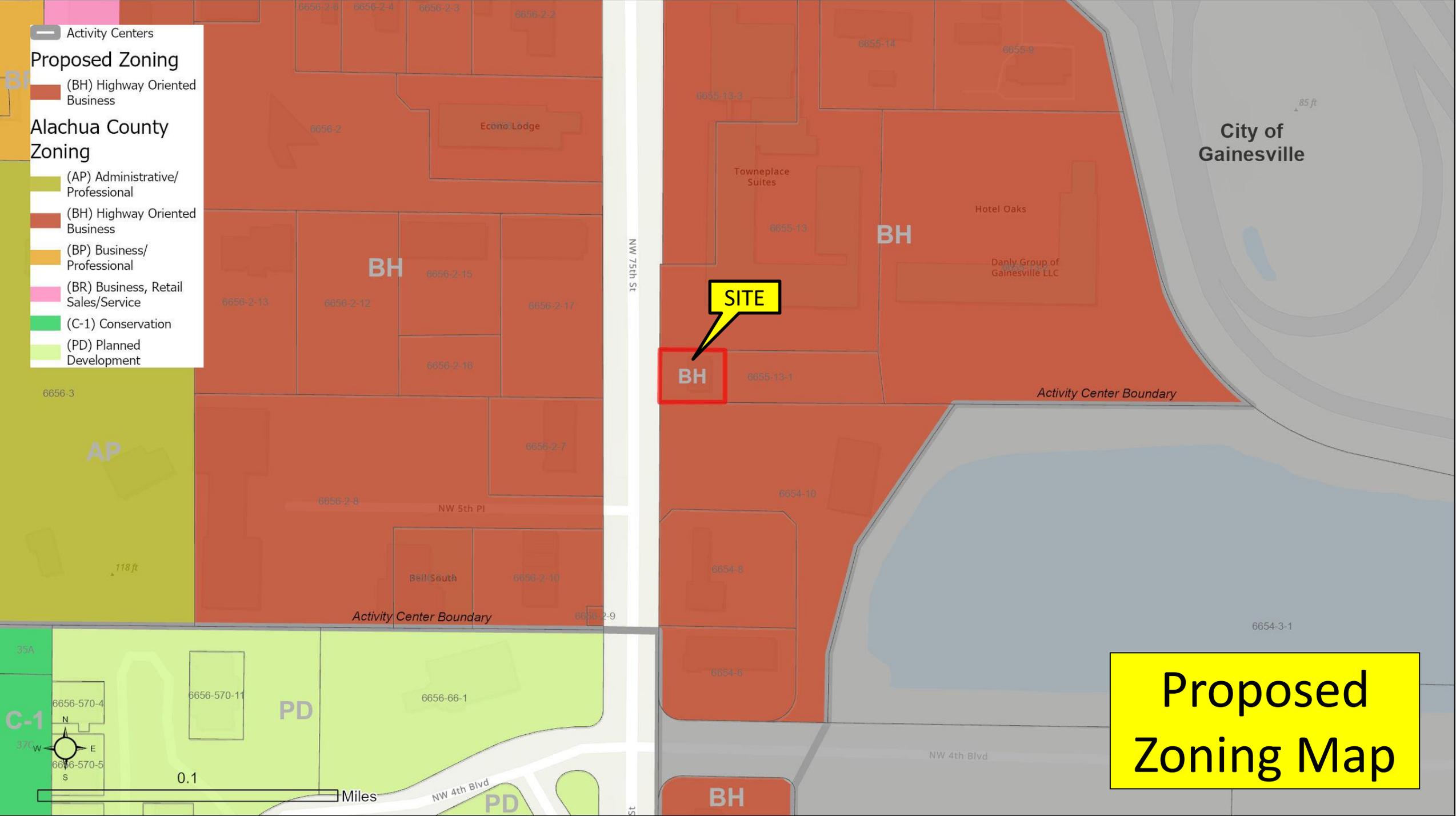
SITE

Existing Zoning Map



0.1 Miles

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



**Proposed
Zoning Map**

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.