



## Planning and Development Services

# PB-16-75 ZON

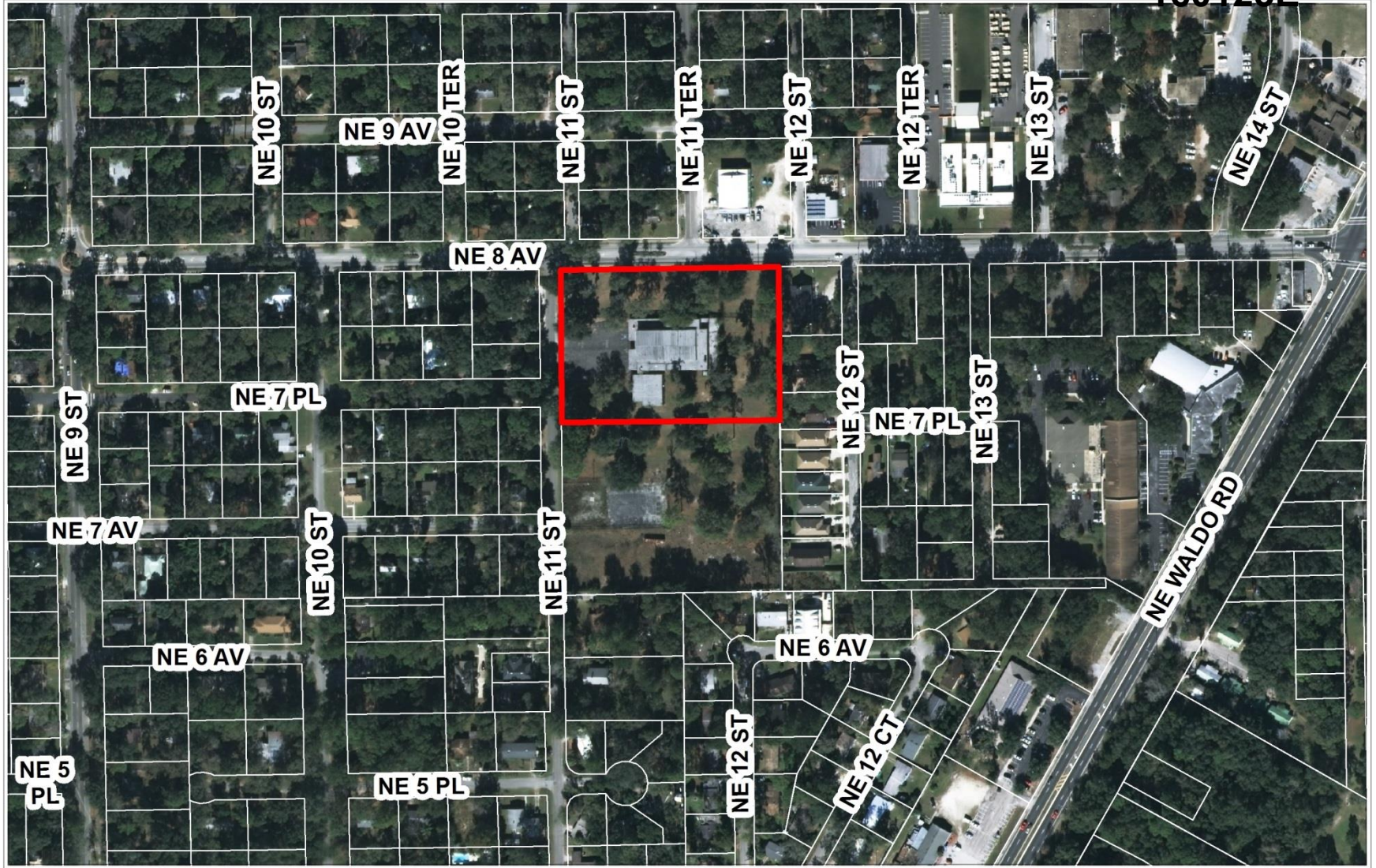
**City Commission**  
**July 21, 2016**

Legistar No.160123

**Presentation by Dean Mimms, AICP**

# Zoning Change

<b>PB-16-75 ZON</b>	<b>Existing</b>	<b>Proposed</b>
<b>Zoning</b> (3.2 ac)	<b>PS</b> Public services & operations district to <b>MU-1: 8-30</b> units/acre mixed use low intensity district	<b>MU-1</b> 8-30 units/acre mixed use low intensity district



AERIAL PHOTOGRAPH



Name	Petition Request	Petition Number
City of Gainesville	Rezone property from PS: Public services and operations district to MU-1: 8-30 units/acre mixed-use low-intensity district	PB-16-75 ZON

# Zoning District Categories

- RSF-1 Single-Family Residential (3.5 du/acre)
- RSF-2 Single-Family Residential (4.6 du/acre)
- RSF-3 Single-Family Residential (5.8 du/acre)
- RMF-5 Residential Low Density (12 du/acre)
- RMF-6 Multiple-Family Medium Density Residential (8-15 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- MU-1 Mixed Use Low Intensity (8-30 du/acre)
- PS Public Services and Operations



Area under petition consideration

----- Division line between two zoning districts


160123E

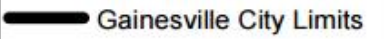
## PROPOSED ZONING

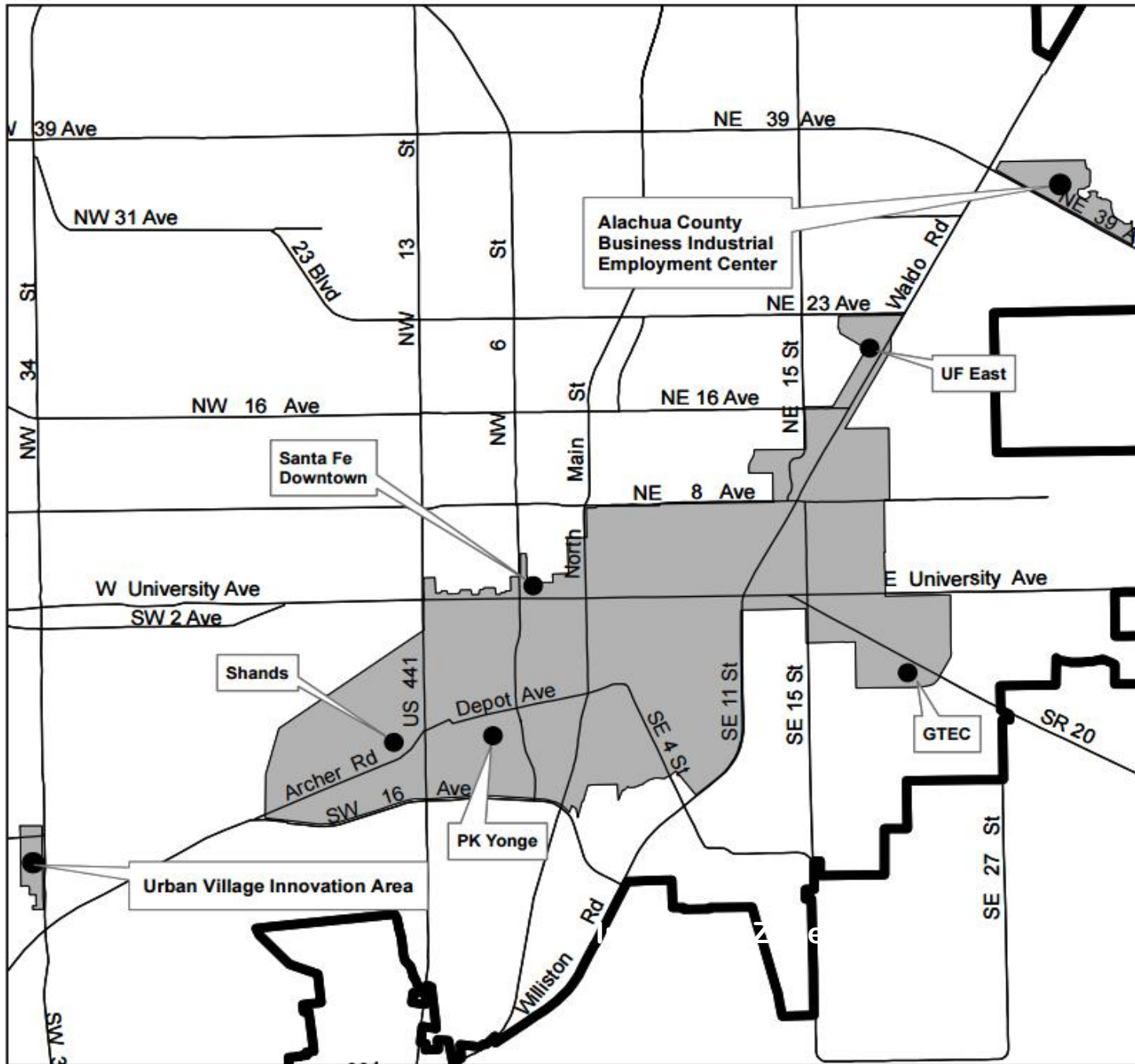
	Name	Petition Request	Petition Number
 No Scale	City of Gainesville	Rezone property from PS: Public services and operations district to MU-1: 8-30 units/acre mixed-use low-intensity district	PB-16-75 ZON

**FUTURE LAND USE  
ELEMENT**

Innovation Zone

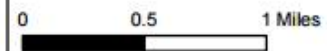
 Innovation Zone

 Gainesville City Limits



**City of Gainesville, Florida**

Prepared by the  
Planning & Development Services  
March 2013



160123E

Armory from NE 8<sup>th</sup> AVE



160123E

NE 11<sup>TH</sup> ST

East along NE 8<sup>th</sup> AVE



160123E



North across NE 8<sup>th</sup> AVE



160123E

South from NE 8<sup>th</sup> AVE

160123E



East of Armory  
NE 12<sup>th</sup> ST at NE 8<sup>th</sup> AVE

1203  
Emanuel Missionary  
BAPTIST CHURCH  
PASTOR: [unreadable]  
WORSHIP SERVICES  
SUNDAY SCHOOL - SUNDAY - 9:30 AM  
MORNING WORSHIP - SUNDAY - 11:00 AM

160123E

Duplexes to East  
on NE 12th ST



160123E

Armory from NE 11<sup>th</sup> ST



160123E

Single-family residence to  
West along NE 11<sup>th</sup> ST



160123E



Duplexes to West  
on NE 11th ST

# Petition / Background

- Developed 3.2-ac, City-owned Armory property w/vacant 29,335 sq. ft. building. Ownership reverted to City w/in past year.
- City issued RFP in early March for reuse & redevelopment of property. Successful respondent a small, innovative, successful local company (Phalanx Defense Systems) that has outgrown its space at Airport.
- Staff determined MU-1 most appropriate category for proposed use (*Armor systems manufacturing & assembly*), filed applications for ZON and related small-scale LUC and TCH petitions
- MU-1 allows broad range of non-res'l & res'l uses, including office & retail scaled to serve surrounding neighborhood

# Key Points – ZON

- **MU-1 zoning consistent w/Comp. Plan (in particular re: encouraging mixed-use development, infill & redevelopment, development of Innovation Economy)**
- **Proposed MU-1 supports mixed-use development at appropriate location**
- **Will broaden range of permitted uses of property**
- **Supportive of economic development in eastern part of City**



# **Recommendation**

**City Plan Board to City Commission**  
**Approve Petition PB-16-75 ZON**  
**(Plan Board voted 6-0)**

**Staff to City Commission**  
**Approve Petition & Ordinance**