

LEGISLATIVE #

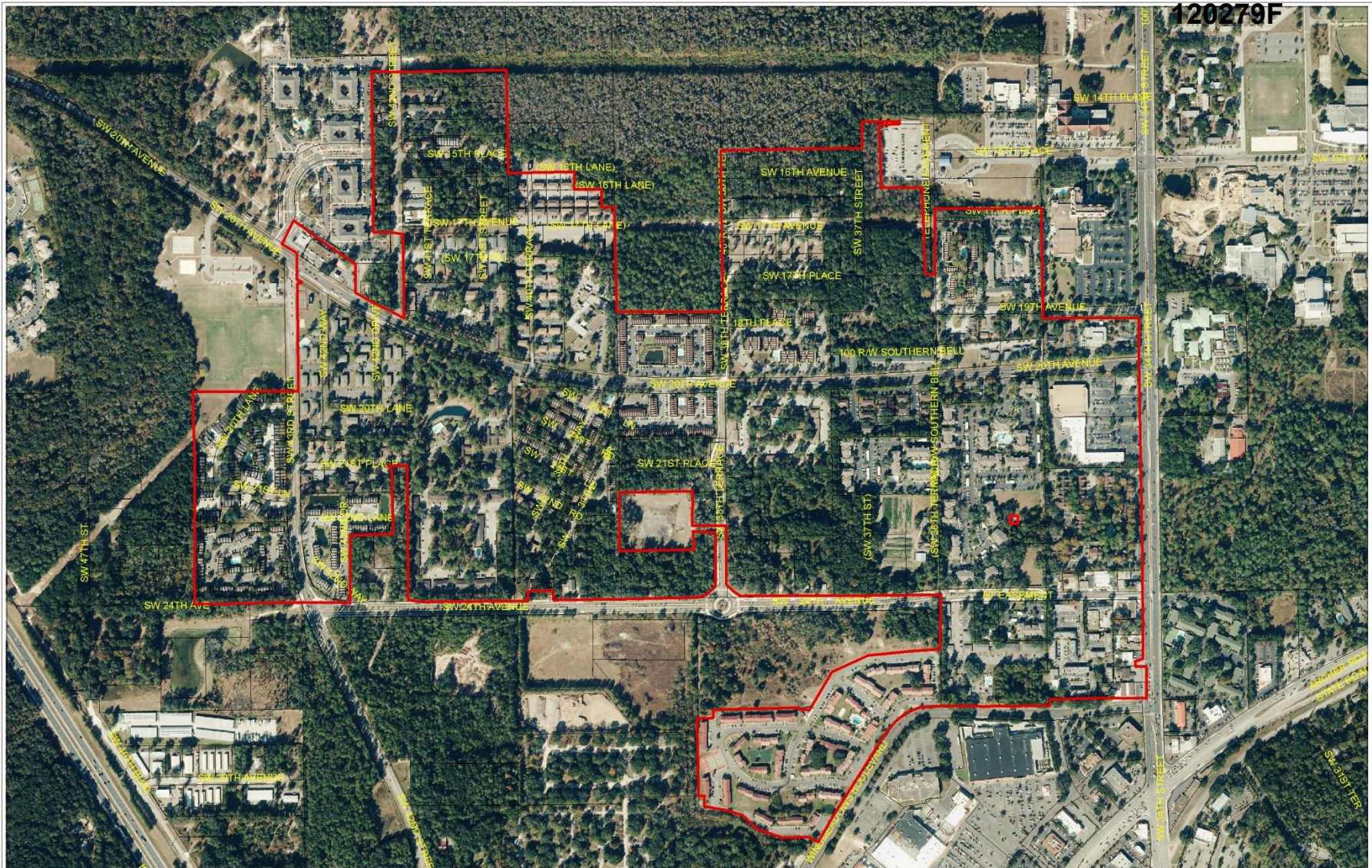
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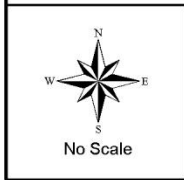
Planning and Development Services Department

**Urban Village Rezoning
PB-12-73 ZON
Ordinance 120279
October 4, 2012**

120279F



AERIAL PHOTOGRAPH



Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Rezone from various Alachua County districts to City of Gainesville UMU-2 and CON districts	4144, 4145, 4243, 4244, 4245, 4344, 4345	PB-12-73 ZON

Request to change zoning for annexed parcels

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	Existing	Proposed
Zoning	Alachua County (BP; BR; PD; R-1a; R-1c; R-2; R-2a; R-3; & RM)	City of Gainesville UMU-2

City of Gainesville Zoning Districts

- UMU-2 Urban Mixed Use 2 (UMU-2: 10 to 100 units/acre; & up to 25 additional du/acre by special use permit)
- CON Conservation
- ED Education
- BUS General Business
- BI Business Industrial
- MU1 8-30 units/acre, mixed use low intensity
- MU2 12-30 units/acre mixed use medium intensity
- RMF5 12 units/acre single-family/multiple family residential
- RMF7 8-21 units/acre multiple family residential
- RMF8 8-30 units/acre multiple family residential
- PS Public services and operations

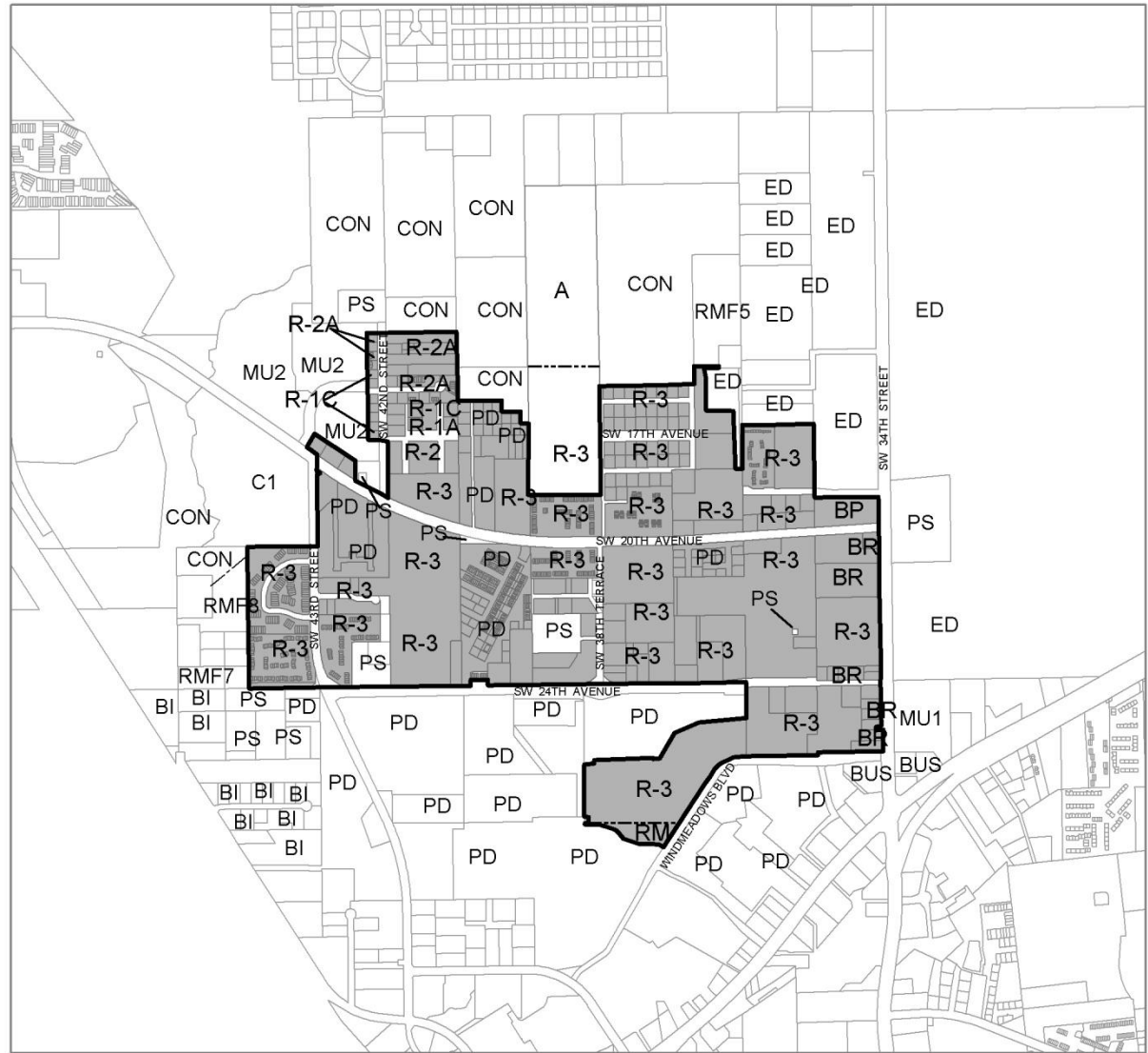
Alachua County Zoning Districts

- A Agriculture
- BP Business and Professional
- BR Retail sales and services
- C1 Conservation
- PD Planned Development
- RM Manufactured-mobile home park
- R-1A 1-4 units/acre single family residential
- R-1C 1-4 units/acre single family residential
- R-2 4-8 units/acre multiple family residential
- R-2A 8-14 units/acre multiple family residential
- R-3 14-24 units/acre multiple family residential

Areas under petition consideration



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



EXISTING ZONING

	Name	Petition Request	Map(s)	Petition Number
<p>No Scale</p>	<p>City of Gainesville, applicant</p>	<p>Rezone from various Alachua County districts to City of Gainesville UMU-2 district</p>	<p>4144, 4145, 4243, 4244, 4245, 4344, 4345</p>	<p>PB-12-73 ZON</p>

City of Gainesville Zoning Districts

- UMU-2 Urban Mixed Use 2 (UMU-2: 10 to 100 units/acre; & up to 25 additional du/acre by special use permit)
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Alachua County Zoning Districts

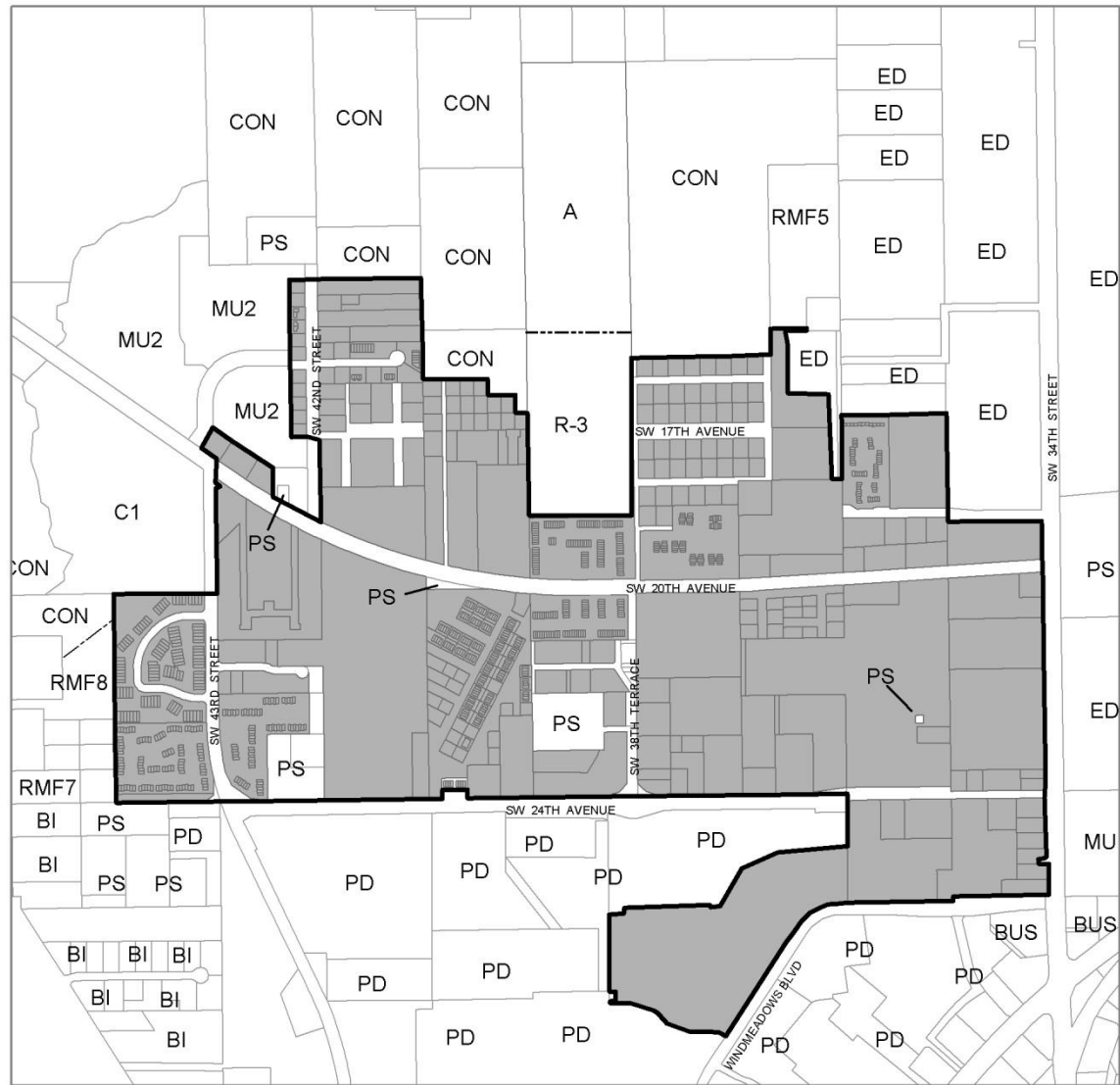
- C1 Conservation
- A Agriculture
- R-3 14-24 units/acre Multiple family residential




UMU-2 district



Division line between two zoning districts



PROPOSED ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
	City of Gainesville, applicant	Rezone from various Alachua County districts to City of Gainesville UMU-2 district	4144, 4145, 4243, 4244, 4245, 4344, 4345	PB-12-73 ZON

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SW 43rd St

Marc's Pizza

WING STOP

Gold Rush
PAWN

TAILGATE BEVERAGES

EL RANCHO
VIEJO

WING-STOP

WING STOP
TAILGATE BEVERAGES
PAWN
WING STOP

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BREAD MILK

Kelly's KWIK STOP

CIGARET BEER

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REAL CALZE

HOOHAY BEER

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PET FRIENDLY

WINDMEADOWS

Rezoning Key Issues

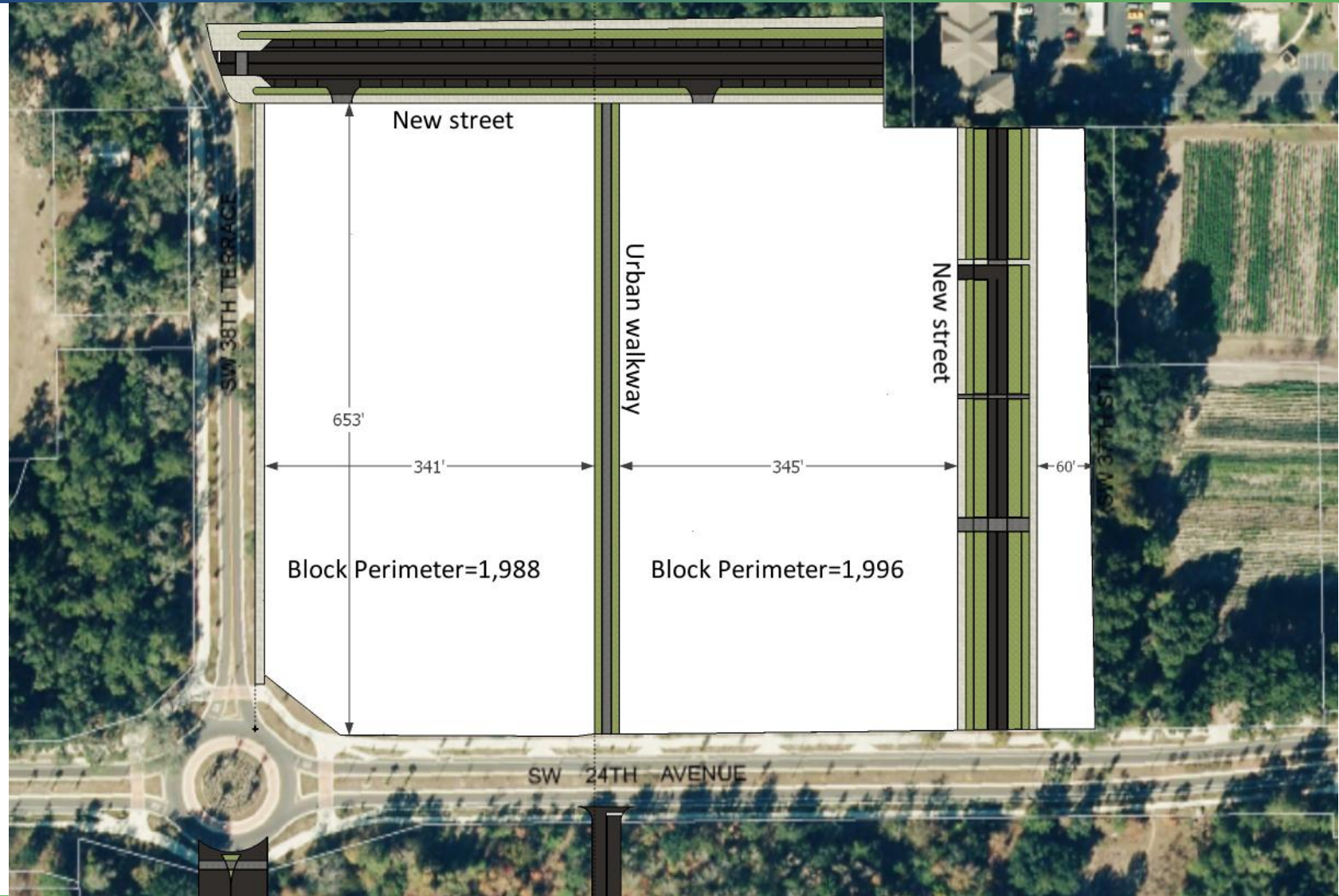
- **Annexed parcels must have City zoning placed on them**
- **Area 86.1% developed**
- **Proposed UMU-2 zoning is fully compatible with and implements the UMU-2 land use designation**
- **Proposed UMU-2 zoning compatible with MTP0 direction**

- **No parcels in Strategic Ecosystem**
- **Some parcels in floodplain**
- **Some parcels in wetland areas**
- **Excellent transit service (Routes 20, 21, 22, 34, 28, 62); peak hour headways 10 minutes some routes**

Approve:

**Petition PB-12-73 ZON
and Ordinance 120279**

- **Staff prepared an alternate prototype development with surface parking (as a phased development)**



SW 24th Ave./New street (E.)



New street/new street

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Future Phase

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Parking area

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Service road

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Service road/Playground

