



Z26-000001
7816 SW Archer
Road - Rezoning
from R-1b to R-2a

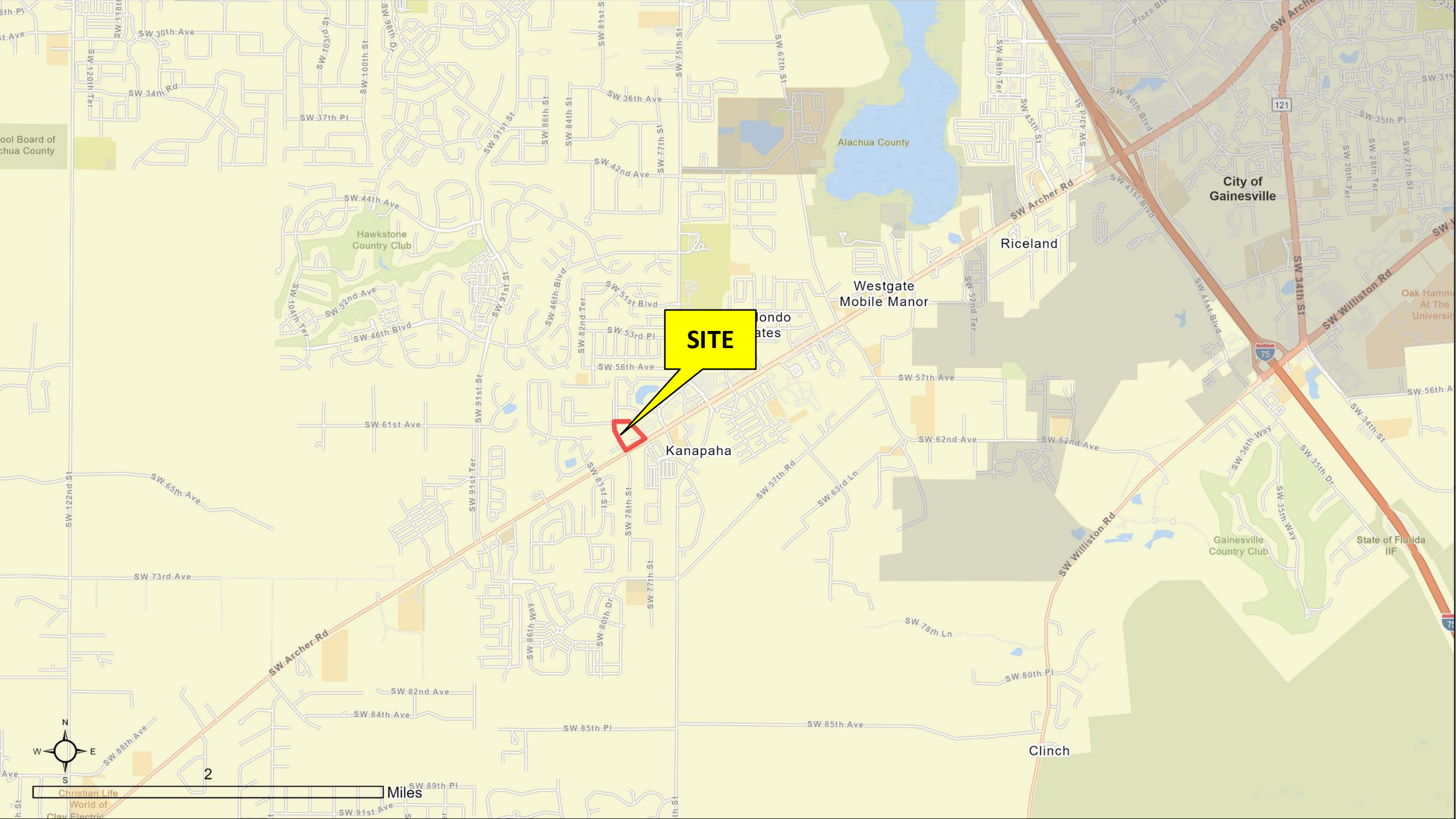
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Alachua County
Growth Management



Background



- The application is to change the zoning on the subject parcel parcel from R-1b (Single-family 4-8 du/acre) to R-2a (Multi-family 8-14 du/acre).
- The application is associated with Application Z25-000034 that amended the land use on this parcel from Medium-Density Residential (4-8 du/acre) to Medium High-Density Residential (8-14 du/acre).



SITE

Kanapaha

City of Gainesville

Riceland

Westgate Mobile Manor

Clinch



Christian Life World of Clay Electric 2 Miles



7065-1

7051-20

7051-4-2

7060-1



500

7054-2-2 Feet

530

529

528

527

526

21

20

36

26

81

83 84 85 86 87 88 89 90 91 92

93 94 95 96 97 98 99 100

11 12 13 14 15 16 17 18

1 2 3 4 5 6 7 8 9 10

Alachua County Zoning

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



Alachua County Zoning

- (A) Agricultural
- (PD) Planned Development
- (R-1A) Single Family Residential
- (R-1B) Single Family Residential
- Proposed**
- (R-2A) Multi-family Residential
- Application Boundary



Analysis of Request



- The parcel lies within the Archer/Tower Activity Center boundaries
- Frontage on Archer Road with access via SW 79th Way
- Interconnectivity with Park Lane PD to the east (645 residential units over 60 acres or 10.45 du/acre).
- Transition from single family development (Medium-density/R-1b zoning) to multi-family (Medium-high Density/R-2a zoning)

Comprehensive Plan Analysis



- Proposed request is consistent with the Comprehensive Plan and the Unified Land Development Code (ULDC) overall and the following specific policies:
- The proposed amendment is consistent with Archer/Tower Activity Center policies that call for a mix of residential and non-residential uses within the activity center (FLU Element Policy 2.2.5(a)1)

Comprehensive Plan and ULDC Analysis



- Proposed request is consistent with Policy 7.1.2 of the Future Land Use Elements that establishes criteria in the Plan for rezoning requests including availability of infrastructure to serve the proposed rezoning and the relationship of the proposed development to existing development in the area.
- The request is consistent with criteria found in Section 402.77 of the ULDC for considering a change to a proposed zoning district.

Staff Recommendation



- Staff recommends that the Board find the proposed zoning request from R-1b to R-2a consistent with the Comprehensive Plan and ULDC that they adopt the Resolution Z-26-05 approving the request.