



Planning and Development Services

PB-13-23 ZON

**Presentation to City Commission
June 20, 2013**

Legislative No. 121036

(Related to Small-scale Land Use Amendment PB-13-22 LUC)

Rezone 1.86-ac property

	Existing	Proposed
Zoning	BA (Automotive-oriented business district)	MU-1 (Mixed-use low intensity district: 8-30 units/ac)

City of Gainesville Zoning Districts

RSF-1	3.5 units/acre Single-Family Residential
RMF-5	12 units/acre Single-Family/Multiple-Family Residential
RMF-6	8-15 units/acre Multiple-Family Residential
OF	General Office
BA	Automotive-Oriented Business
MU-1	8-30 units/acre Mixed-Use Low-Intensity
MU-2	12-30 units/acre Mixed-Use Medium-Intensity
CON	Conservation
ED	Educational Services



Area
under petition
consideration



----- Division line between two zoning districts

PROPOSED ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
	Causseaux, Hewett & Walpole, agent for Bluestone Lands LLC	Rezone property from Automotive-oriented Business district (BA) to Mixed-Use Low-Intensity district (MU-1)	3750	PB-13-23 ZON

121036H



AERIAL PHOTOGRAPH



Name	Petition Request	Map(s)	Petition Number
Causseaux, Hewett & Walpole, agent for Bluestone Lands LLC	Rezone property from Automotive-Oriented Business district (BA) to Mixed-Use Low Intensity district (MU-1)	3750	PB-13-23 ZON

121036H



NW 19TH
LANE



DO NOT
BLOCK
INTERSECTION



WE
BUY

WE
SELL
ARS

121036H



121036H



NW 19th St

NW 13th St

SPEED LIMIT 15

Petition / Background

- Major car dealership 1935 – 2008, used car business since April 2012
- Developed site w/approx. 30,456 sq ft (auto showroom, warehouse bldg) - needs redevelopment

- Served by urban services, no impact on adopted LOS (water/wastewater, solid waste, recreation, schools)
- TCEA Zone B
- RTS Routes 6, 8 & 29 along NW 13th ST
- No known contamination or other environmental issues

Highlights – ZON

- **Proposed MU-1 compatible w/area, incl'g MU-1 east side NW 13th ST between NW 23rd and NW 16th AVEs**
- **MU-1 would incr. redevelopment potential by allowing more uses & establishing ZON category more compatible w/those in corridor**

Highlights – ZON

Consistent w/pertinent Comp Plan goals, objectives & policies, incl'g those that encourage:

- **mixed-use development where appropriate**
- **redevelopment**
- **restriction of auto sales & service to N Main ST north of 16th AVE**

Staff to City Commission

Approve Petition and Ordinance

City Plan Board to City Commission

Approve Petition PB-13-23 ZON

Plan Bd voted 6-0