



Planning and Development Services

# **PB-15-155 ZON**

**City Commission  
April 21, 2016**

**Legistar No. 150749**

**Presentation by Dean Mimms, AICP**

# Zoning Change

| <b>PB-15-155<br/>ZON</b>    | <b>Existing</b>                                | <b>Proposed</b>  |
|-----------------------------|--|--|
| <b>Zoning<br/>(0.63 ac)</b> | <b>BUS<br/>(General business<br/>district)</b> | <b>BA<br/>(Automotive-<br/>oriented<br/>business district)</b> |

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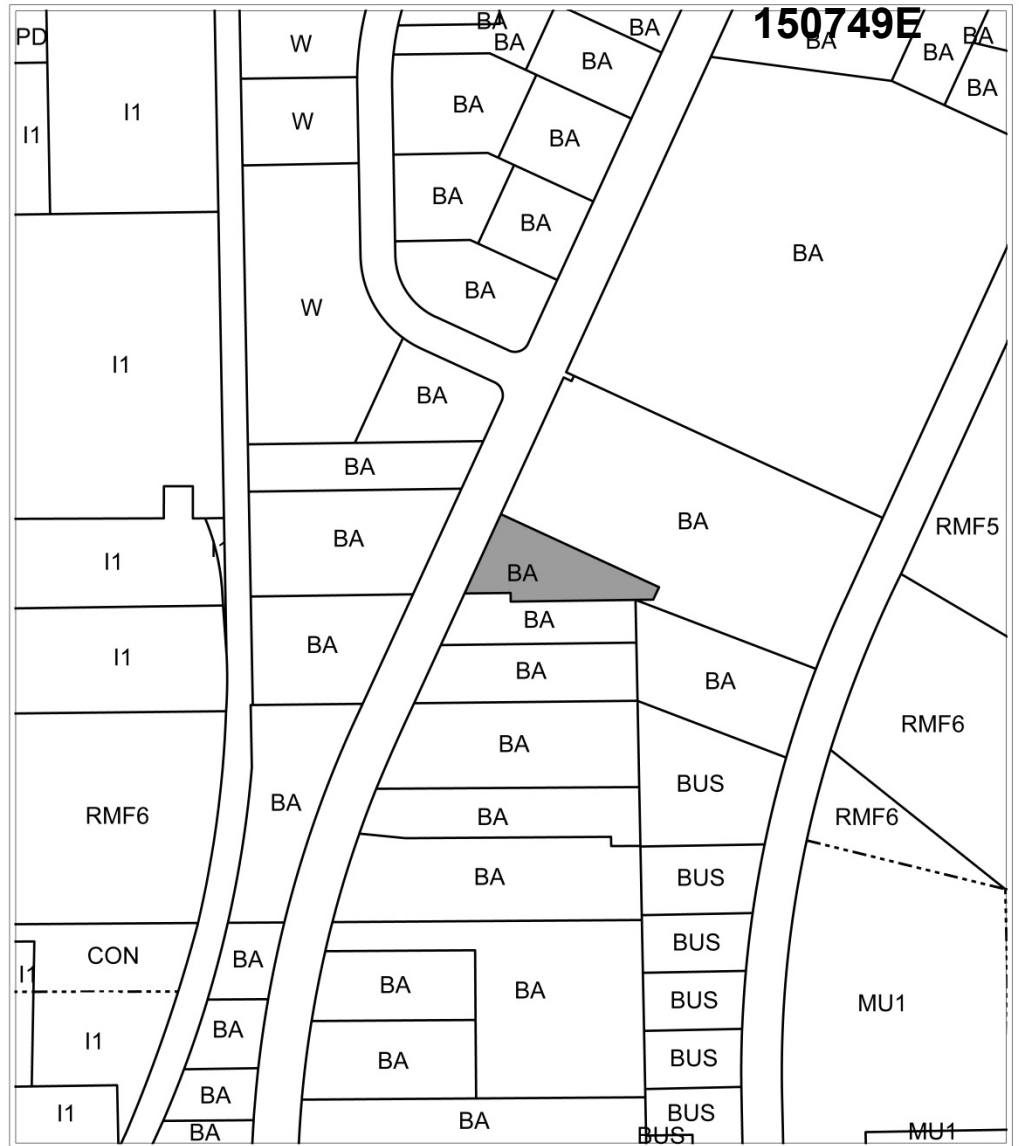
AERIAL PHOTOGRAPH




| Name                                     | Petition Request  | Petition Number |
|--|---|-----------------|
| Warren Mack, agent for Helika Properties | Rezone from BUS, General business district to BA, Automotive-oriented business district | PB-15-155 ZON   |

# City of Gainesville Zoning Districts

- RMF5 12 units/acre Residential Low Density
- RMF6 8-15 units/acre Multiple-Family Medium Density Residential
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- MU1 8-30 units/acre Mixed Use Low Intensity
- W Warehousing and Wholesaling
- I1 Limited Industrial
- CON Conservation




Area under petition consideration



----- Division line between two zoning districts

## PROPOSED ZONING

|   | Name                                     | Petition Request  | Petition Number |
|---|--|---|-----------------|
|  | Warren Mackm agent for Helika Properties | Rezone from BUS, General business district to BA, Automotive-oriented business district | PB-15-155 ZON   |

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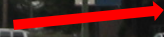
**MAIN STREET BEDDING & FUTON GALLERY**



**1947 N Main ST**

150749E

1947 N Main ST



Future Auto Dealership

North along N Main ST



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Further North along N Main ST

# Petition / Background

- **Site of former retail futon & bedding store in 4,331 sq. ft. building, vacant for several years. Owner has received inquiries for automotive-oriented business use. Requests BA to allow such use & be more competitive w/nearby properties.**
- **BA allows: Automotive dealers (MG 55); wholesale distribution of Motor vehicles, parts and supplies (IN 501); and Automotive repair, services & parking (MG-75).**
- **One of few non-BA properties N Main ST automotive business corridor between N 16<sup>th</sup> and NE 23<sup>rd</sup> Avenues.**
- **Corridor increasingly used for automotive business purposes, as envisioned by Comp. Plan (FLUE Policy 4.2.4).**



# Petition Highlights

- **Proposed BA zoning consistent w/surrounding BA zoning and w/North Main Street automotive business corridor north of North 16<sup>th</sup> Avenue.**
- **BA zoning consistent w/Comp. Plan policy of continuing to restrict auto sales & relatively intense auto service to North Main Street north of North 16th Avenue, and w/ infill & redevelopment policies in Comp. Plan.**

## **City Plan Board to City Commission**

**Approve Petition PB-15-155 ZON**  
**(Plan Board voted 5-0)**

## **Staff to City Commission**

**Approve Petition & Ordinance**