



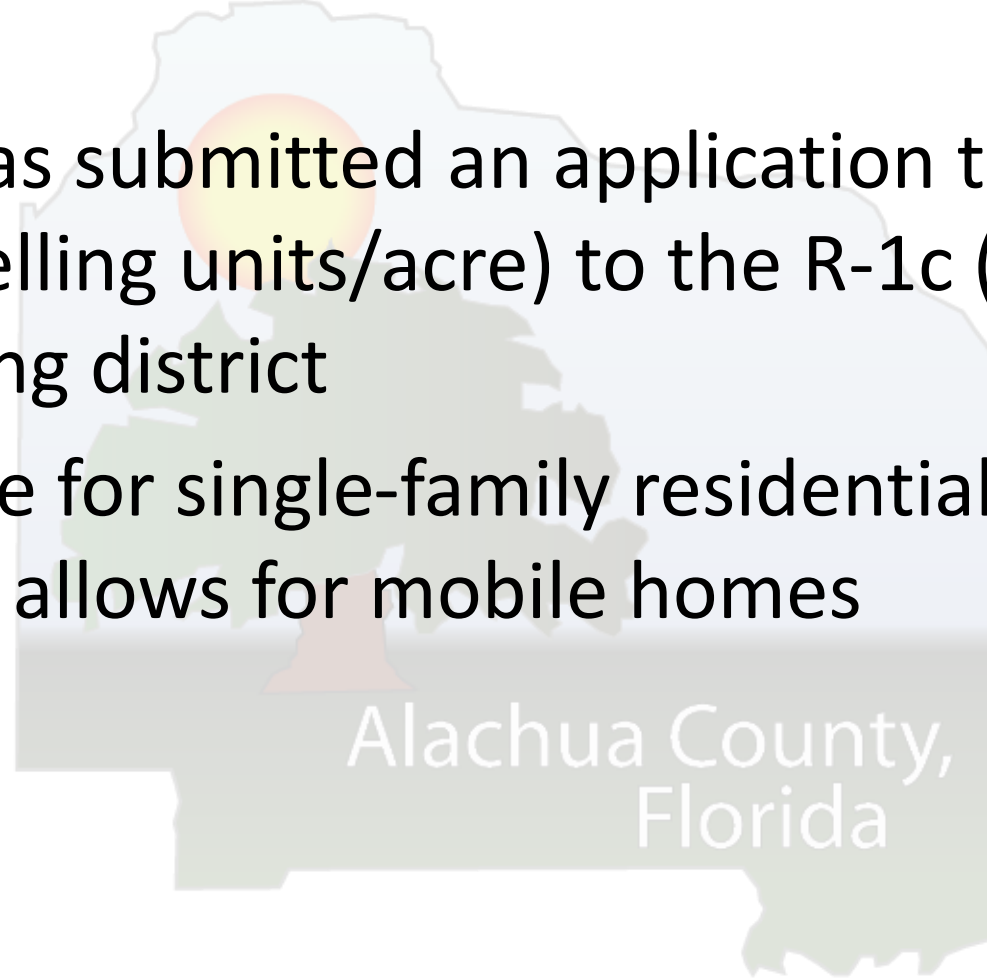
ZOM-07-19

Perez rezoning

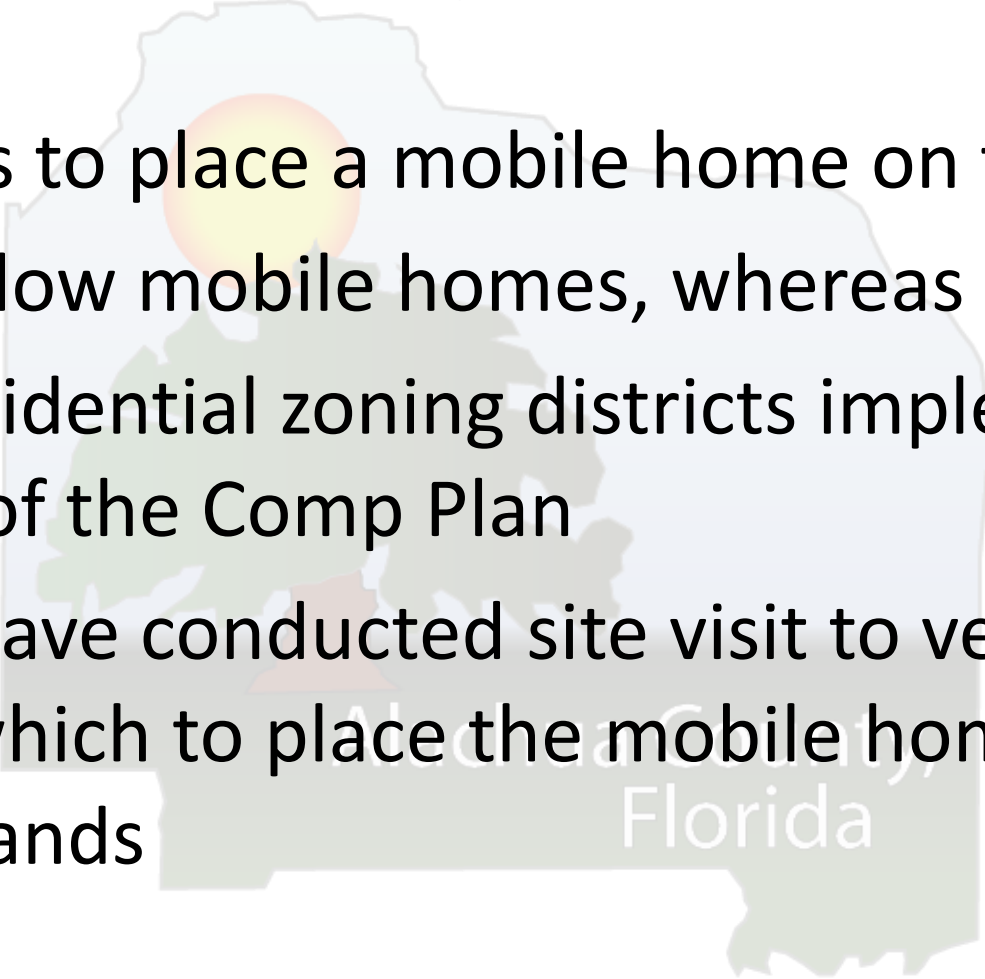
Mehdi Benkhatar, Planner
Alachua County Growth Management

Applicant request

- The applicant has submitted an application to rezone from the R-1a (1 to 4 dwelling units/acre) to the R-1c (1 to 4 dwelling units/acre) zoning district
- Both districts are for single-family residential uses; however, the R-1c district allows for mobile homes



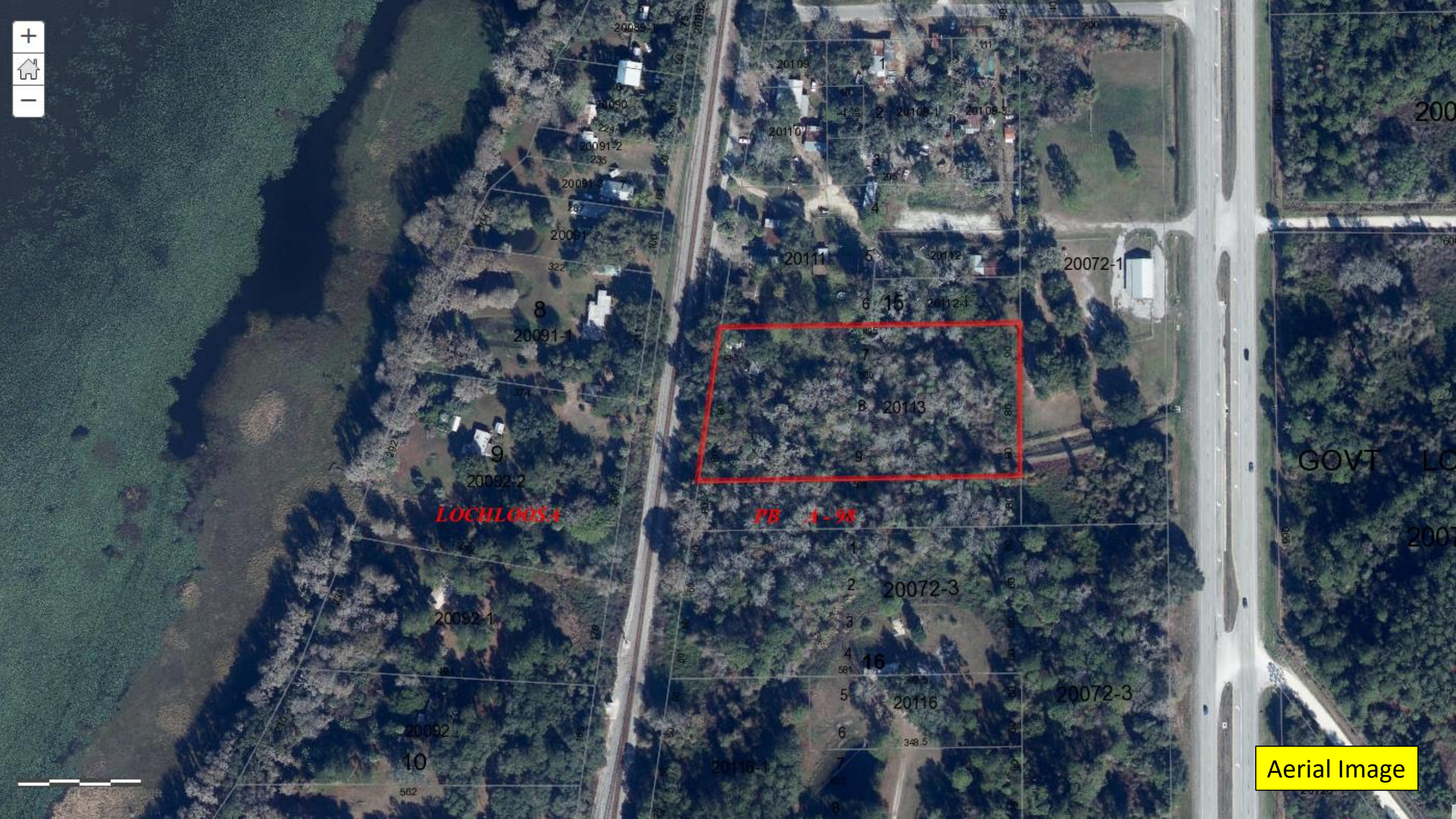
Background



- Applicant wishes to place a mobile home on the site
- R-1a does not allow mobile homes, whereas R-1c does
- Single-family residential zoning districts implement the Rural Cluster policies of the Comp Plan
- Staff from EPD have conducted site visit to verify that adequate space exists in which to place the mobile home outside of flood zone/wetlands



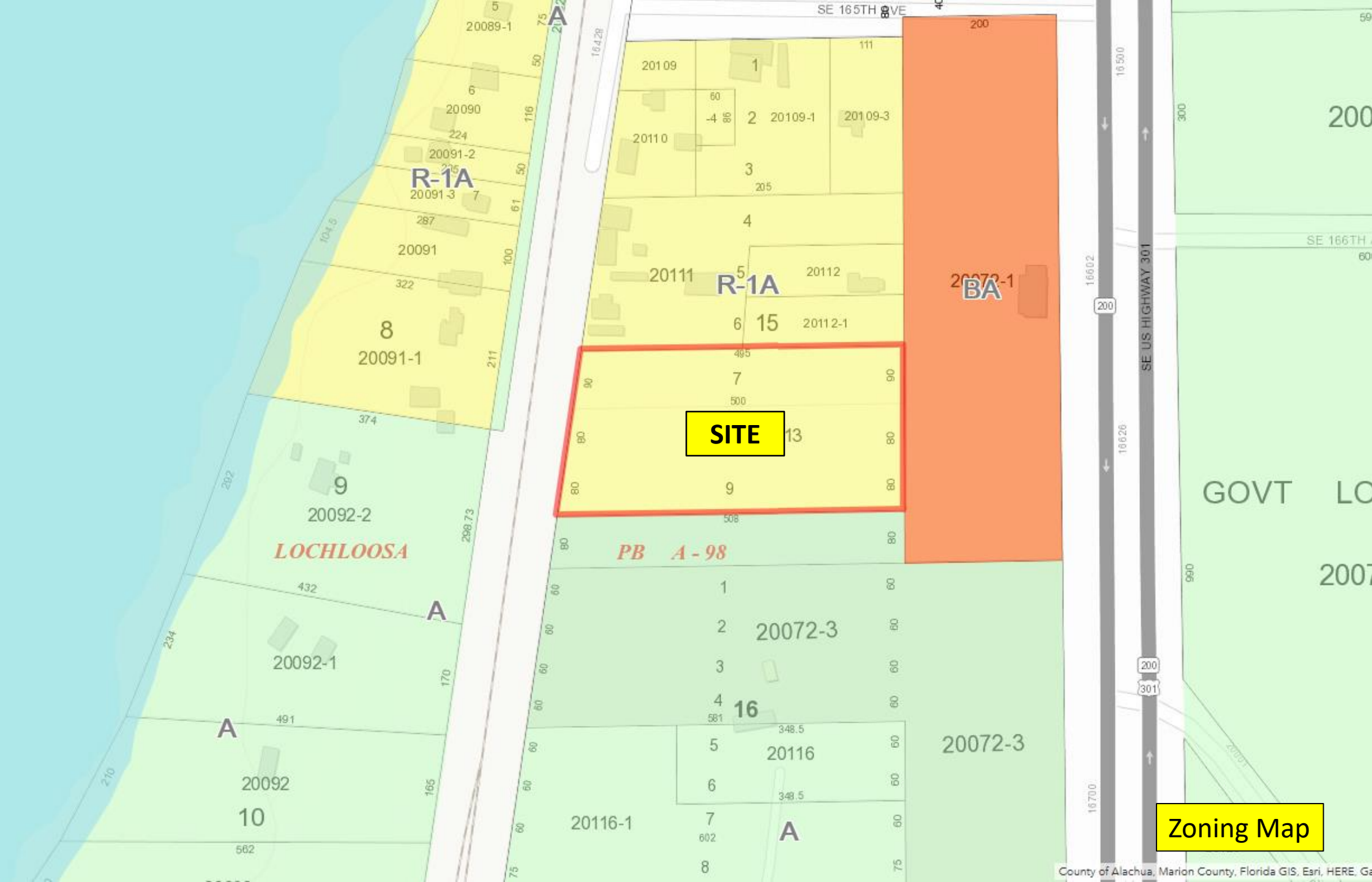
SITE



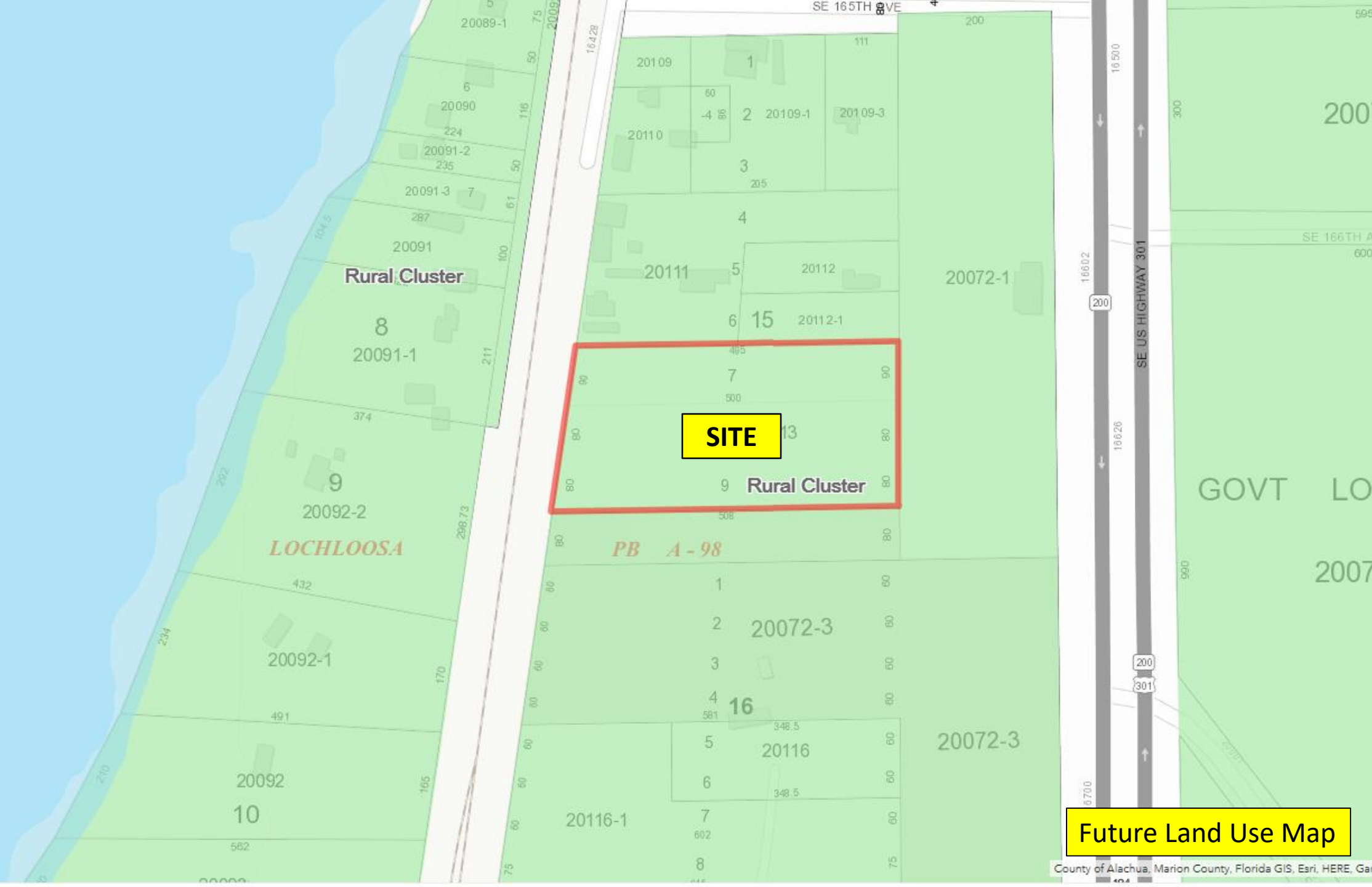
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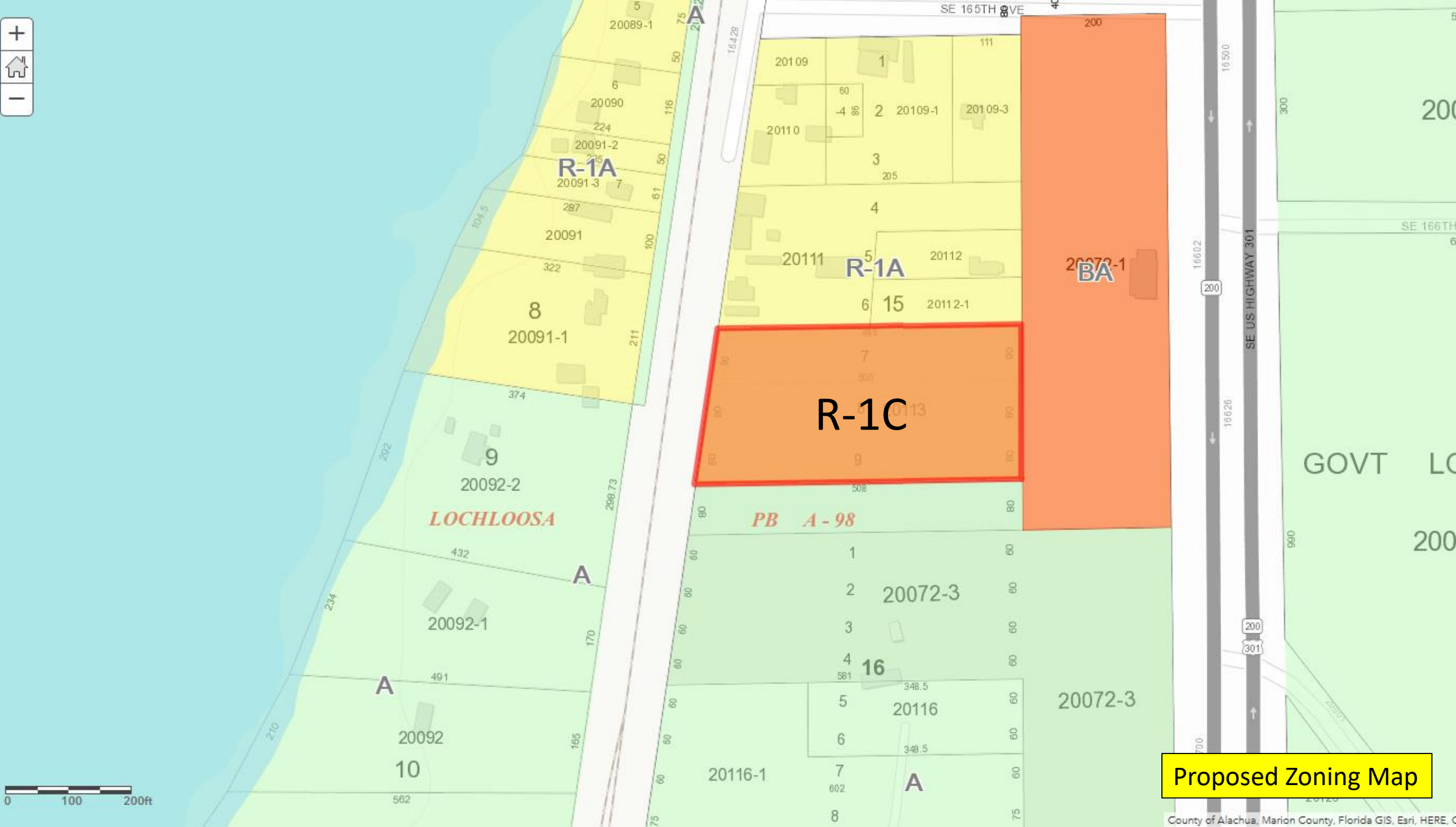
Aerial Image



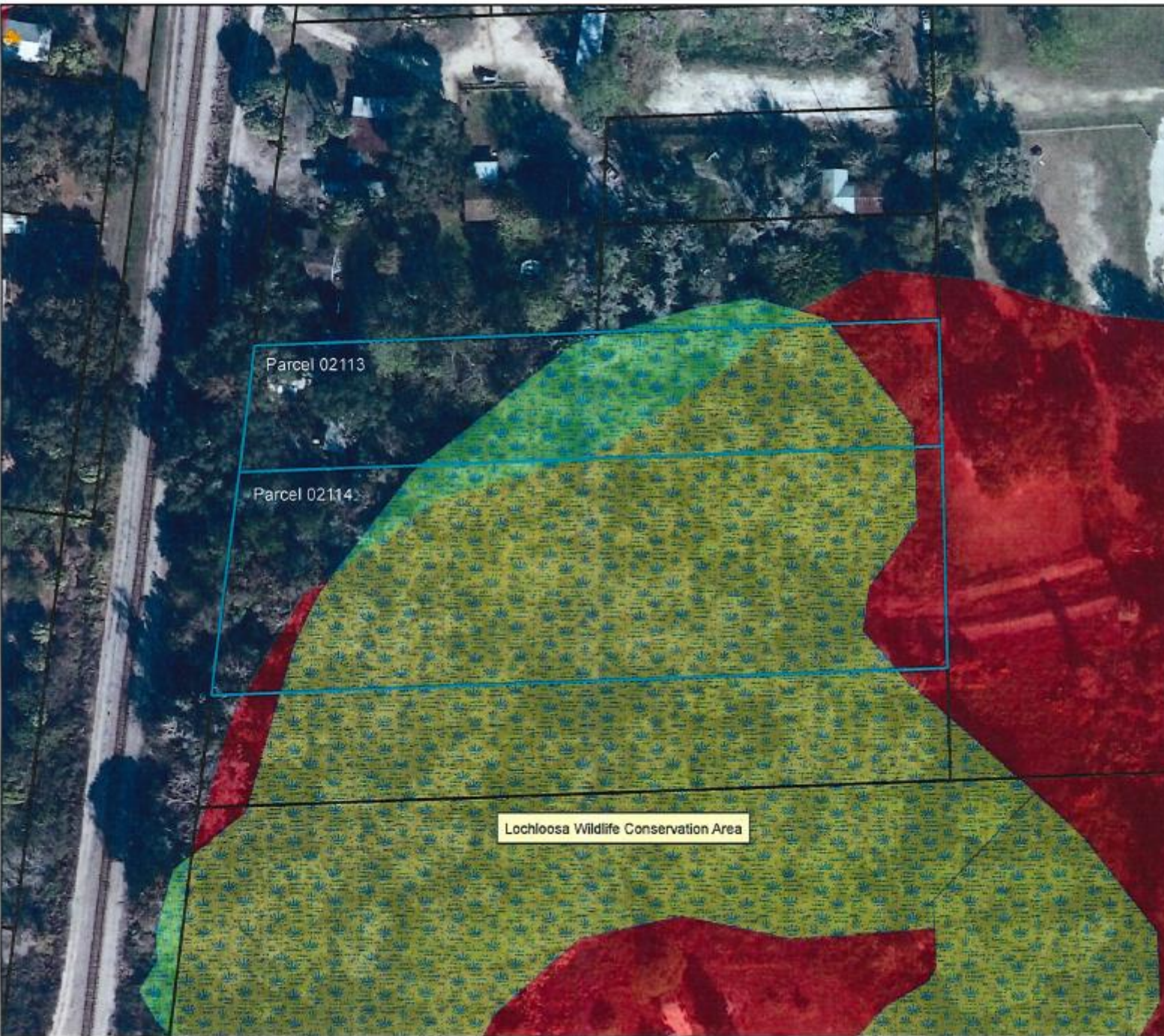
Zoning Map



Future Land Use Map



Proposed Zoning Map



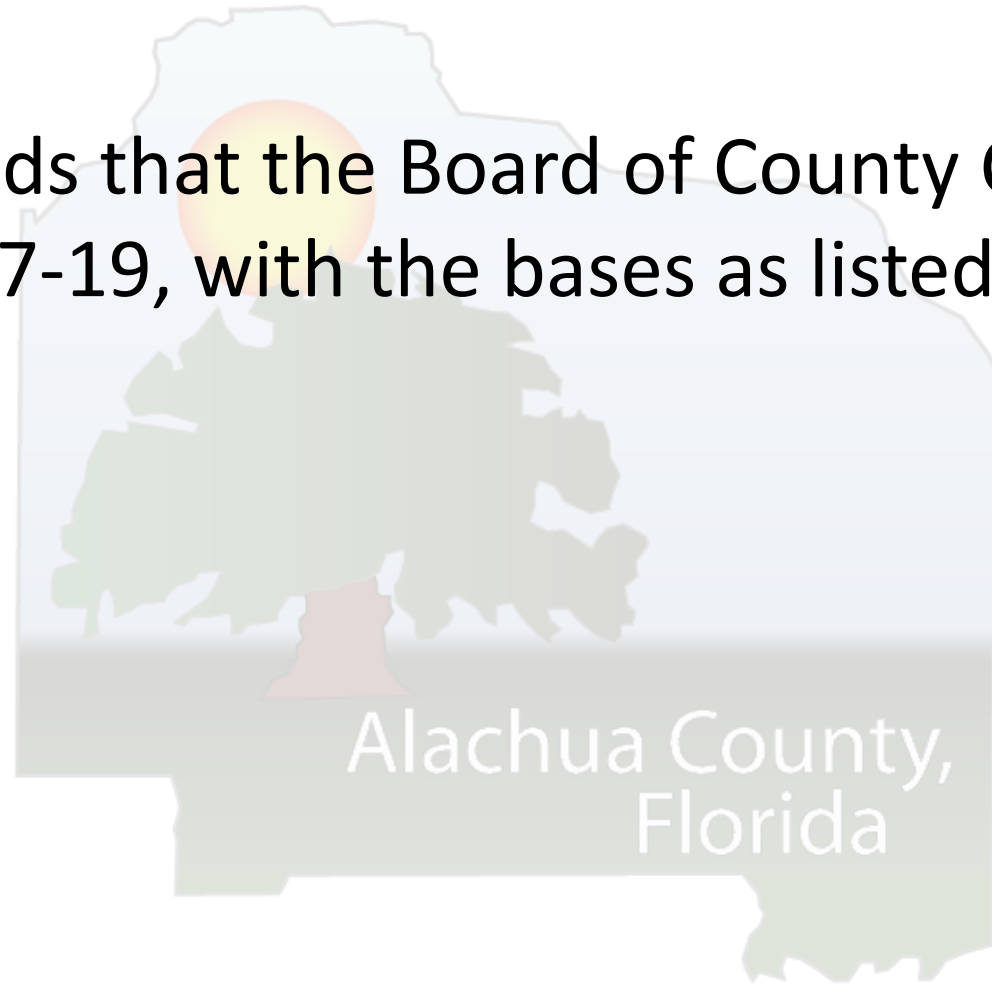
Wetland and floodplain map

Bases for approval

- *Staff has found the following bases for approval, consistent with the Comprehensive Plan & Unified Land Development Code*
- Policy 6.4.4 of FLUE (Rural clusters)
- Sec. 403.05 of ULDC (single-family zoning districts)
- Policy 3.4.1 of COSE (environmental resources assessment)
- Adequate area outside of flood zone/wetlands

Staff recommendation

- Staff recommends that the Board of County Commissioners **approve** ZOM-07-19, with the bases as listed in the staff report.



Planning Commission recommendation

- The Planning Commission recommends (8-0 vote) that the Board of County Commissioners **approve** ZOM-07-19, with the bases as listed in the staff report.

