



Z25-000024: Rezoning Request

Rezoning from R-1b to R-1a

Gerald Brewington,
Senior Planner & Chris
Dawson, Principal
Planner



SITE

Kincaid Hills

Green Grove

Krefwood Estates

Lakeview Estates

SITE

Deliverance
Miracle Revival

Faith Missionary Baptist

First Assembly Faith

Chestnut/Butler Park

Alachua County

New Hope Baptist Church

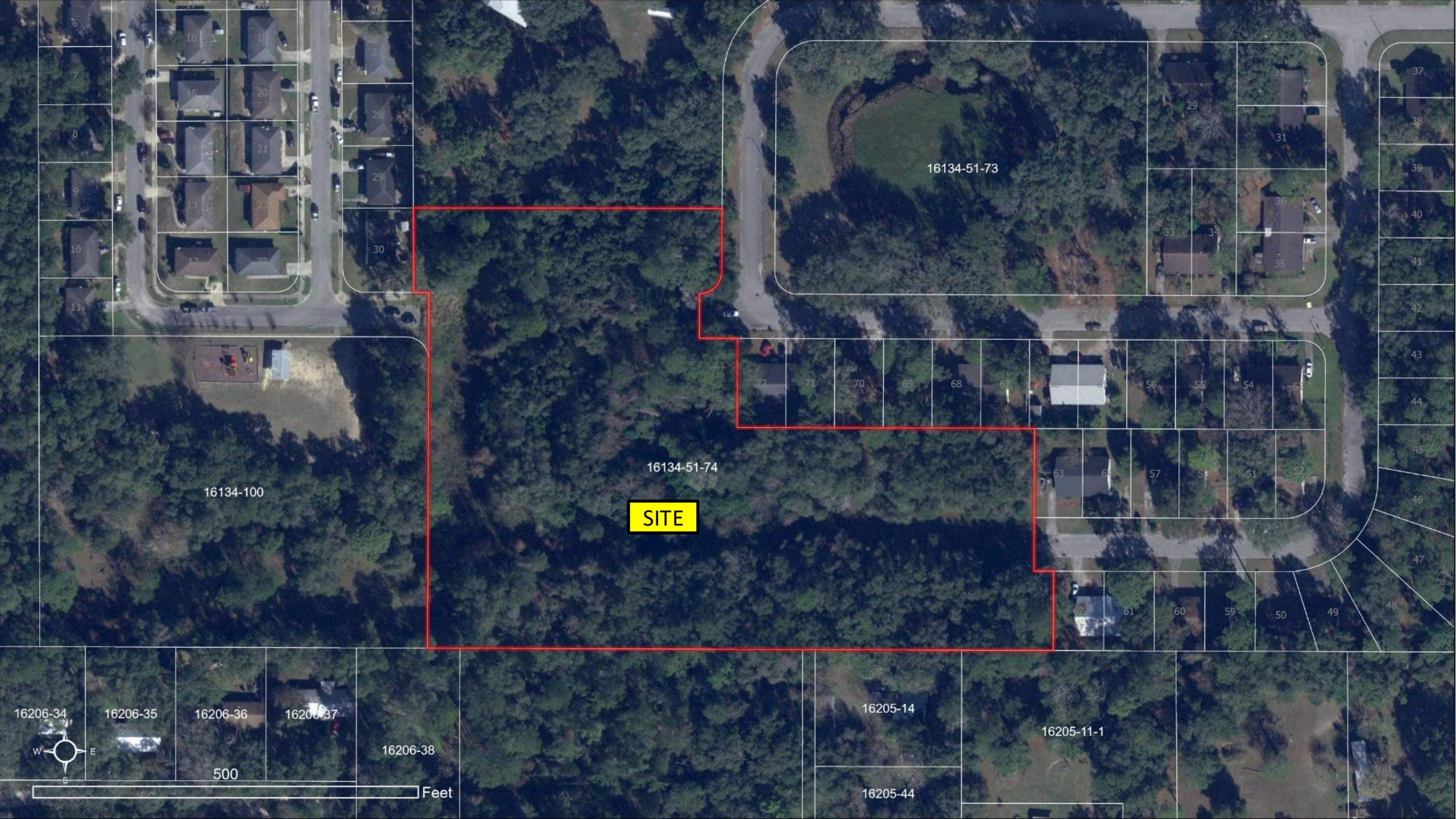
Calf Pond

Trout Lake

0.5

Miles





16134-100

16134-51-74

SITE

16134-51-73

16206-34

16206-35

16206-36

16206-37

16206-38

500

Feet

16205-14

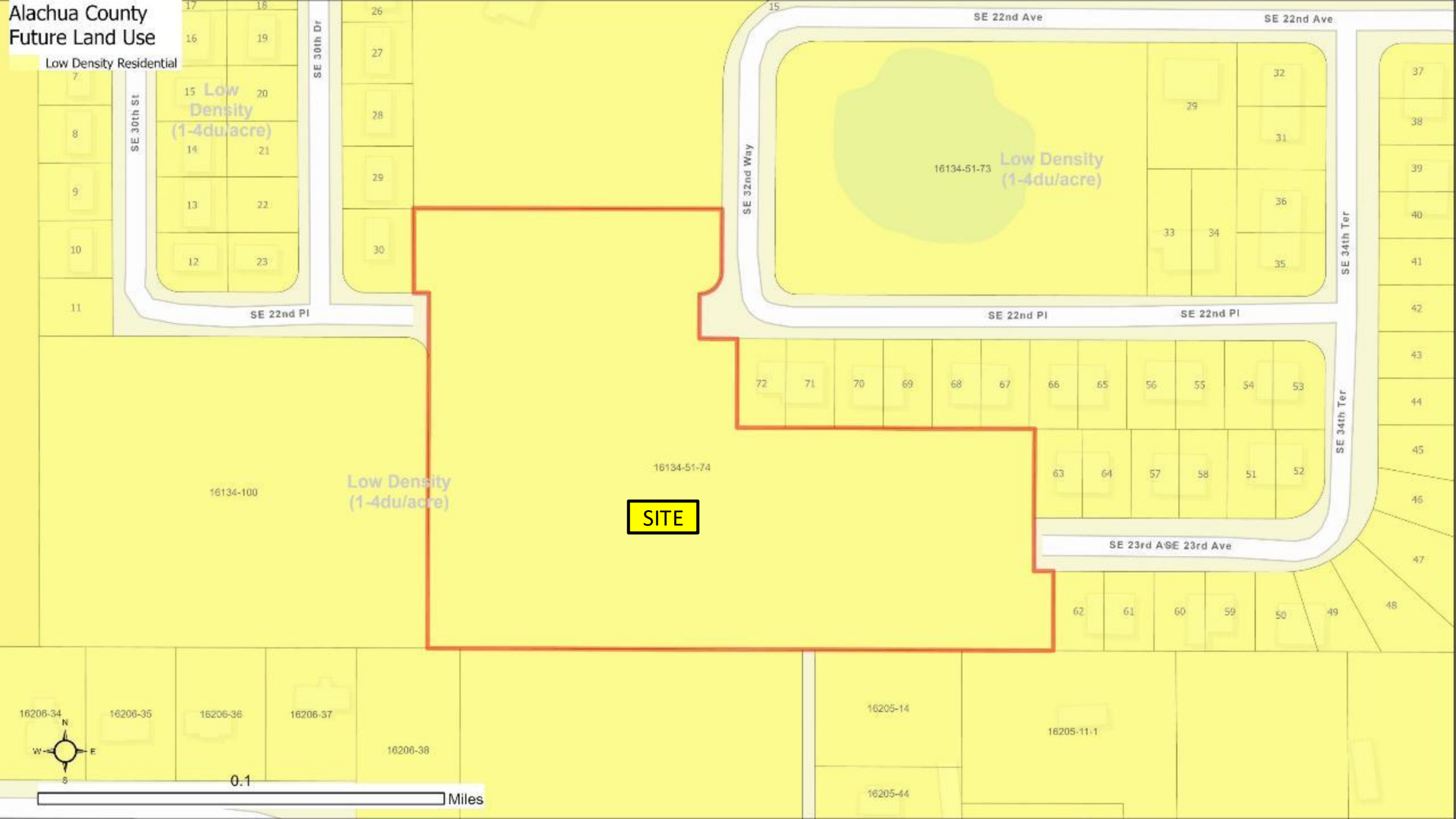
16205-44

16205-11-1



Alachua County Future Land Use

Low Density Residential

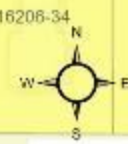


Low Density
(1-4du/acre)

Low Density
(1-4du/acre)

Low Density
(1-4du/acre)

SITE

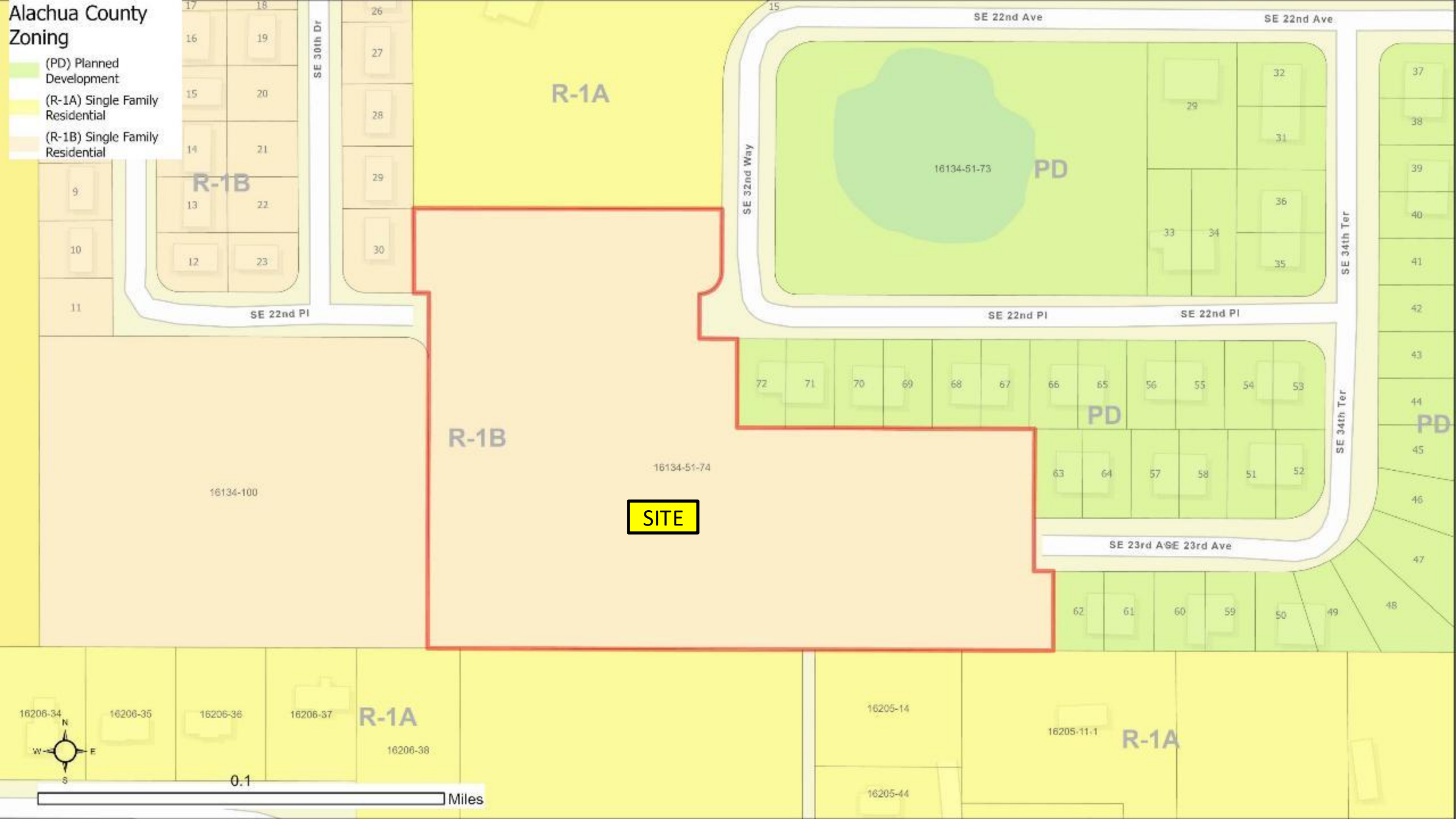


0.1

Miles

Alachua County Zoning

- (PD) Planned Development
- (R-1A) Single Family Residential
- (R-1B) Single Family Residential



Proposed Zoning

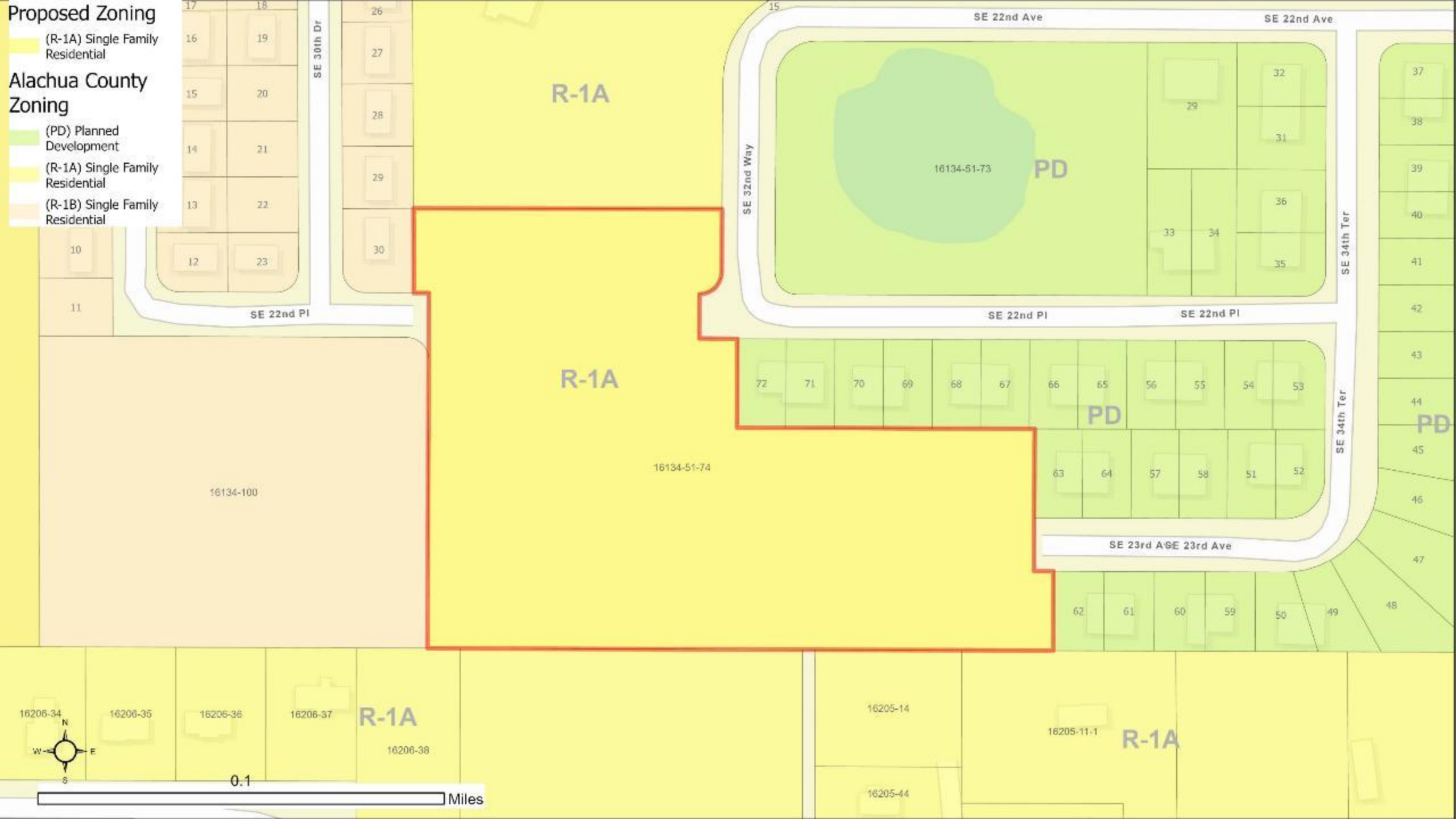
(R-1A) Single Family Residential

Achua County Zoning

(PD) Planned Development

(R-1A) Single Family Residential

(R-1B) Single Family Residential



Background

- The proposed site is adjacent to initial phase of Celebration Oaks Subdivision
- Project site owned by Alachua Habitat for Humanity, Inc.
- Maximum residential density on this parcel would permit approximately 23 single family residences if R-1a zoning is approved (R-1a density is 1 to 4 units/acre)

Staff Analysis – Comprehensive Plan

- The proposed rezoning will not cause Level of Service (LOS) standards located in the Future Land Use Element (FLUE) of the Plan to fall below adopted levels.
- The proposal is consistent with Policy 7.1.2 of the FLUE which states that proposed changes in the zoning map shall consider consistency with the Plan, impacts to public facilities and relationships to surrounding development. Staff analysis has found that the proposed rezoning will not negatively impact public facilities, is consistent with development patterns in the immediate area and is consistent with the policies, goals and objectives of the Plan.

Staff Analysis – ULDC

The proposed rezoning is consistent with the criteria for approval found in Section 402.77 of the ULDC. These include such factors as consistency with the Plan, compatibility with surrounding uses as well as the health, safety and welfare of the public in general. Section 402.77 also considers factors such as ingress/egress; suitability and the nature of surrounding development. The proposed zoning change from R-1b to R-1a fulfills all criteria found in Section 402.77 of the ULDC.

Staff Recommendation

Staff recommends that the Board of County Commissioners adopt Resolution Z-25-10 approving the request with the bases noted in the staff report.