



Planning and Development Services

PB-14-72 ZON Ordinance 140203

**Presentation to City Commission
October 2, 2014**




140203G

SW ARCHER ROAD
 OLD ARCHER ROAD

SW 34TH STREET

AERIAL PHOTOGRAPH

	Name	Petition Request	Petition Number
	eda engineers-surveyors-planners, inc., agent for H.I. Resorts, Inc.	Rezone property from RMF-8 Multiple-family residential district to MU-1 Mixed-Use Low-Intensity district	PB-14-72 ZON

Background Site Information

- **7.47-acres**
- **7 parcels with multiple owners**
- **Mostly undeveloped with exception of a few houses along SW 31st Terr**
- **No significant environmental issues**
- **Situated adjacent to existing multifamily residential and retail developments**

Proposed zoning

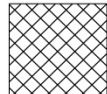
Current Zoning	Proposed Zoning
RMF-8: 8—30 units/acre multiple-family residential district	MU-1: 8—30 units/acre mixed use low intensity district

City of Gainesville Zoning Districts

- RMF-8 8-30 units/acre Multiple-Family Residential
- BUS General Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- PD Planned Development




Area under petition consideration



----- Division line between two zoning districts

PROPOSED ZONING

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Map
Traffic



Carrabba's Italian Grill

Discour Tire

Old Archer Rd

Old Archer Rd

Old Archer Rd

SW Archer Rd

SW Archer Rd

SW Archer Rd

Old Archer Rd

Old Archer Rd

SW 31 Terrace

SW 31 Terrace

SW 31 Terrace

SW 31 Terrace

SW 31 Terrace

24

24

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Old Archer Rd



Key Issues

- **Bordered by PD zoned retail and restaurant uses to the west and MU-1 zoned apartments to the south**
- **Existing and proposed residential densities are the same (Max 30/du acre)**
- **MU-1 zoning will allow a broader mix of uses**
- **Proposed zoning is consistent with the infill and redevelopment policies in the Comprehensive Plan**

Recommendation

- **Staff recommends approval of Petition PB-14-72 ZON and adoption of Ordinance 140203**