



# **Z26-000007**

# **Wahoo Springhills**

# **Rezoning**

**Mehdi Benkhatar, Planner III**  
**Alachua County**  
**Growth Management**

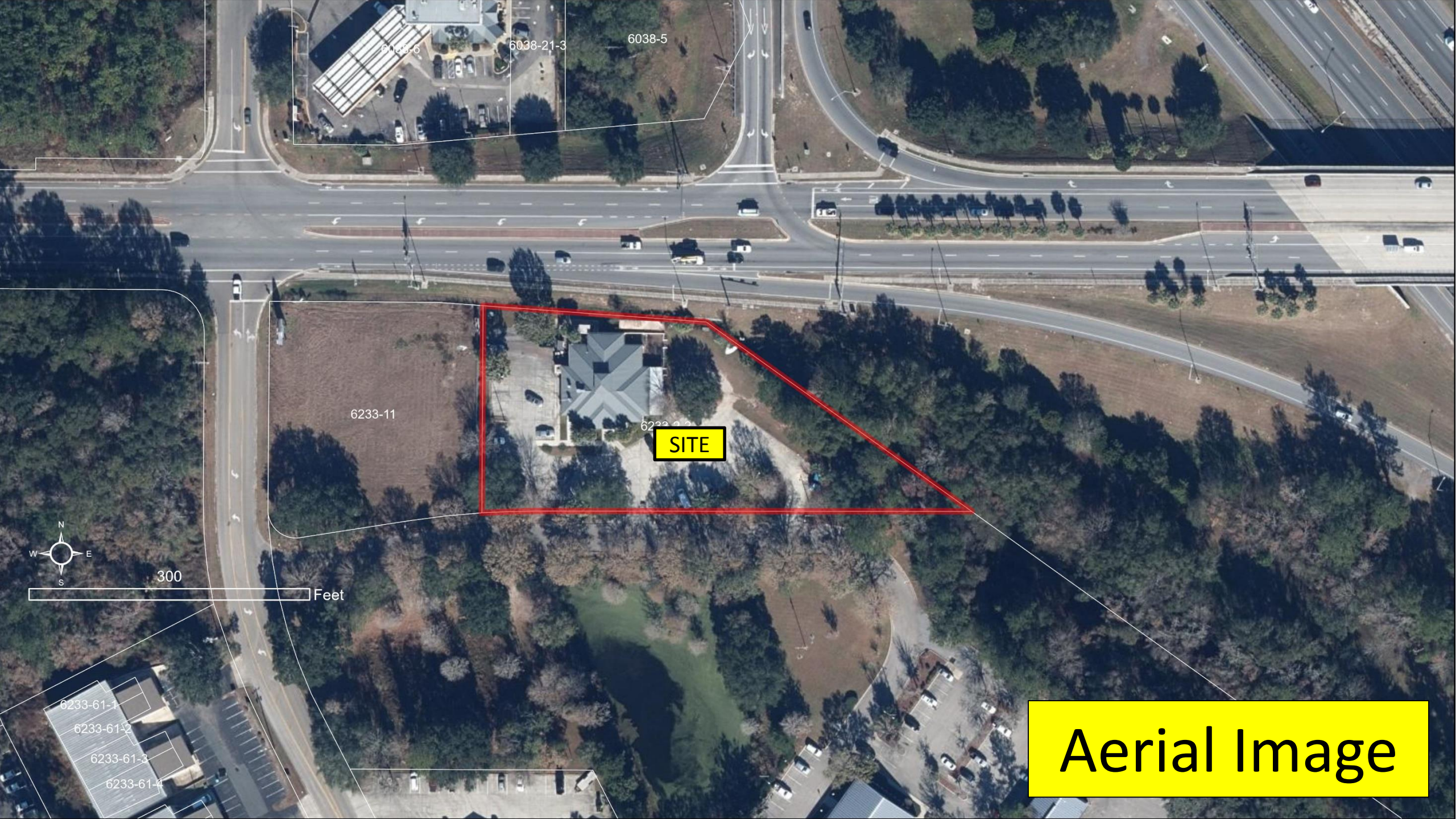


# Background



- The application is to rezone from BH to BR.
- If approved, commercial uses consistent with BR would be allowed.





6038-6  
6038-21-3  
6038-5

6233-11

6233-12

**SITE**

300

Feet



6233-61-1  
6233-61-2  
6233-61-3  
6233-61-4

**Aerial Image**

# Alachua County Zoning

- (BA) Automotive Oriented Business
- (BH) Highway Oriented Business
- (BW) Wholesale/Warehousing



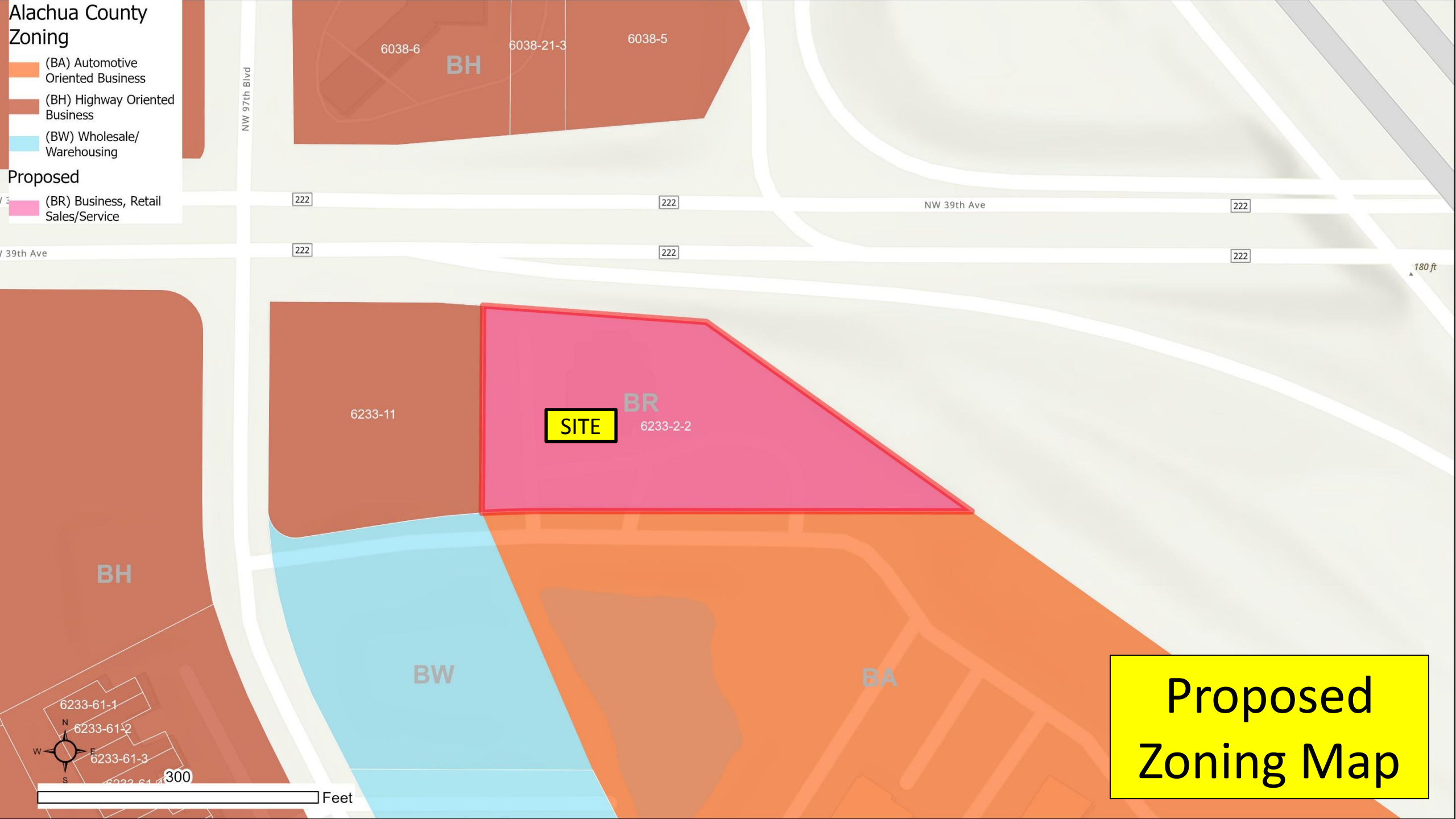
Existing Zoning Map

# Alachua County Zoning

- (BA) Automotive Oriented Business
- (BH) Highway Oriented Business
- (BW) Wholesale/Warehousing
- (BR) Business, Retail Sales/Service

## Proposed

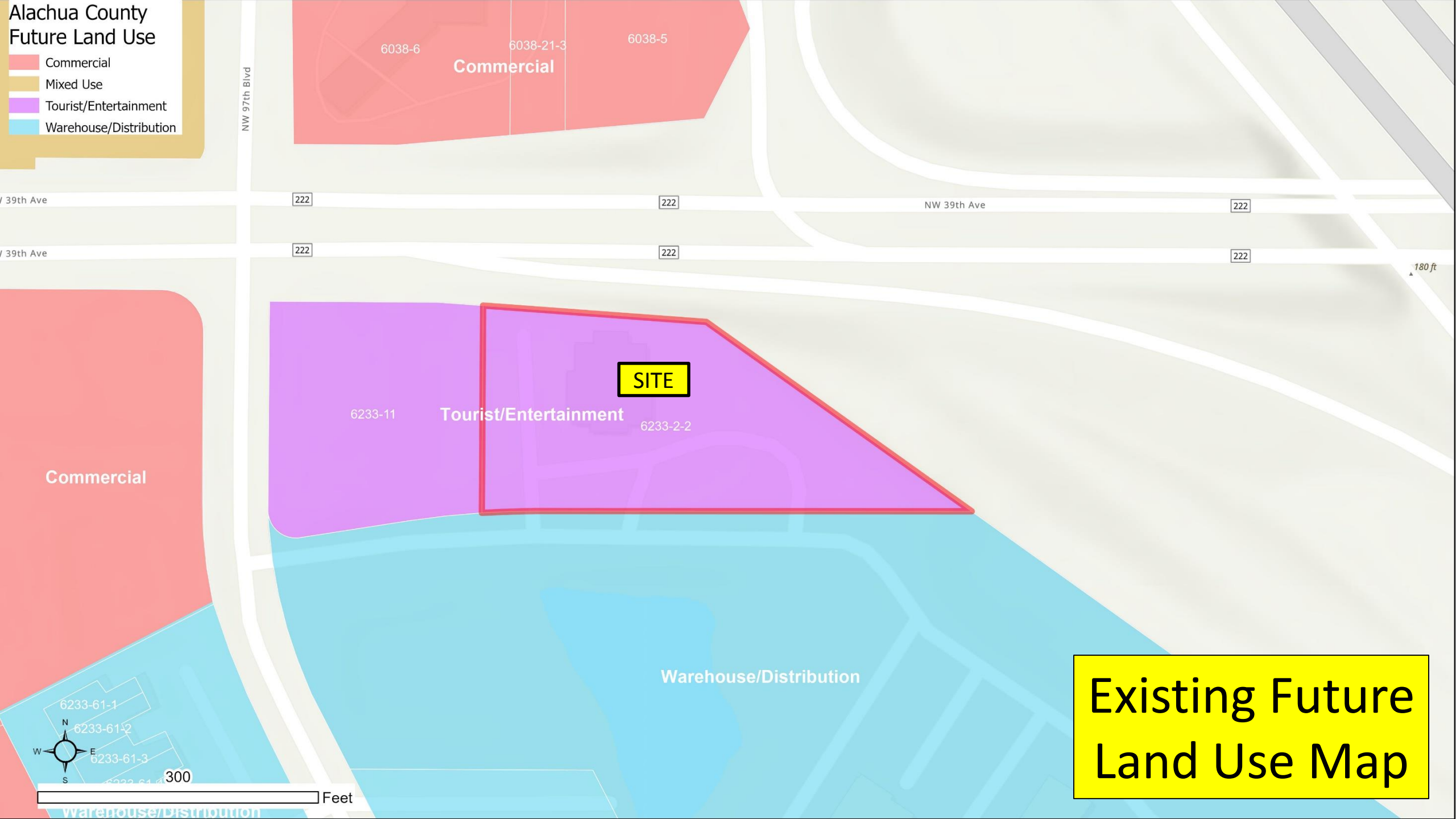
- (BR) Business, Retail Sales/Service



**Proposed  
Zoning Map**

# Alachua County Future Land Use

- Commercial
- Mixed Use
- Tourist/Entertainment
- Warehouse/Distribution

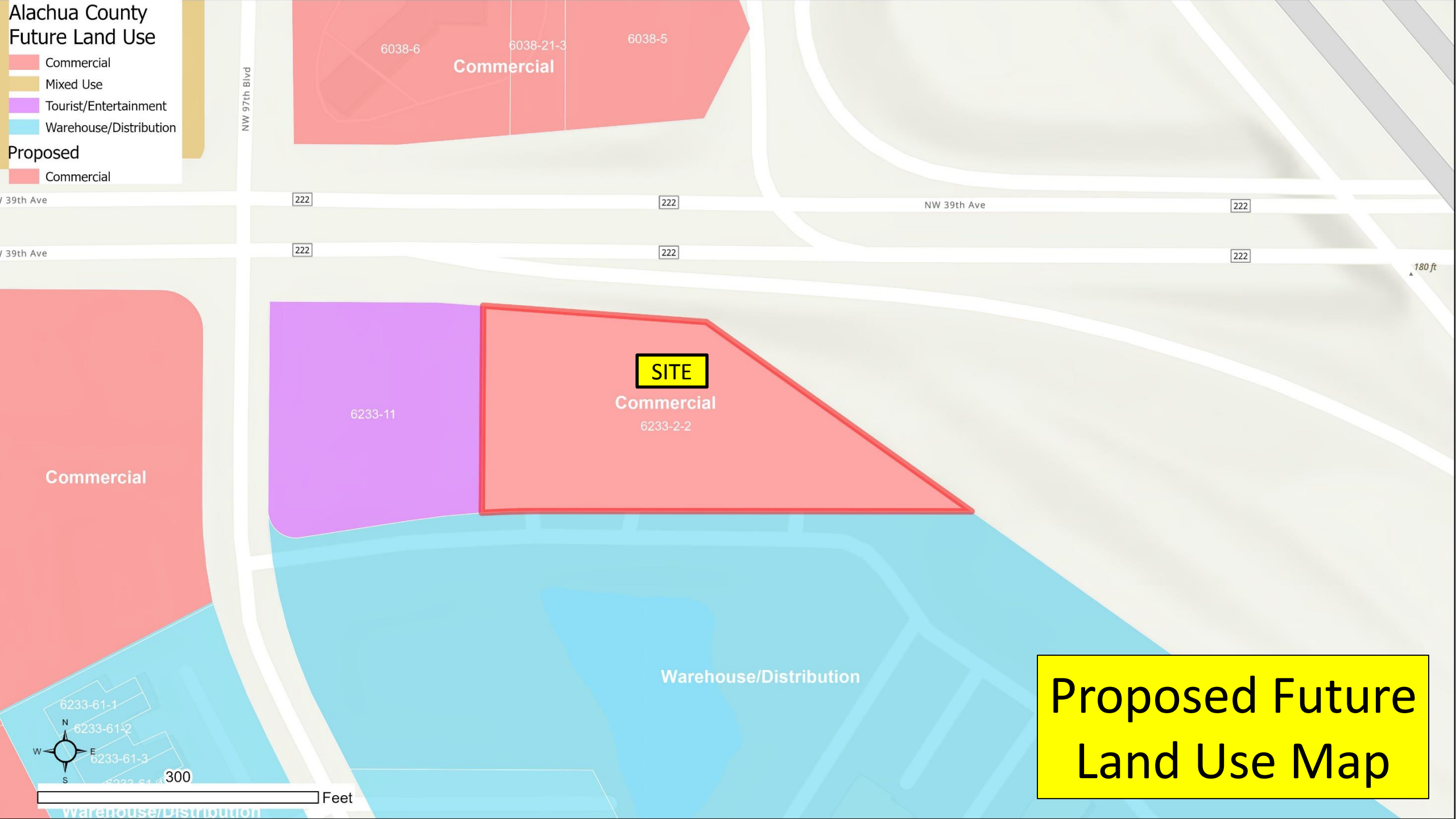


**SITE**

**Existing Future  
Land Use Map**

# Alachua County Future Land Use

- Commercial
  - Mixed Use
  - Tourist/Entertainment
  - Warehouse/Distribution
- Proposed
- Commercial



**Proposed Future  
Land Use Map**



# Analysis of Request



## Commercial uses in BR zoning

**P:** Restaurant, business & professional services, bank, personal services, gym, indoor sports training facility, dance/art studio, hotel, retail sales, dry cleaners, furniture store

**L:** Mobile food sales, neighborhood convenience, convenience store, pharmacy, media sales & rental

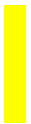
**A:** Incidental food and beverage sales, outdoor display

**SE:** restaurant (drive-thru), fuel sales

# Staff Bases for Approval



- Rezoning will implement proposed Commercial FLU
- Rezoning will implement Springhills AC plan
- Policy 3.1.2 FLUE (locate new commercial within AC)
- Sec. 402.77 ULDC (approval criteria for rezoning)



# Staff Recommendation



- Staff recommends that the Planning Commission recommend that the Board of County Commissioners **approve** Z26-000007 with the bases as listed in the staff report.