

**LEGISLATIVE #**

**110788G**



## Planning and Development Services

# **PB-11-156 TCH SEGRI District - Delete Drive- throughs as Prohibited Use**

**April 19, 2012  
Presentation to City Commission  
Dean Mimms, AICP  
(Legislative No. 110788)**

# Special Area Plans

SEGRI

 SEGRI  
Special Area Plan

 City Limits



**110788G**

E UNIVERSITY AVE

HAWTHORNE RD

S MAIN ST

DEPOT RD

SE 11TH ST

SE 15TH ST


SE 14TH ST


SW 16TH AVE

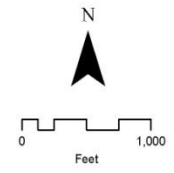
110788G

**SOUTHEAST GAINESVILLE  
RENAISSANCE INITIATIVE - SEGRI**

**Zoning Category**

- |   |   |
|---|---|
|  RSF-1 |  OR  |
|  RSF-2 |  MD  |
|  RSF-3 |  OF  |
|  RSF-4 |  CP  |
|  RC    |  BUS |
|  MH    |  BA  |
|  RMF-5 |  BT  |
|  RMF-6 |  W   |
|  RMF-7 |  I-1 |
|  RMF-8 |  I-2 |
|  RH-1  |  AGR |
|  RH-2  |  CON |
|  RMU   |  PS  |
|  MU-1  |  AF  |
|  MU-2  |  ED  |
|  CCD   |  PD  |

 **SEGRI BOUNDARY**  
(approx. 1,106.7 acres)



Prepared by the Planning and Development Services - GIS Section  
January 2012  
File: ArcAll/Jesse2012/Dean\_SEGRI\_01-12

This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map. For specific information, you are directed to contact the City of Gainesville, Florida.

110788G

NE 3RD AVENUE

NE 3RD AVENUE

NE 11TH STREET

NE 1ST AVENUE

NE 1ST AVENUE

NE 15TH STREET

UNIVERSITY AVENUE

SE 16TH STREET

WALDO ROAD

SE 1ST AVENUE

SE 13TH STREET

SE 14TH STREET

HAWTHORNE RD

SE 12TH STREET

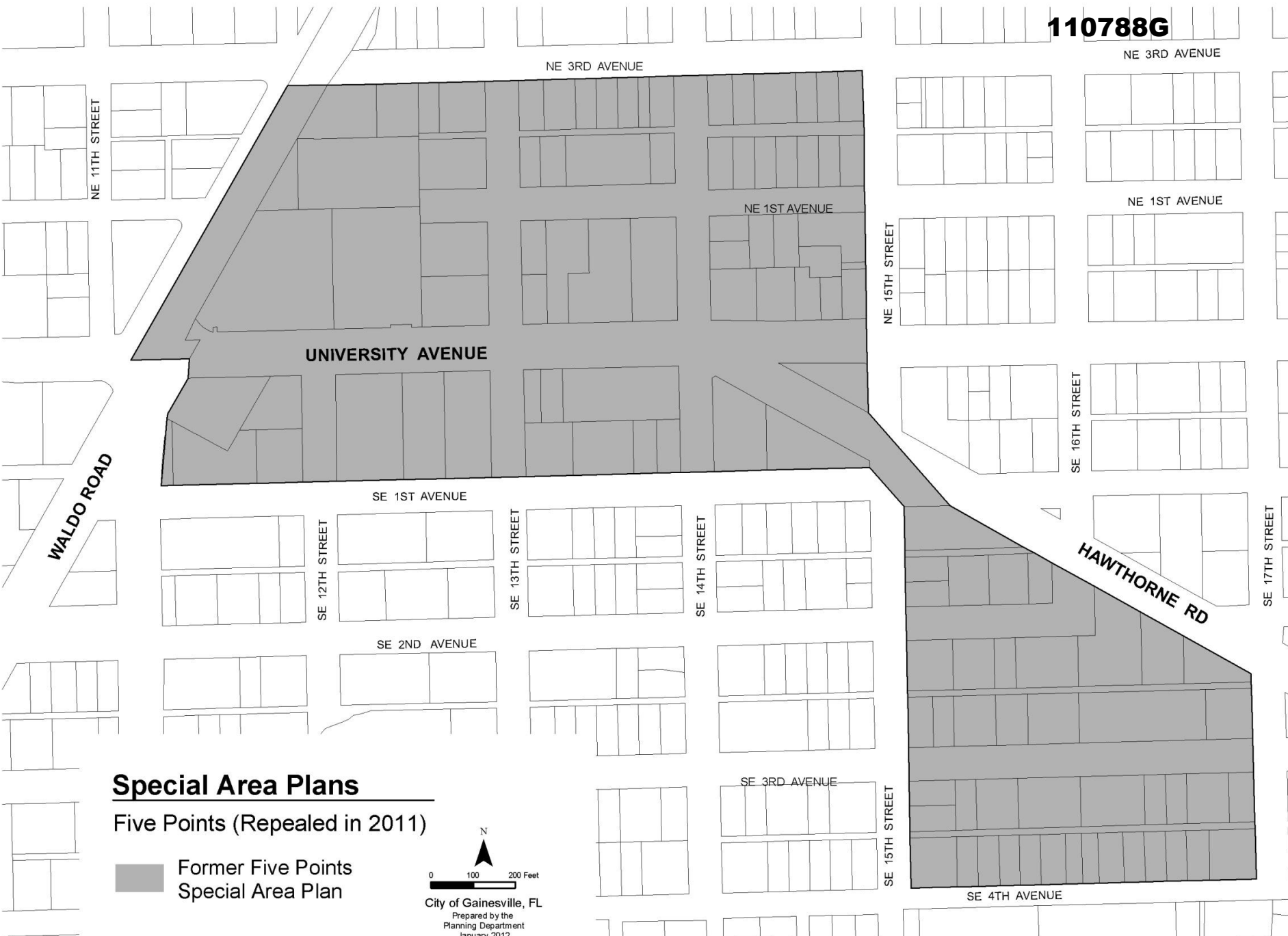
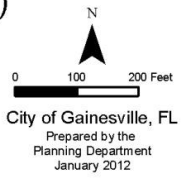
SE 2ND AVENUE

SE 17TH STREET

### Special Area Plans

Five Points (Repealed in 2011)

Former Five Points Special Area Plan



- **Drive-throughs (DTs) prohibited in 5-Points SAP, which was repealed & replaced by SEGRI in April 2011**
- **DT prohibition is potential impediment to non-res devel't in SEGRI**

- **DT prohibition inconsistent w/1<sup>st</sup> Objective of SEGRI: which is to ‘promote development of both res’l & non-res’l devel’t’ (e.g., DT banking facility)**
- **If prohibition removed, any proposed stand-alone DT subject to substantial requirements of Conc Mgmt EI, incl’g SUP review**



# **Recommendation**

**City Plan Board to City Commission:**

**Approve Petition PB-11-156 TCH**

**Plan Board voted 7:0**

**Staff to City Commission: Approve Petition**

**PB-11-156 TCH**

**Staff to City Plan Board: Approve Petition**

**PB-11-156 TCH**