

2024-618B

# City of **Gainesville**

**Hill Storage Land Use Change & Rezoning**  
**LD24-000072 LUC & LD24-000073 ZON**

**Department of Sustainable Development**

**Ari Rabinovich**

**August 22, 2024**

# Hill Storage Land Use Change & Rezoning

## LD24-000072 LUC & LD24-000073 ZON

2024-618B

**Parcel ID:** 08189-001-000

**Location:** Near the intersection of NE Waldo Rd & NE 39<sup>th</sup> Ave

**Property Size:** 1 +/- acre

**Current Land Use/Zoning:**

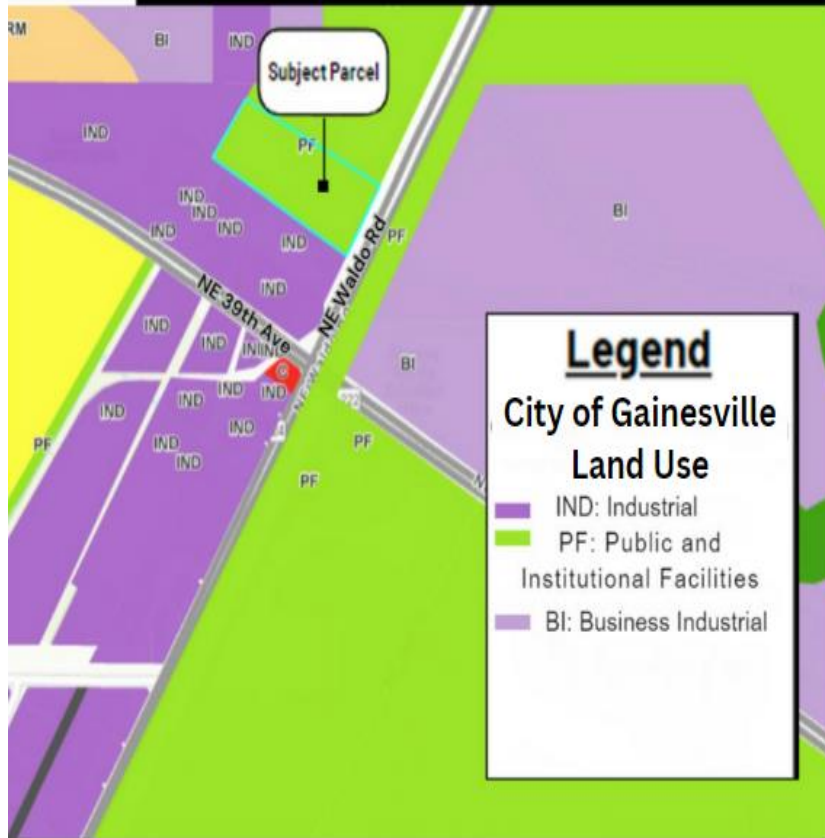
- Public and Institutional Facilities (PF)
- Airport Facility (AF)





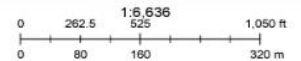
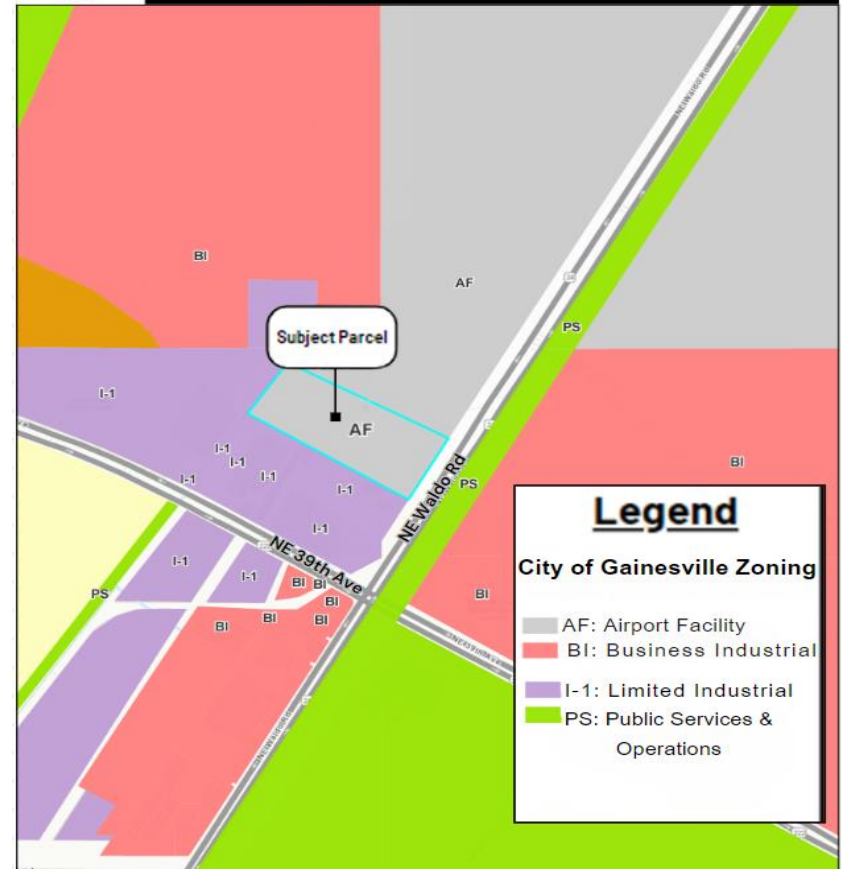
## Existing Land Use

Parcel 08189-001-000



## Existing Zoning

Parcel 08189-001-000





# Adjacent Property Uses, Land Use and Zoning Designations 2024-618B

	EXISTING USE(S)	LAND USE DESIGNATIONS	ZONING DESIGNATIONS
North	<ul style="list-style-type: none"> <li>• Municipal Vacant</li> </ul>	<ul style="list-style-type: none"> <li>• Public and Institutional Facilities (PF)</li> </ul>	<ul style="list-style-type: none"> <li>• Airport Facility (AF)</li> </ul>
South	<ul style="list-style-type: none"> <li>• Warehouse / Distribution</li> </ul>	<ul style="list-style-type: none"> <li>• Industrial (IND)</li> </ul>	<ul style="list-style-type: none"> <li>• Limited Industrial (I-1)</li> </ul>
East	<ul style="list-style-type: none"> <li>• Rail to Trail Bike Path</li> </ul>	<ul style="list-style-type: none"> <li>• Public and Institutional Facilities (PF)</li> </ul>	<ul style="list-style-type: none"> <li>• Public Services and Operations (PS)</li> </ul>
West	<ul style="list-style-type: none"> <li>• Light Manufacturing</li> </ul>	<ul style="list-style-type: none"> <li>• Industrial (IND)</li> </ul>	<ul style="list-style-type: none"> <li>• Limited Industrial (I-1)</li> </ul>



## Proposed Land Use

Parcel 08189-001-000

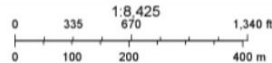
Subject Parcel

NE 39th Ave  
NE Waldo Rd

### Legend

#### City of Gainesville Zoning

- IND: Industrial
- PF: Public and Institutional Facilities
- BI: Business Industrial



## Meets FLU Change Review Criteria <sup>2024-618B</sup>

1. Consistent with Land Development Code and Comprehensive Plan
2. Compatibility with surrounding land uses
3. Environmental impacts or constraints
4. Support for urban infill and redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system
7. Availability of facilities and services
8. Need for additional acreage in the proposed future land use category
9. Discouragement of urban sprawl
10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy
11. Need to modify land use categories and development patterns within antiquated subdivisions (N/A)

Staff recommends **Approval** of Petition LD24-000019 LUC

### Date

### Action

4/25/2024

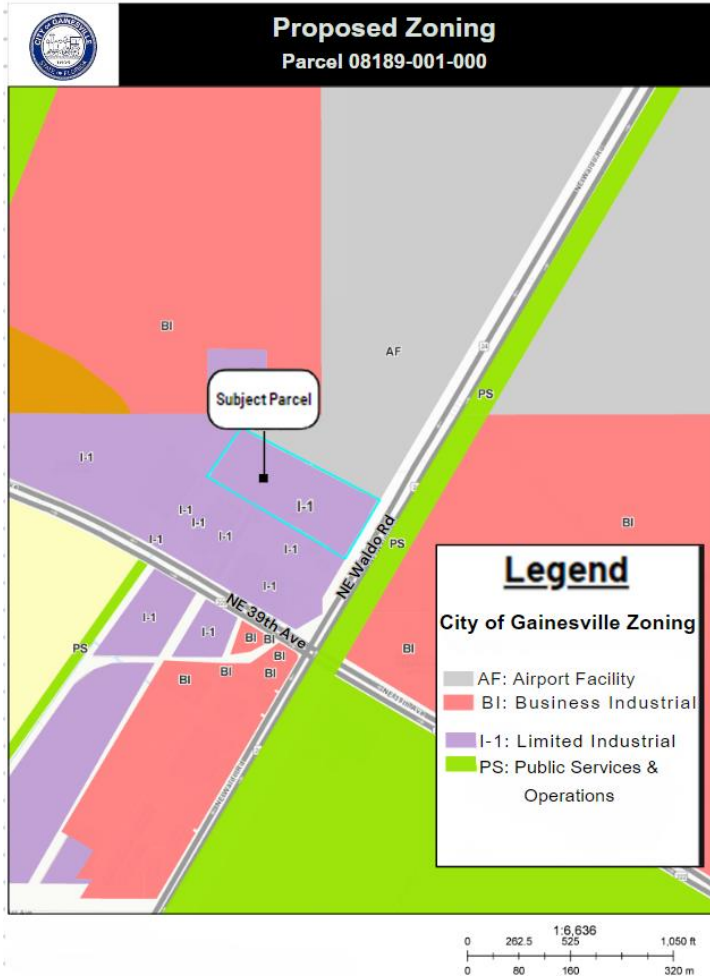
Petition heard by City Plan Board

08/15/2024

Petition heard by City Commission

TBD

Second reading of petition/ordinance



## Meets Rezoning Review Criteria <sup>2024-618B</sup> ☒

1. Compatibility of permitted uses and allowed intensity and density with surrounding existing development
2. Character of the district and its suitability for particular uses
3. The proposed zoning districts of the property in relation to surrounding properties and other similar properties
4. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the City
5. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management, and housing
6. The needs of the City for land areas for specific purposes to serve population and economic activities
7. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning
8. The goals, objectives, and policies of the Comprehensive Plan

Staff recommends **Approval** of Petition LD24-000020 ZON

Date	Action
08/22/2024	Petition heard by City Plan Board
TBD	Petition heard by City Commission
TBD	Second reading of petition/ordinance

**Thank You!**

**Recommendation: APPROVE**  
**LD24-000072 & LD24-000073**