



Planning and Development Services

PB-12-161 LUC PB-12-162 ZON

**Presentation to City Commission
March 7, 2013**

**Legislative Nos. 120839 & 120840
Dean Mimms, AICP**

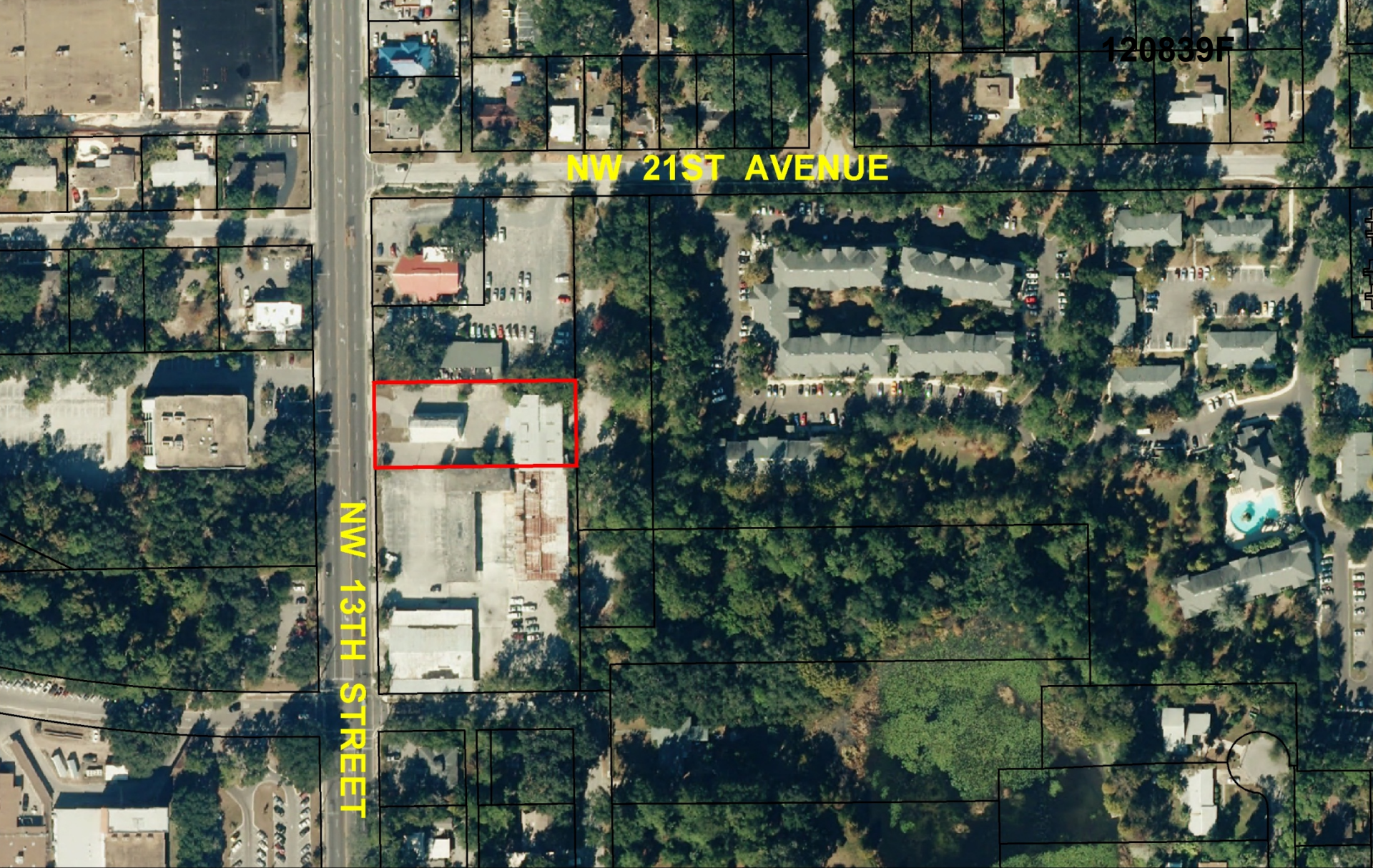
Small-scale Land Use Amendment PB-12-161 LUC

Related Rezoning PB-12-162 ZON

Part of former Brasington Automotive site

Requests for 0.71-ac property

	Existing	Proposed
Land Use	COM (Commercial)	MUL (Mixed-Use Low-Intensity: 8-30 units/ac)
Zoning	BA (Automotive- oriented business district)	MU-1 (Mixed-use low intensity: 8-30 units/ac)



AERIAL PHOTOGRAPH

	Name	Petition Request	Map(s)	Petition Number
	Brown & Cullen, Inc agent for Iris McWilliams	Amend FLUM from Commercial (C) to Mixed-Use low intensity (MUL)	3750	PB-12-161 LUC

120839F

**BRASINGTON
CADILLAC - OLDSMOBILE
PARTS & SERVICE**



120839F

SZECHUAN PALACE

CHINESE RESTAURANT

SUSHI
BAR



RTS
8 29

SPEED
LIMIT
35

120

CR... E WORKSHOP 20...
buy local... framing...
since 1986... plaques awards...
custom price...



City of Gainesville Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- O Office
- C Commercial
- E Education
- CON Conservation

----- Division line between two land use districts

Area under petition consideration



EXISTING LAND USE

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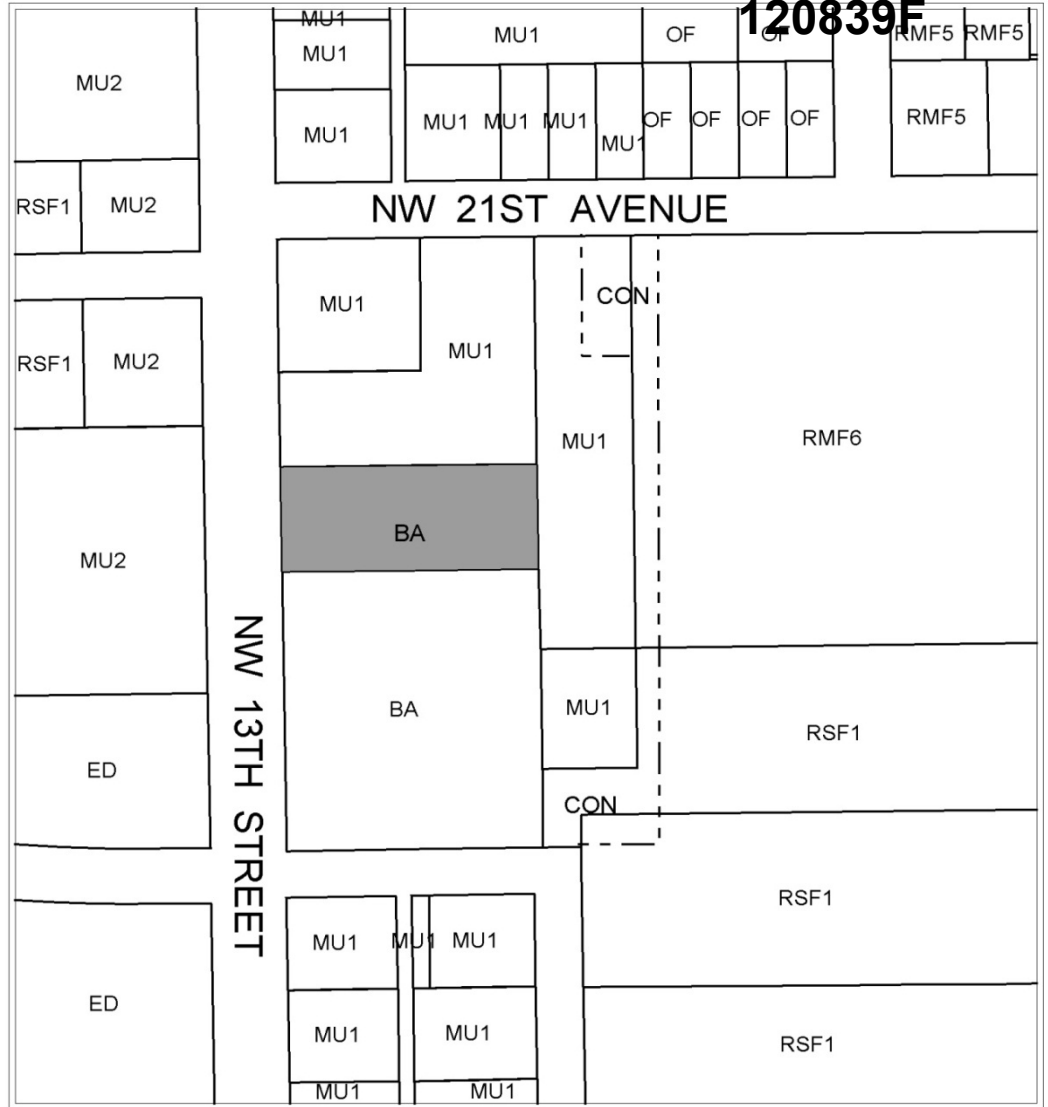
PROPOSED LAND USE

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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




----- Division line between two zoning districts

Area under petition consideration



EXISTING ZONING

	Name	Petition Request	Map(s)	Petition Number
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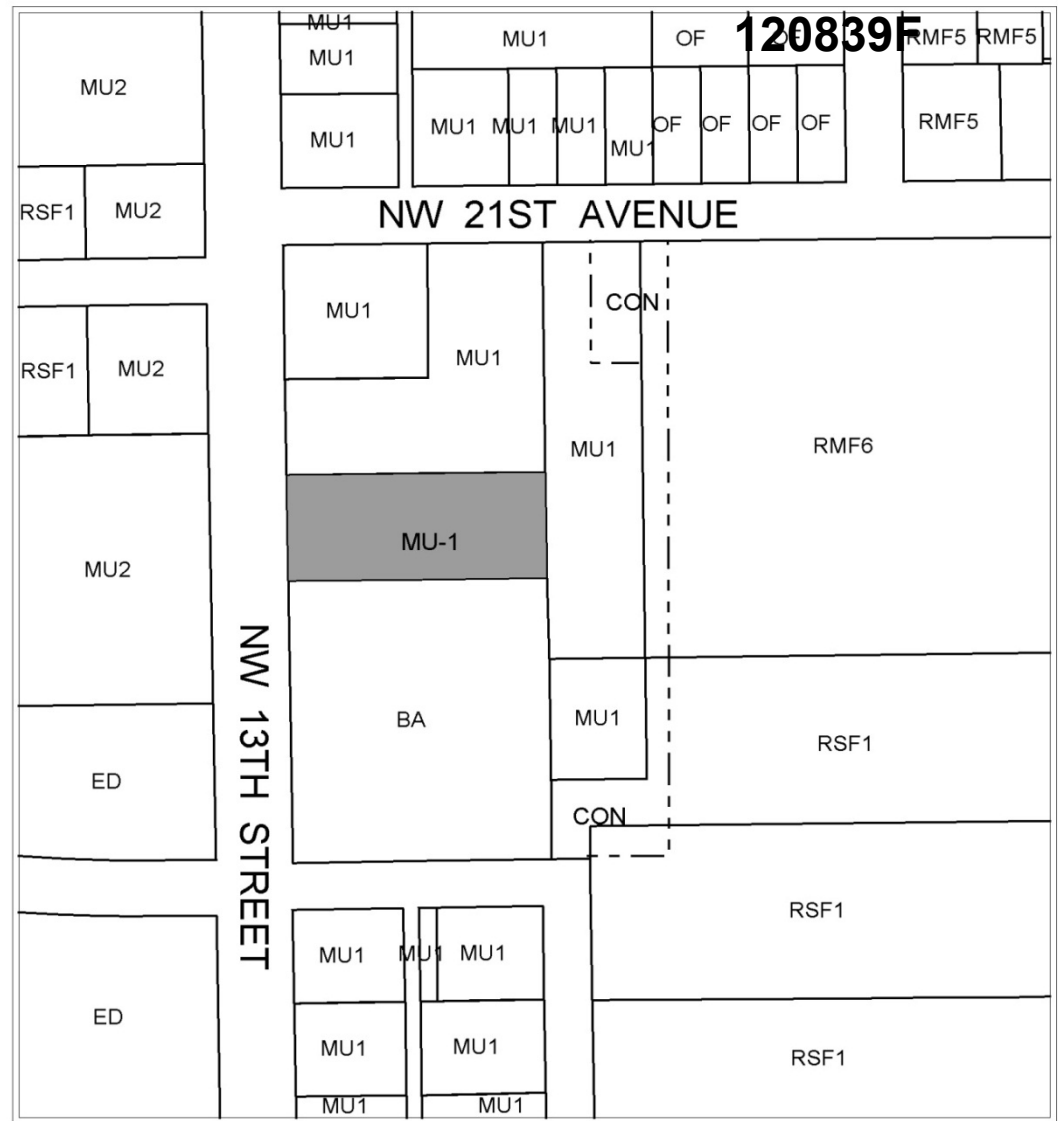
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Area under petition consideration



----- Division line between two zoning districts



PROPOSED ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
	Brown & Cullen, Inc agent for Iris McWilliams	Rezone from Automotive-oriented business (BA) to Mixed-use low intensity (MU-1) district	3750	PB-12-162 ZON

Petitions / Background

- **Auto. dealership opened 1938, closed 2008**
- **Developed, vacated site with 6,700 sq ft bldg towards front & 1,960 sq ft warehouse at rear**

Petitions / Background

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

Highlights – LUC & ZON

- **Proposed MUL/MU-I compatible w/adjacent MUL/MU-1 properties & surrounding area, and w/predominant MUL/MU-1 on east side NW 13th ST between NW 23rd and NW 16th Avenues**
- **MUL/MU-1 would increase redevelop't opportunities by establishing compatible categories & allowing additional uses**

- **Consistent w/various Comp. Plan goals, objectives and policies, including those that encourage mixed-use (FLUE Goal 1, Policy 1.2.3) and redevelopment (FLUE Goal 2, Obj. 2.1)**

Recommendation - LUC

City Plan Board to City Commission:

**Approve Petition PB-12-161 LUC
(Plan Board voted 6:0)**

Staff to City Commission & to City Plan Board:

Approve Petition PB-12-161 LUC

City Plan Board to City Commission:

Approve Petition PB-12-162 ZON

(Plan Board voted 6:0)

Staff to City Commission & to City Plan Board:

Approve Petition PB-12-162 ZON