

PD Rezoning (PB-15-69 PDV) 150418H

1206 W. University Avenue



AERIAL PHOTOGRAPH

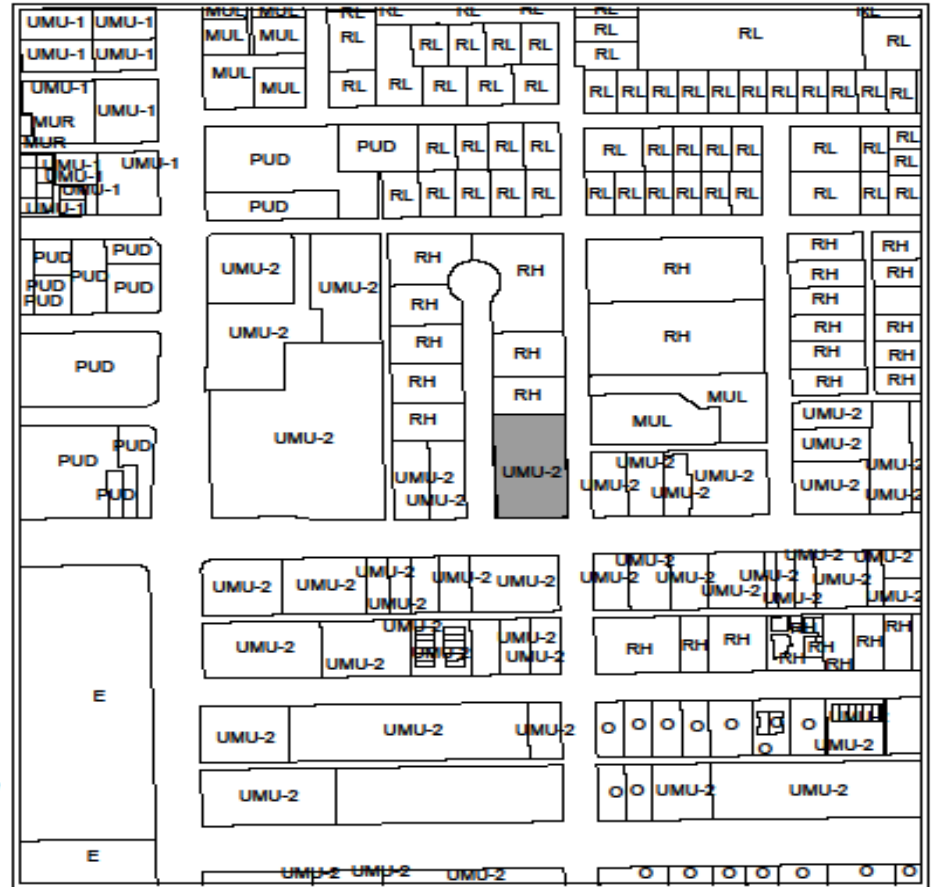


No Scale

Name	Petition Request	Petition Number
Tim Chess, McDonalds USA, LLC agent for Razvi Enterprises, LLC	Rezone property from UMU-2 (urban mixed-use district) to PD (Planned development district) to allow a restaurant with a drive-through	PB-15-69 PDV

City of Gainesville Land Use Categories


- R-L Residential Low-Density (up to 12 units per acre)
- MU-R Mixed-Use Residential (up to 75 units per acre)
- MU-L Mixed-Use Low Intensity (8-30 units per acre)
- UMU-1 Urban Mixed-Use 1 (8-75 units per acre)
- UMU-2 Urban Mixed-Use 2 (10-100 units per acre)
- O Office
- E Education
- PUD Planned Use District



Area under petition consideration



EXISTING LAND USE

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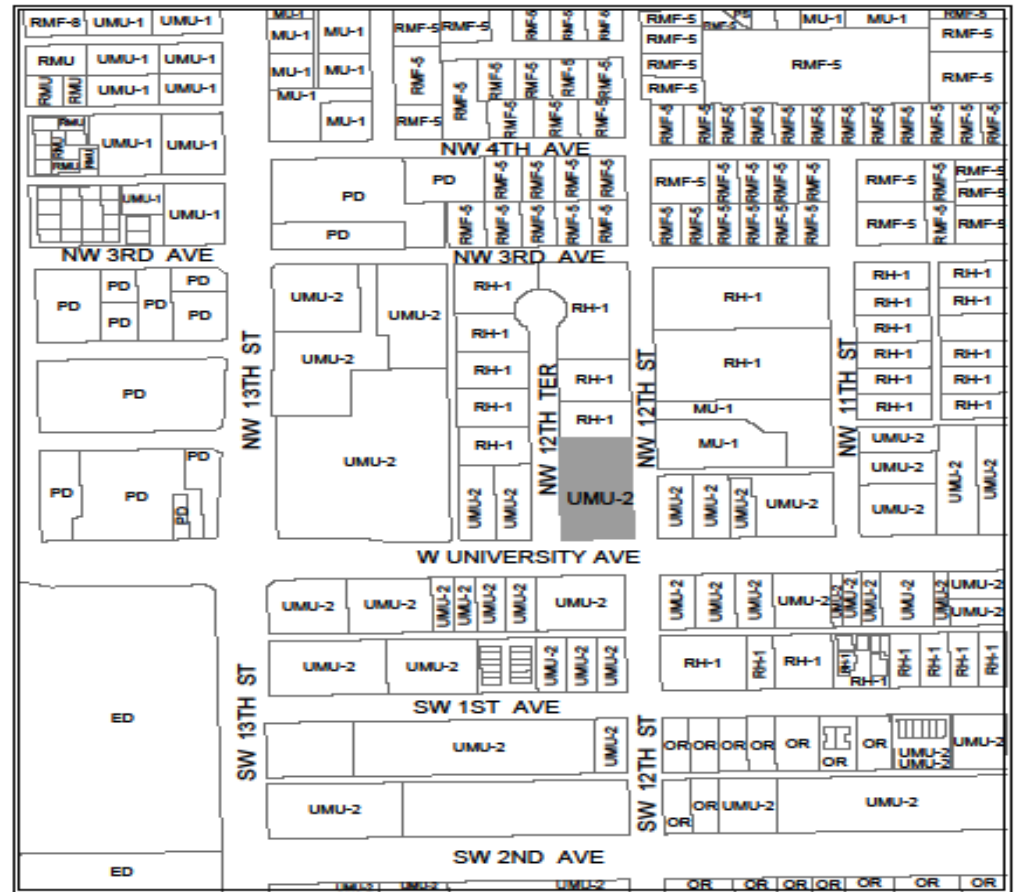
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City of Gainesville Zoning Districts

- RMF5 Residential Low Density (12 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- OR Office Residential (up to 20 du/acre)
- PD Planned Development
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- ED Educational Services

Area under petition consideration



EXISTING ZONING

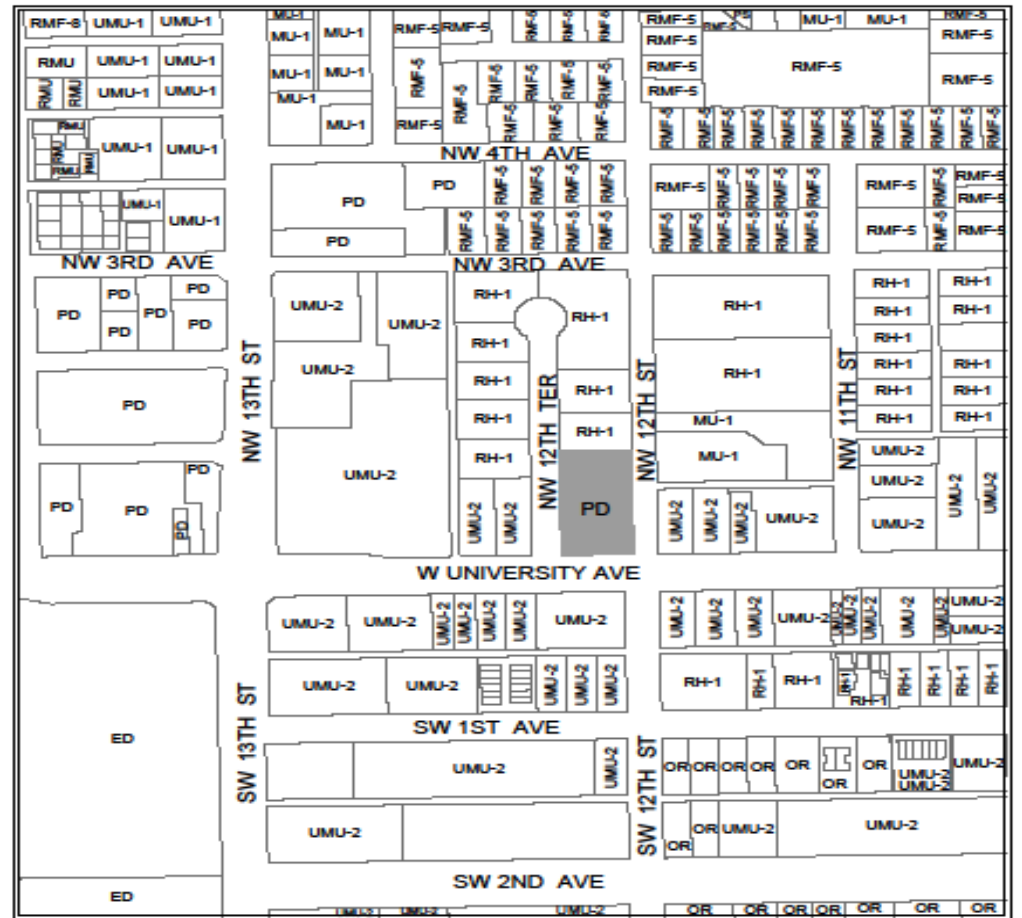
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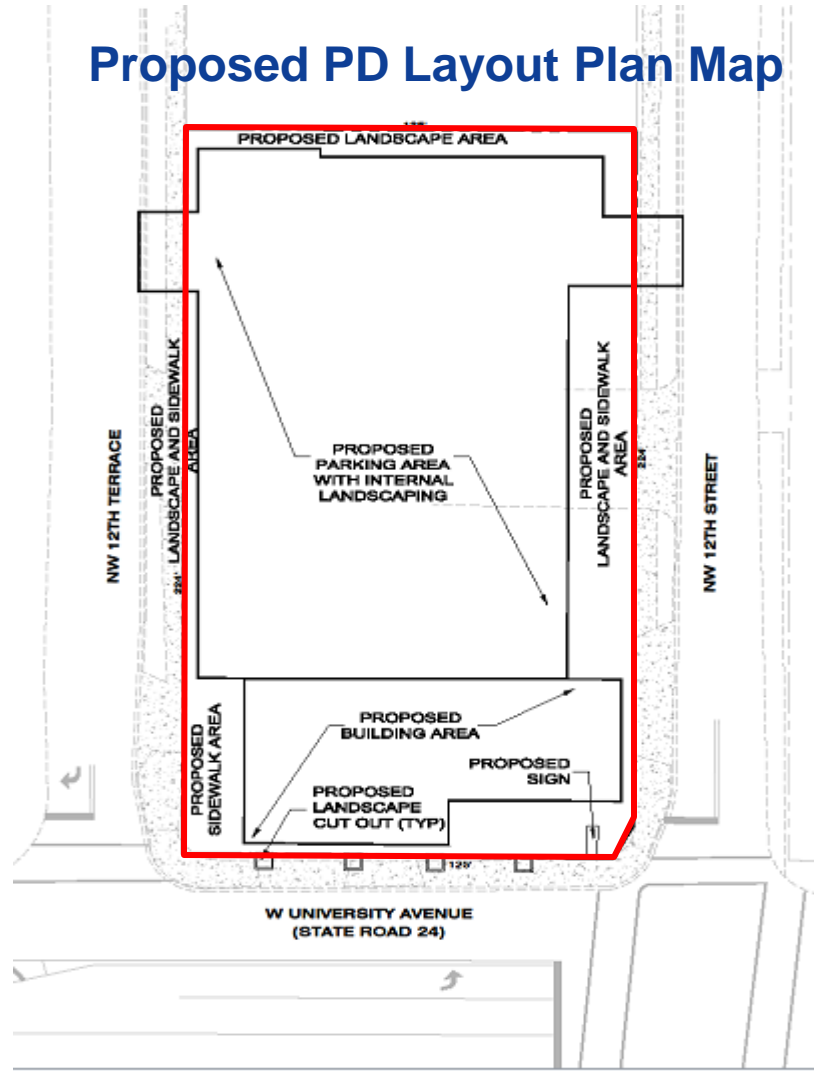
PROPOSED ZONING

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Proposed PD Layout Plan Map



Key Issues

The property owner requests that the City withdraw previously approved applications to develop the subject property (e.g., Petition PB-14-68 SUP: Special Use Permit with development plan review for a temporary parking area and future development as part of a Master Plan), subject to the approval of this PD rezoning request.

Staff Recommendation to City Plan Board

Approve Petition PB-15-69 PDV with the associated PD Layout Plan Map and PD Report, subject to the conditions recommended in the staff report and Appendix E (Technical Review Committee Conditions).

City Plan Board Recommendation to City Commission

The City Commission approve Petition PB-15-69 PDV with the proposed PD Report and PD Layout Plan Map, subject to the conditions in the staff report and Appendix E (Technical Review Committee Conditions), with the provision that driveways and interior circulation can be adjusted at development plan review, if necessary, and subject to final development plan review by the City Plan Board.

Staff Recommendation to City Commission

The City Commission approve the City Plan Board recommendation.

Alternative Recommendation

The City Commission approve the City Plan Board recommendation with final development plan review by staff in accordance with the City Land Development Code.