




Z25-000028

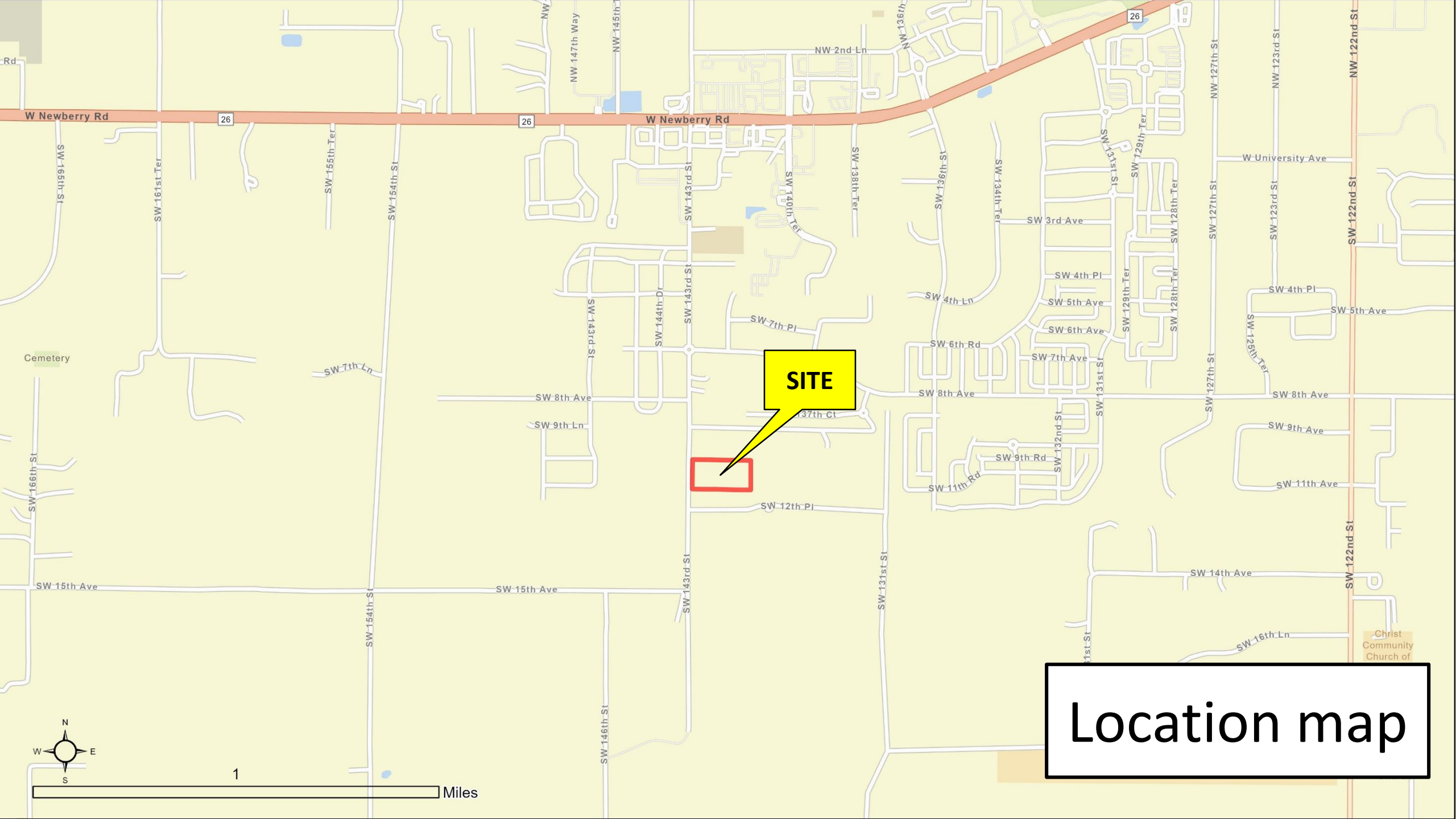
Taylor rezoning

1119 SW 143rd St.

Mehdi Benkhatar, Planner III
Alachua County Growth Management

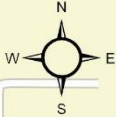
Background

- The application is to rezone parcel 04412-013-005 from RE-1 (single-family residential, 0.5 to 2 units/acre) to R-1a (single-family residential, 1 to 4 units/acre)
 - If approved, a residential development of up to 20 units would be allowed.
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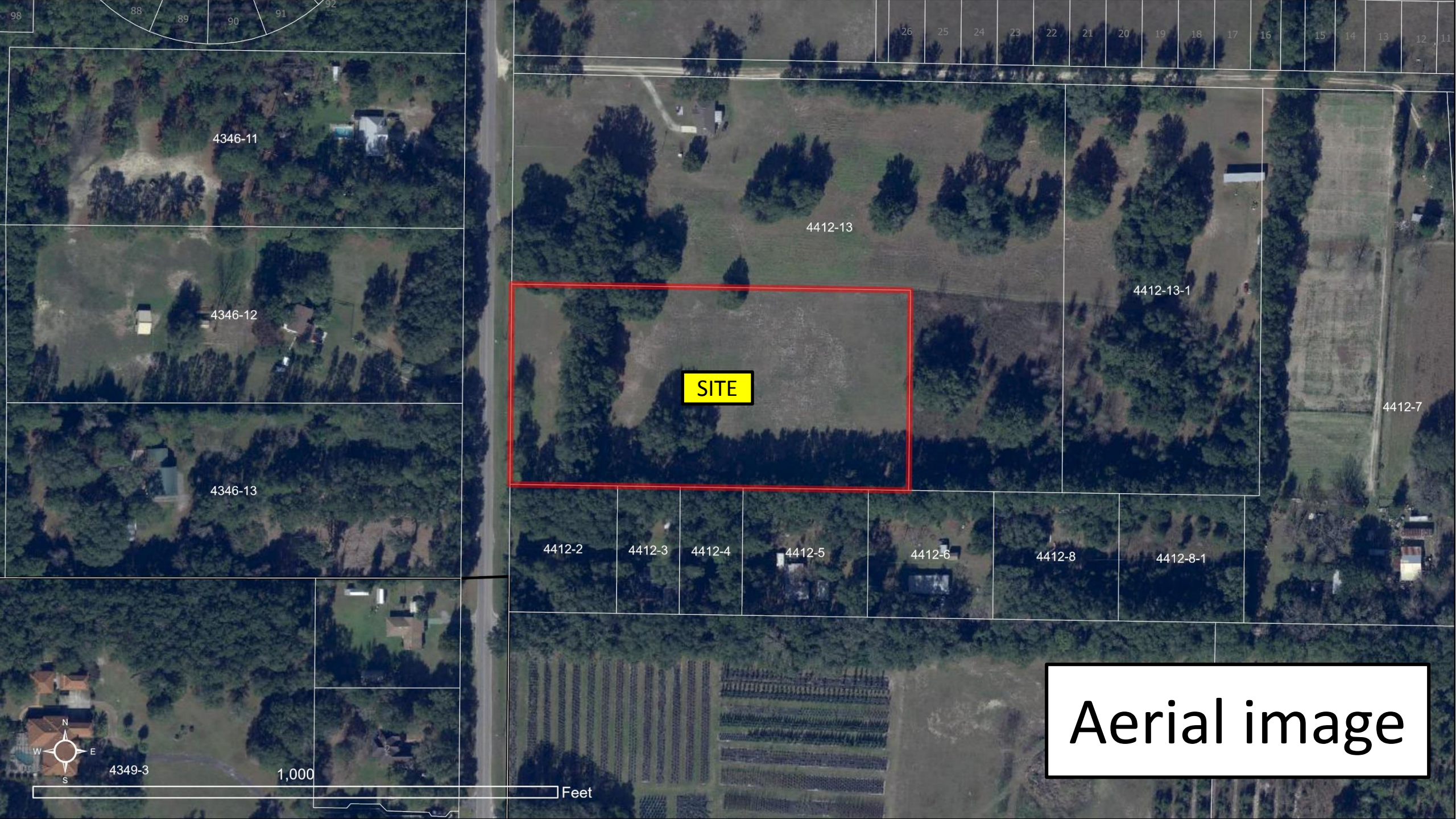
SITE

Location map



1

Miles



4346-11

4412-13

4412-13-1

4412-7

4346-12

SITE

4346-13

4412-2

4412-3

4412-4

4412-5

4412-6

4412-8

4412-8-1

4349-3

1,000

Feet

Aerial image

Alachua County Future Land Use

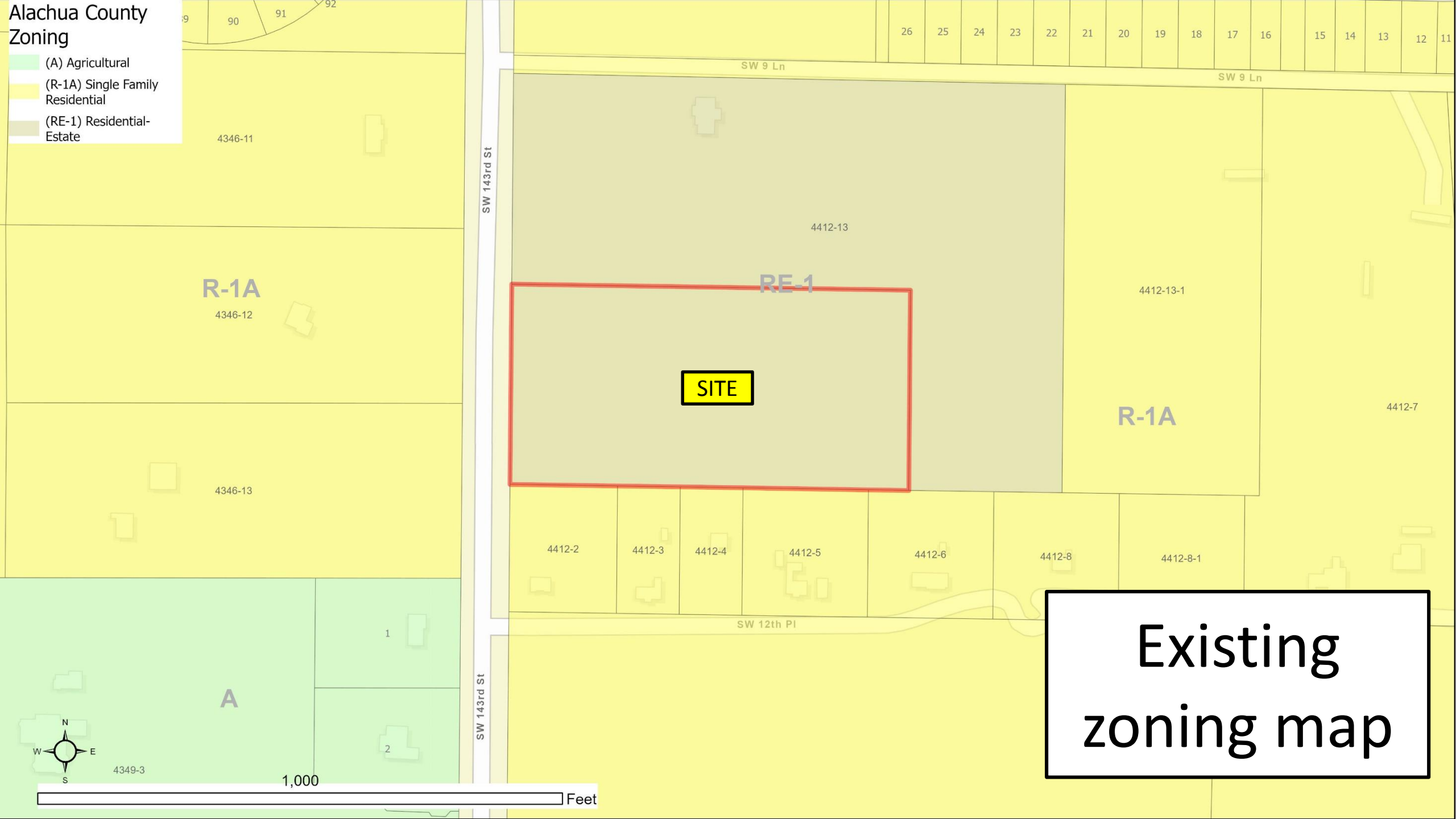
- Low Density Residential
- Rural/Agriculture
- Urban Cluster



Existing future
land use map

Alachua County Zoning

- (A) Agricultural
- (R-1A) Single Family Residential
- (RE-1) Residential-Estate



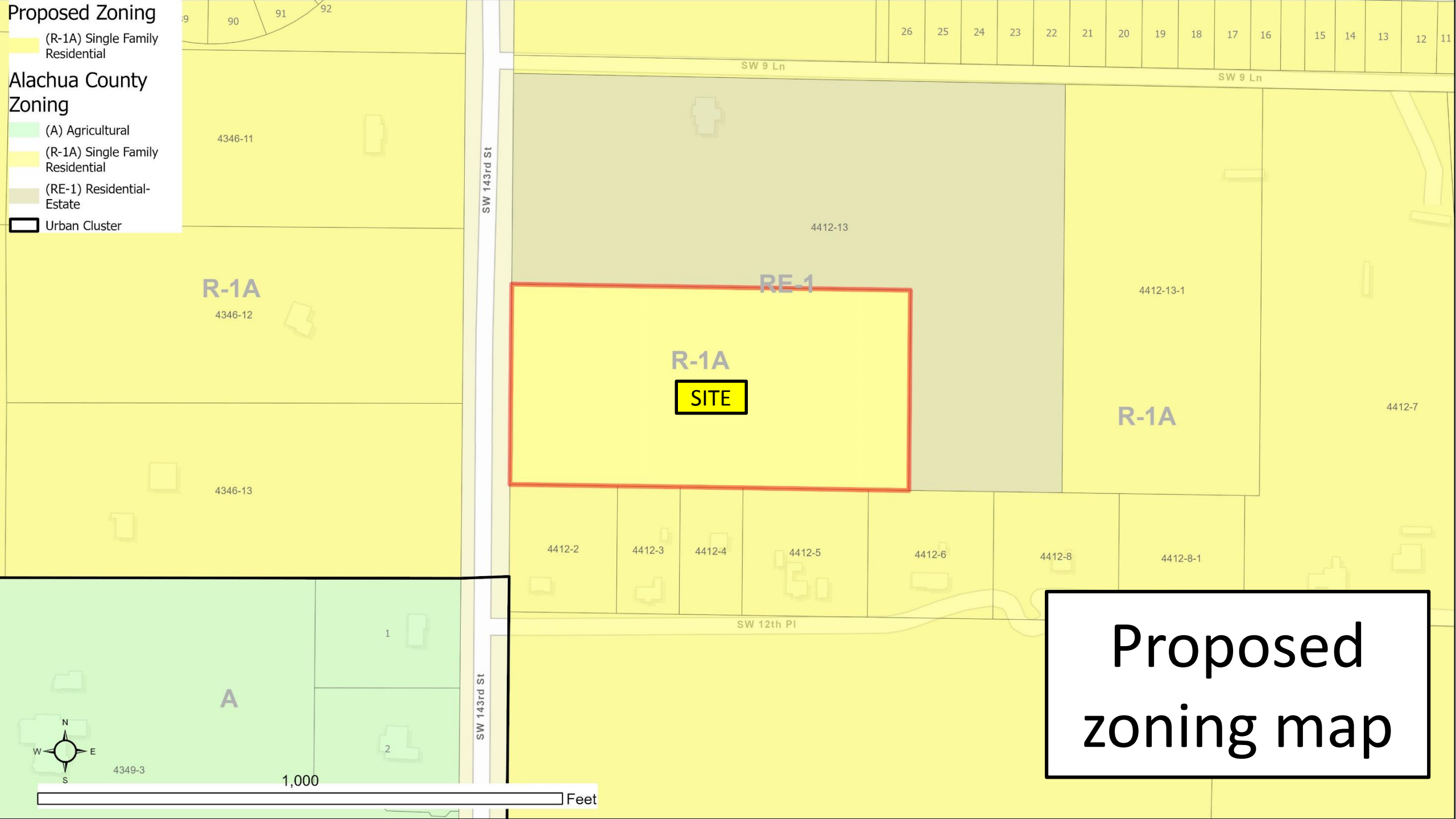
Existing zoning map

Proposed Zoning

(R-1A) Single Family Residential


Alachua County Zoning

- (A) Agricultural
- (R-1A) Single Family Residential
- (RE-1) Residential-Estate
- Urban Cluster




Proposed zoning map

Analysis of request

- The R-1a zoning district implements the Low Density Residential Future Land Use designation
 - Site is located on a County-maintained road within the Urban Cluster
 - Rezoning would increase maximum # of units from 10 to 20.
 - EPD has reviewed the site and determined that the rezoning would be consistent with the protection of natural resources
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Staff bases for approval

- Policy 7.1.2 FLUE (approval criteria for rezoning)
 - Policy 3.4.1 COSE (environmental resource checklist)
 - Sec. 402.77 ULDC (approval criteria for rezoning)
 - Table 403.07.1 ULDC (residential zoning density)
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Staff recommendation

- Staff recommends that the Planning Commission recommend that the Board of County Commissioners **approve** Z25-000028 with the bases as listed in the staff report.