



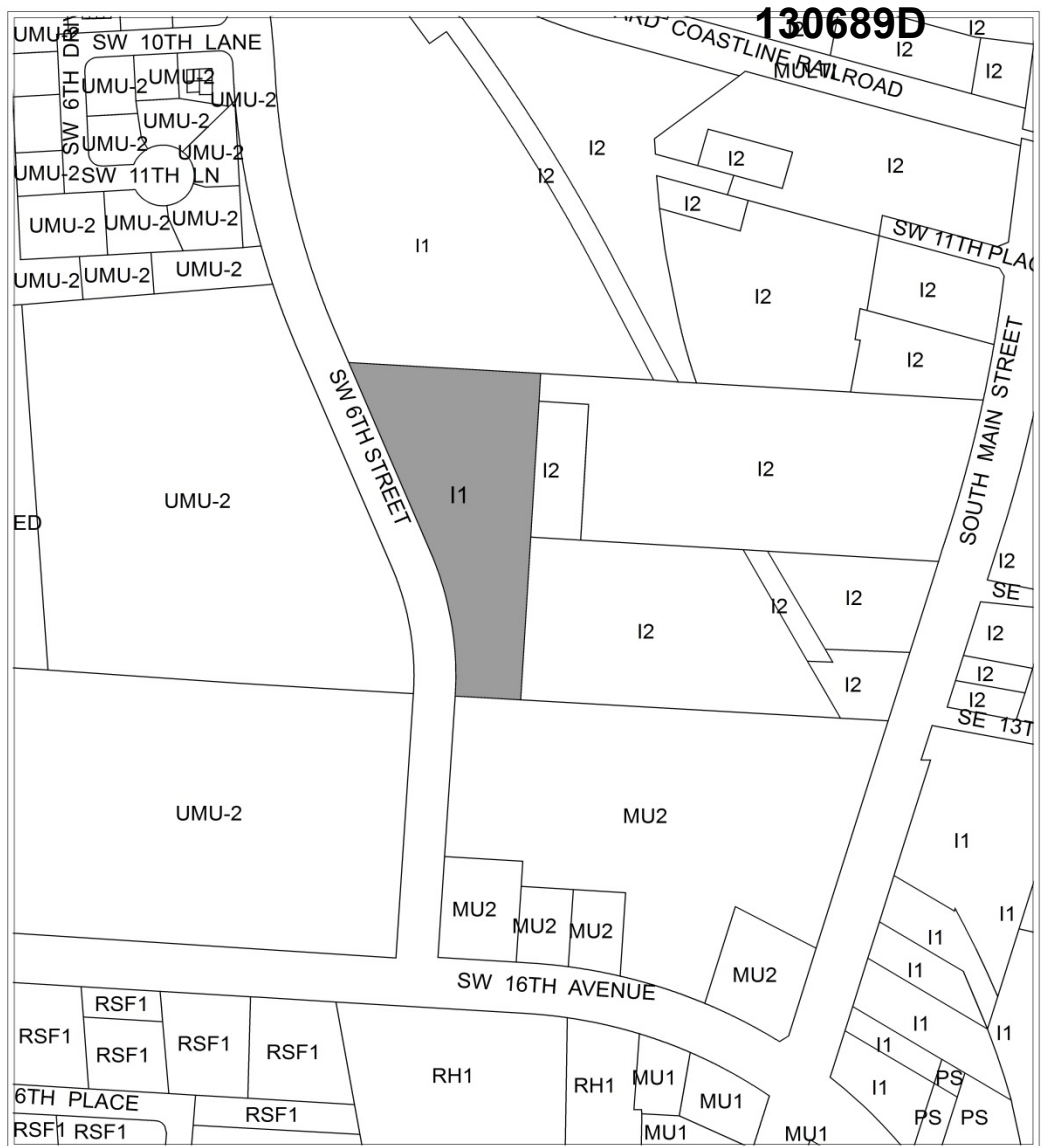
## Planning and Development Services

# City Commission Legistar Item No. 130689 PB-13-123 ZON & PB-13-126 TCH June 5, 2014

Prepared by Jason Simmons

# City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RH-1 8-43 units/acre Residential High Density
- MU-1 8-30 units/acre Mixed Use Low Intensity
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- UMU-2 Up to 100 units/acre Urban Mixed-Use
- I-1 Limited Industrial
- I-2 General Industrial
- PS Public Services and Operations
- ED Educational Services




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Area under petition consideration



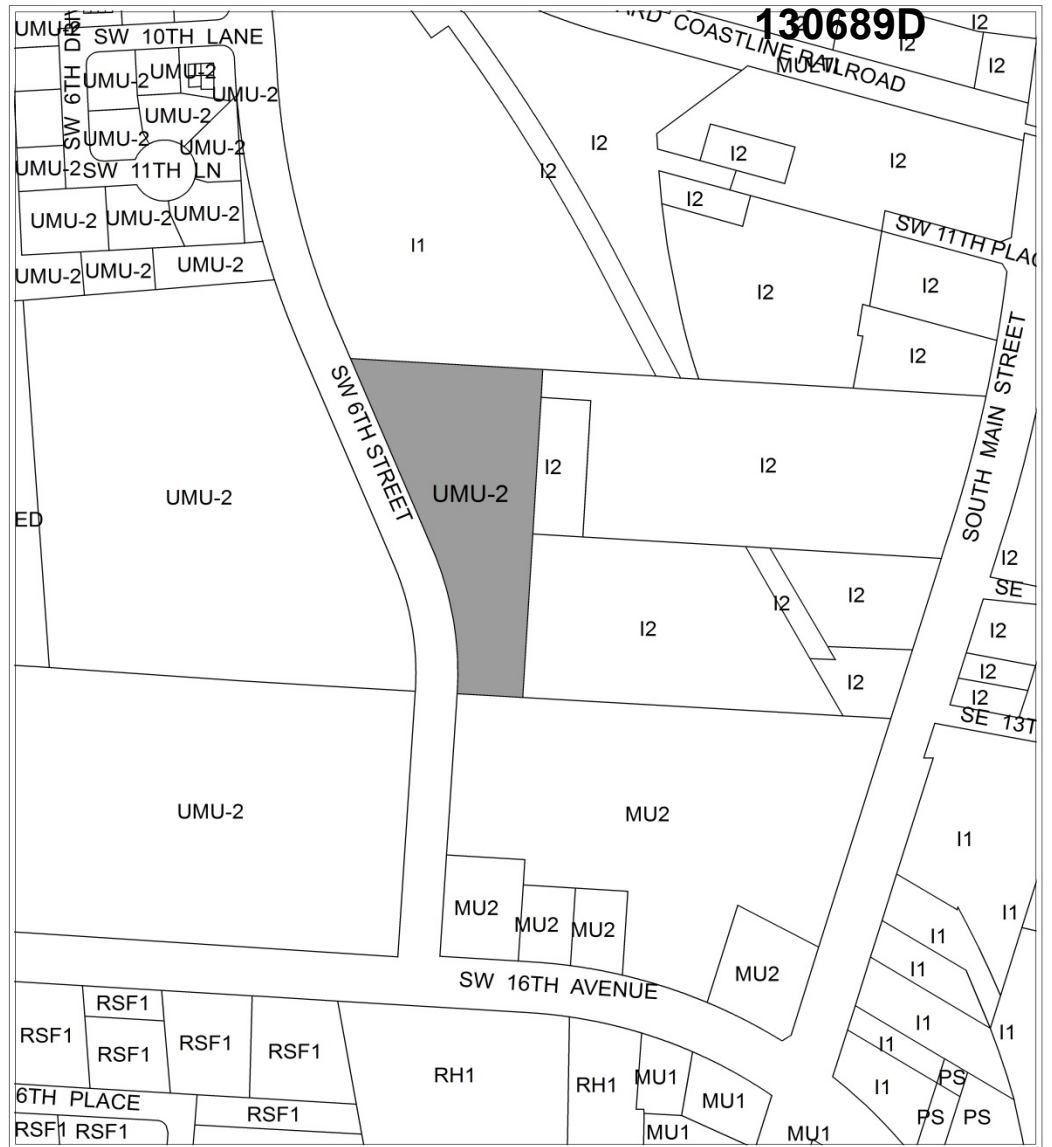
--- Division line between two zoning districts

## EXISTING ZONING


	Applicant	Petition Request	Petition Number
 No Scale	Ricardo Cavallino, agent for Ridgway Roof Truss Co, Inc	Rezone property from I-1: Limited Industrial district to UMU-2: 10 to 100 units per acre, and up to 25 additional units per acre by special use permit Related to PB-13-122 LUC	PB-13-123 ZON

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Area under petition consideration



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## PROPOSED ZONING

	Applicant	Petition Request	Petition Number
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130689D



AERIAL PHOTOGRAPH

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- Site is located along a Central Corridor and is currently regulated by the Central Corridors SAP; if zoning adopted, will be regulated by UMU-2 zoning design regulations & added to Archer Triangle area of the UMU-2 district
- UMU-2 zoning allows residential as well as office/research, retail & service uses
- Site less than mile from UF, Innovation Square, Depot Park and downtown

# PB-13-123 ZON & PB-13-126 TCH

- High intensity UMU-2 would be adjacent to other intense zoning districts (I-2, MU-2, UMU-2), within central core of city where density, pedestrian-oriented development & mix of uses is encouraged
- UMU-2 zoning emphasizes orientation of structures to the street and the multi-modal character of the area

- LDRs including streetscape & public realm requirements ensure pleasant/safe environment for pedestrians, bikes, transit & autos
- No major environmental issues on the site; no wetlands or floodplain areas
- Site is in TMPA Zone A & within UF Context Area; must comply with TME Policy 10.1.14 concerning new MF residential development funding capital transit costs
- Zoning is consistent with Comprehensive Plan



## Planning and Development Services

# **PB-13-126 TCH**

## **Presentation to City Commission June 5, 2014**

(Prepared by Dean Mimms, AICP)

Reflects addition of 3.28 acres being rezoned in Archer Triangle area:

I-1 to UMU-2

(by related Petition PB-13-123 ZON)

Amend Sec. 30-65.2, Urban mixed-use district 2 (UMU-2) by updating:

- **District Boundary Map-Archer Triangle**
- **Map of Street Types-Archer Triangle**

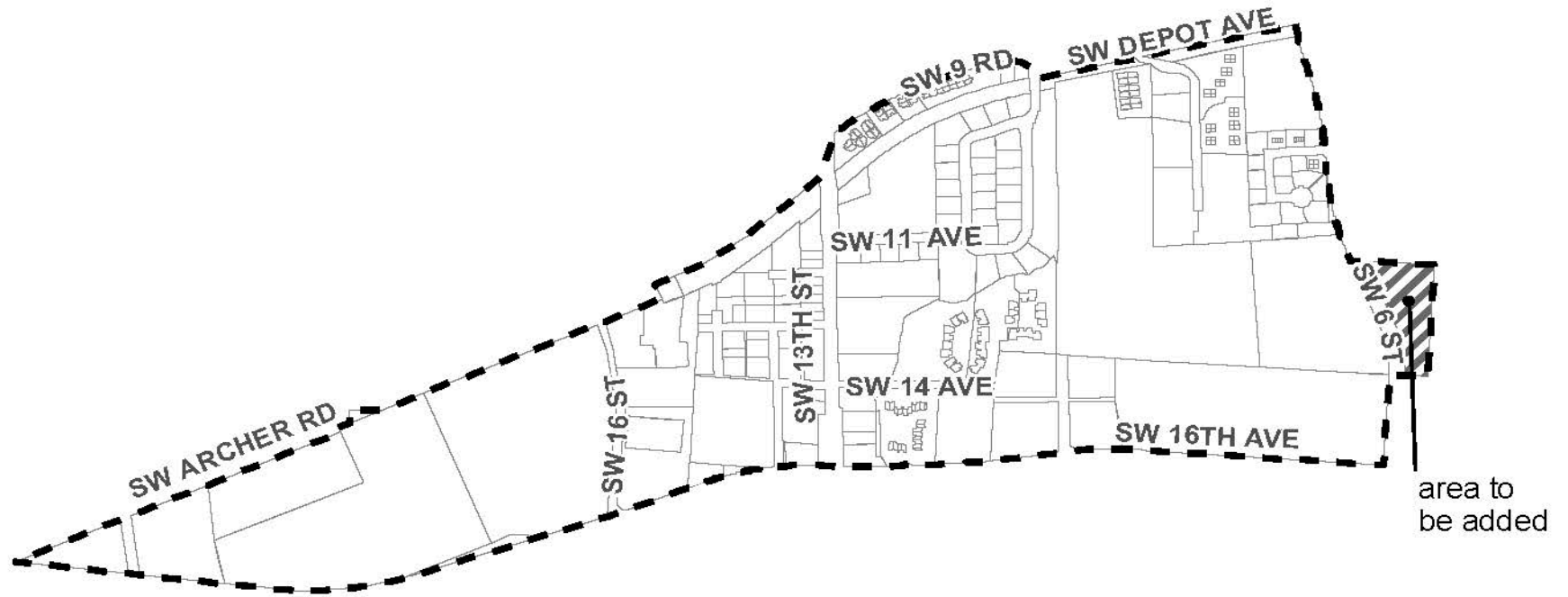


Figure 1.1 District Boundary Map - Archer Triangle

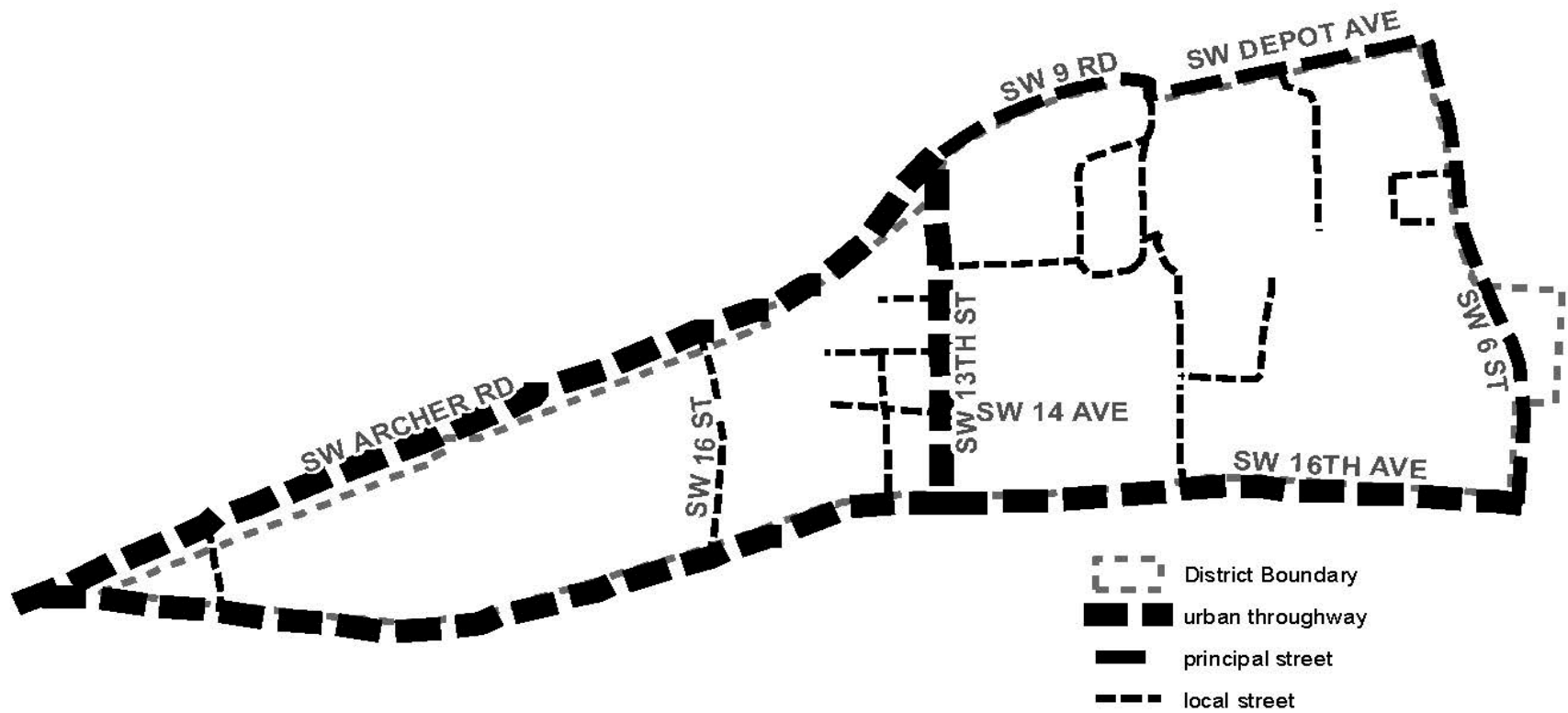


Figure 2.2 Street Types - Archer Triangle



# STAFF RECOMMENDATION:

- Approve Petition PB-13-123 ZON & Petition PB-13-126 TCH.
- Adopt Ordinance 130689 on First Reading.
- Plan Board approved petitions 6-0 on January 23, 2014.