



Planning and Development Services

125LUC-08PB (080851)

126ZON-08PB (080850)

Susan Niemann

16 April 2009

Petition Summary

- **Land use request:**
 - From Mixed-use Medium-intensity
 - To Commercial
- **Zoning request:**
 - From MU-2 (Mixed use medium intensity)
 - To BA (Automotive-oriented commercial)
- **Staff recommends denial**
- **City Plan Board recommended denial by a vote of 6-0 (22 January 2009)**



Winn-Dixie

Big Lots

N. 23rd Avenue

N. Main Street

Prestige Lincoln Mercury

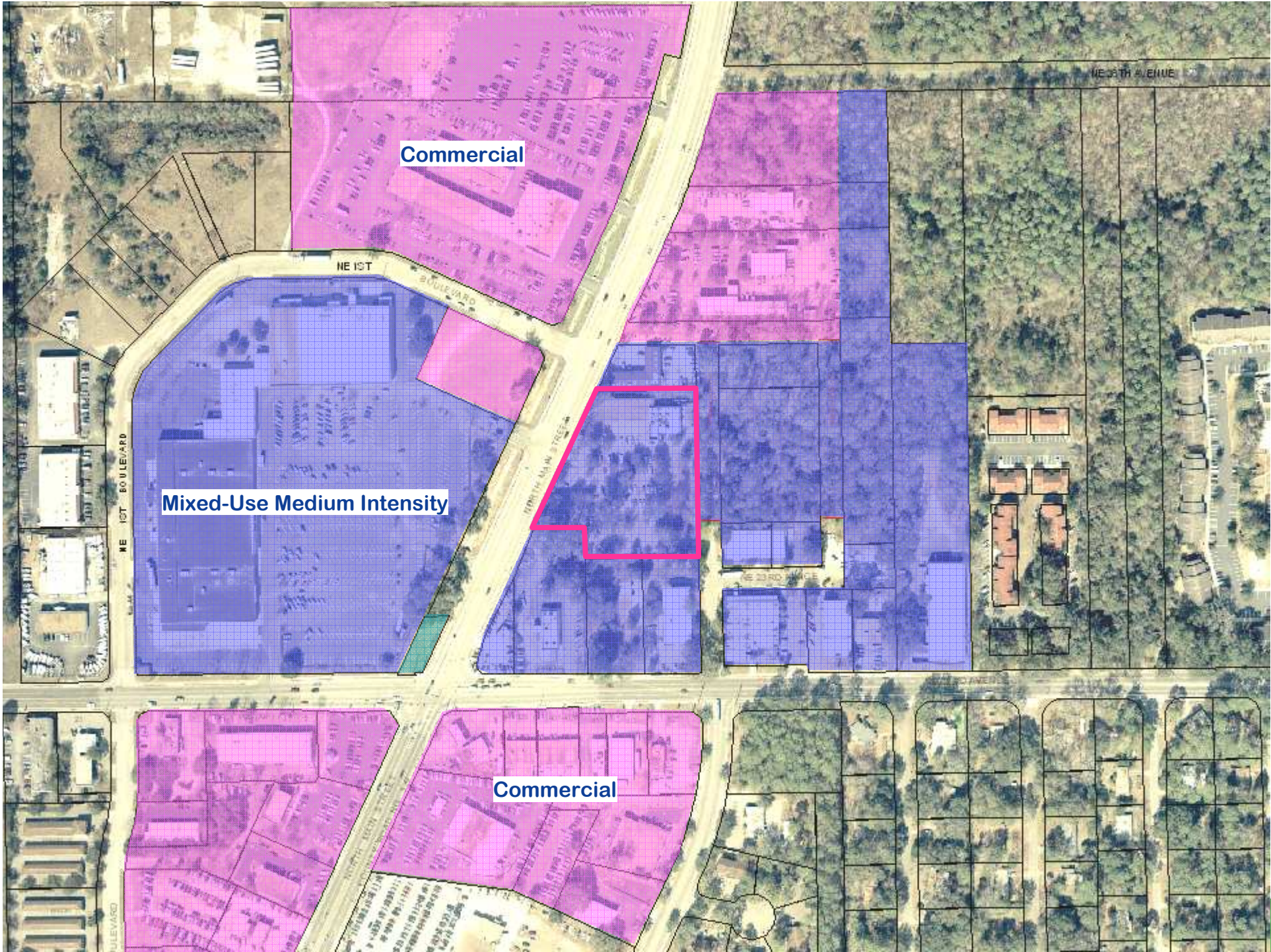
NE 35th Avenue

NE 1st

NE 1st Boulevard

NE 23rd Avenue

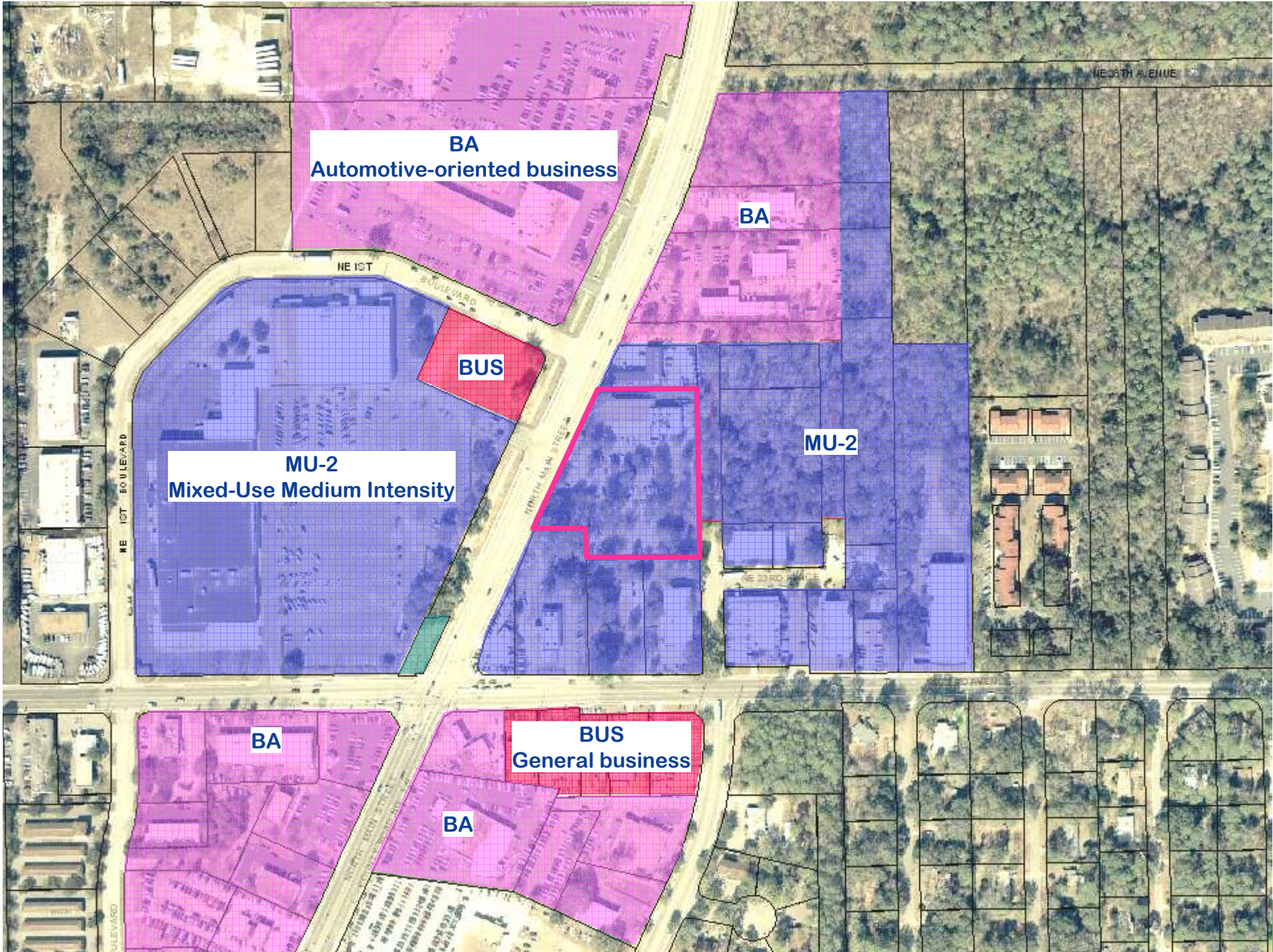
NE 23rd Avenue



Commercial

Mixed-Use Medium Intensity

Commercial



BA
Automotive-oriented business

BA

BUS

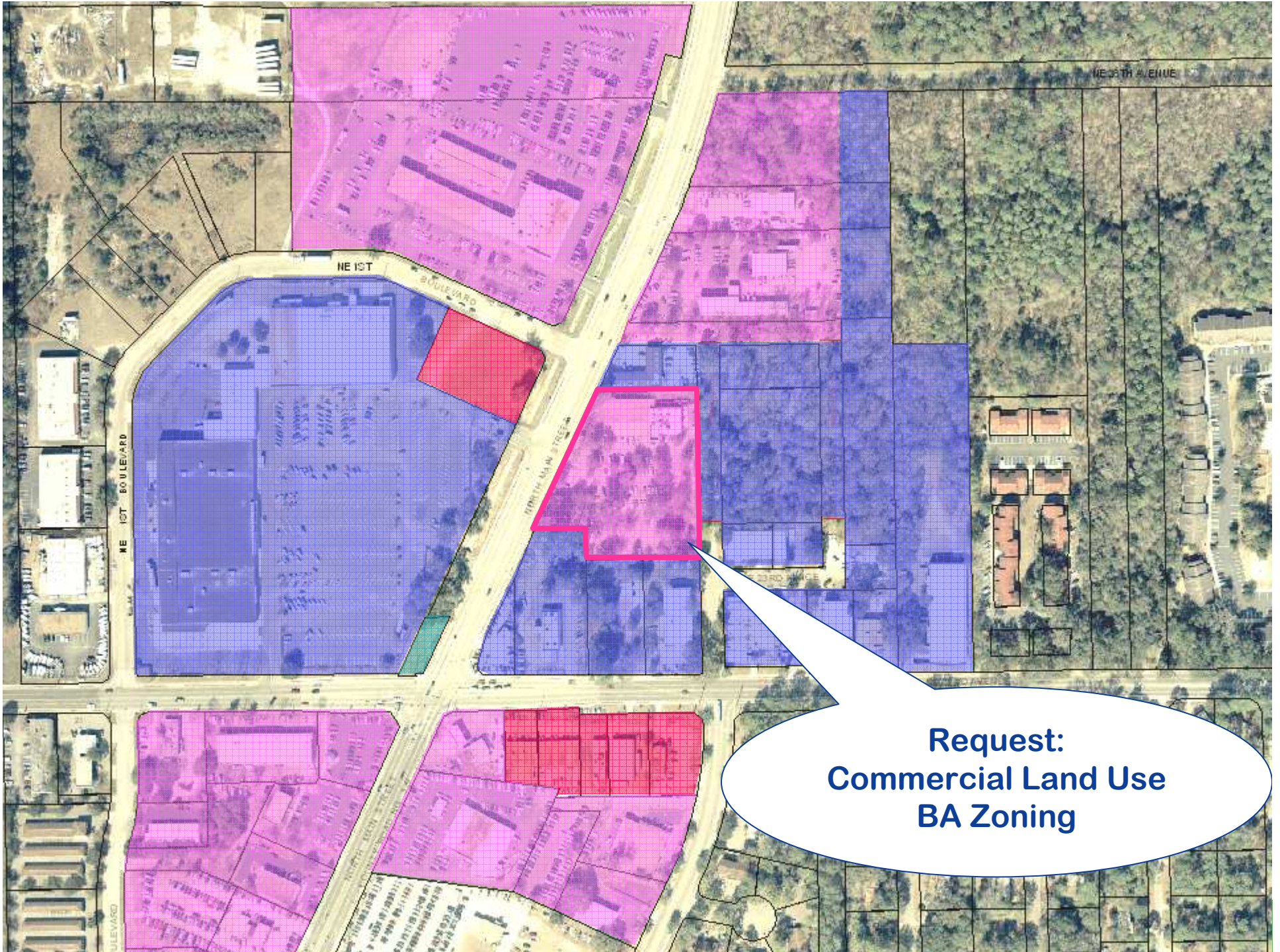
MU-2
Mixed-Use Medium Intensity

MU-2

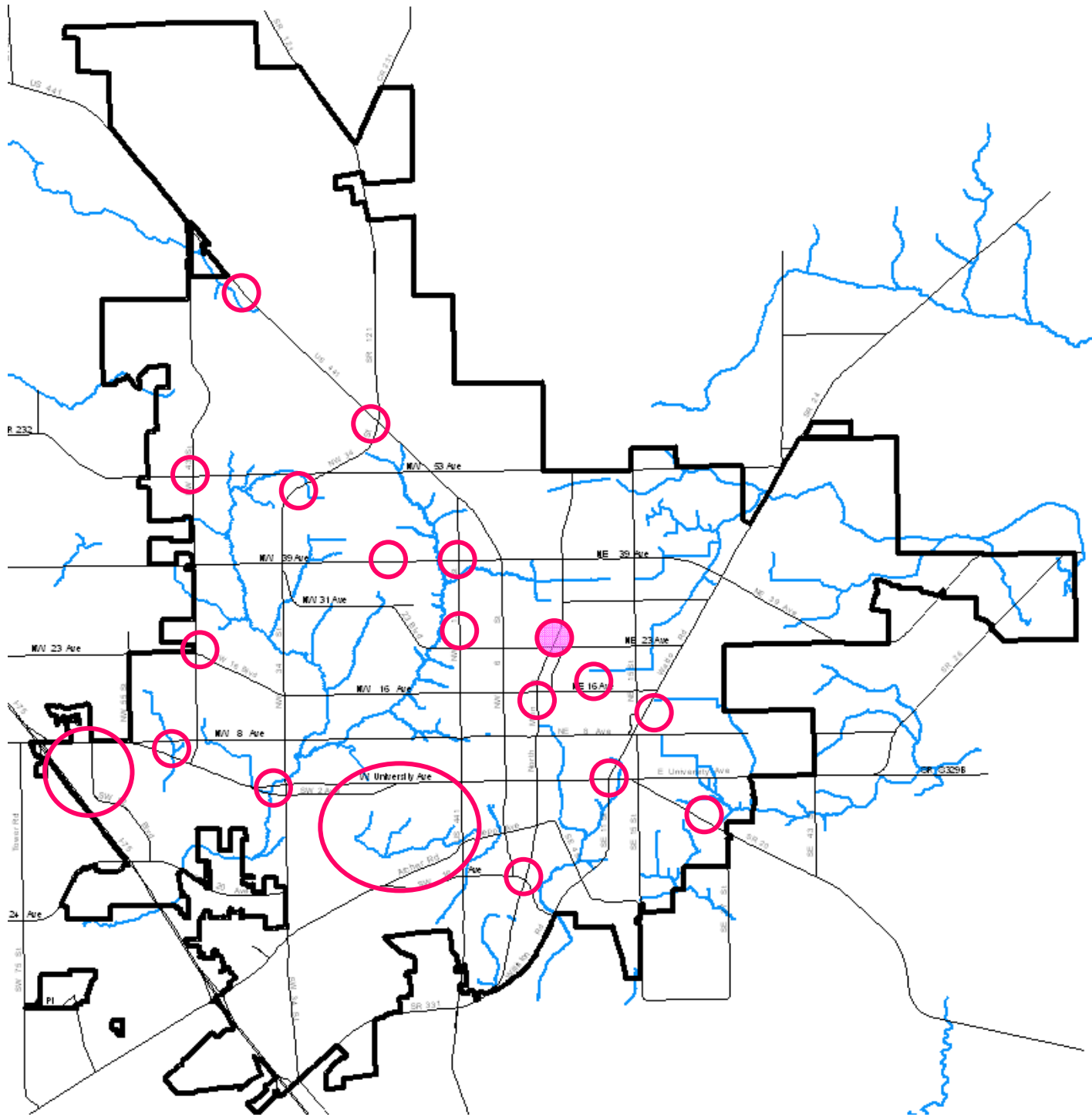
BUS
General business

BA

BA



**Request:
Commercial Land Use
BA Zoning**



Neighborhood Activity Centers

- **Smart growth planning tool for:**
 - More mixed use
 - Enhance compatibility of uses considered incompatible in conventional zoning
 - Transportation choice
 - High-quality residential density where appropriate
 - Sense of place and pleasant ambiance
 - Civic pride based on unique local flavor

N. Main Street @ 23rd Avenue

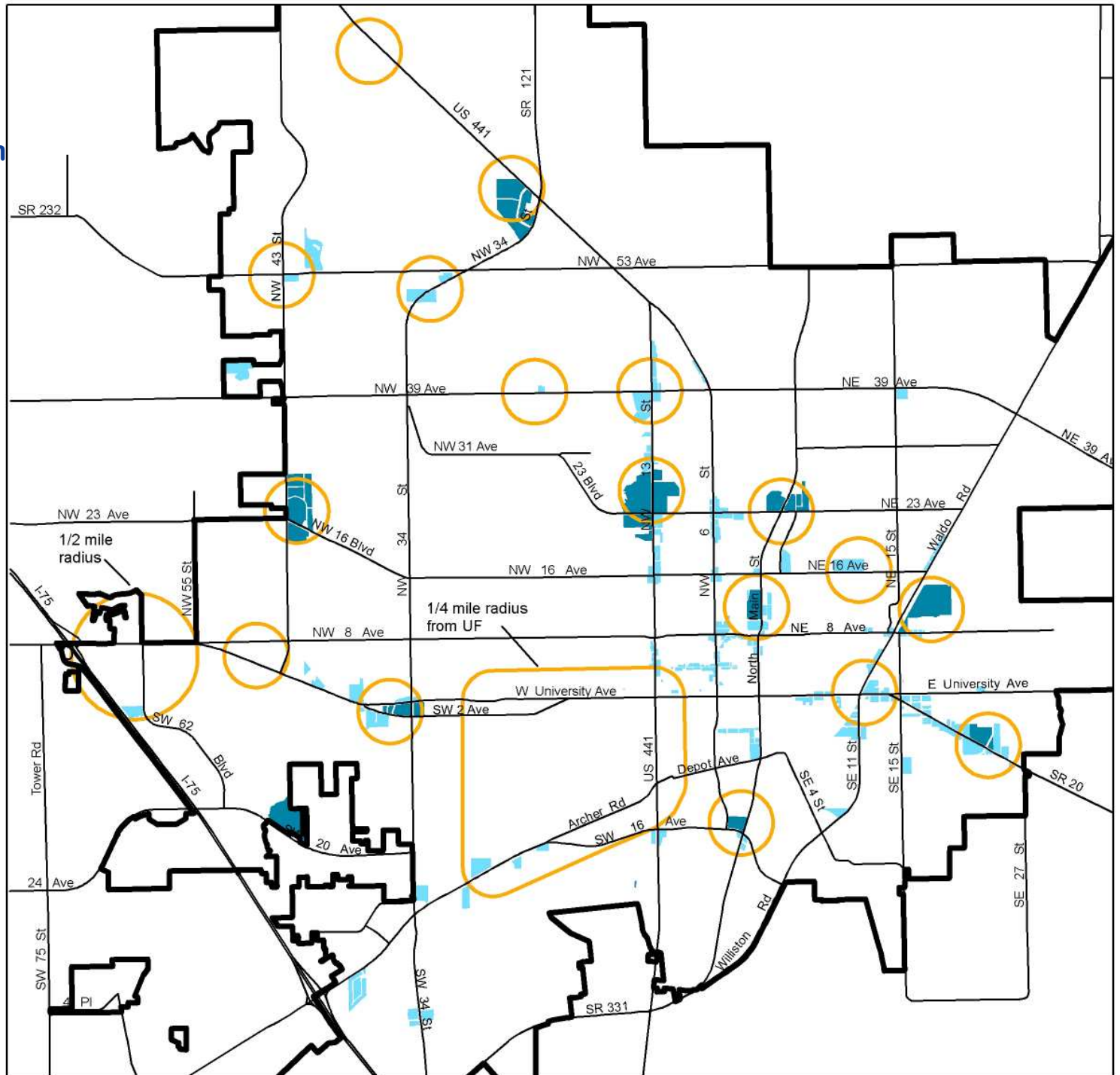
- **Commuter destination for northeast neighborhoods and bedroom communities**
- **Lunchtime destination for commercial and industrial districts**
- **Walkable/bikable destination for neighborhoods on 23rd Avenue and 6th Street corridors**

Neighborhood Activity Centers

- **Mapped in Future Land Use Data & Analysis**
- **Implemented throughout the City**
 - **Mixed-Use land uses (MU-L and MU-M)**
 - **Mixed-Use zoning (MU-1 and MU-2)**

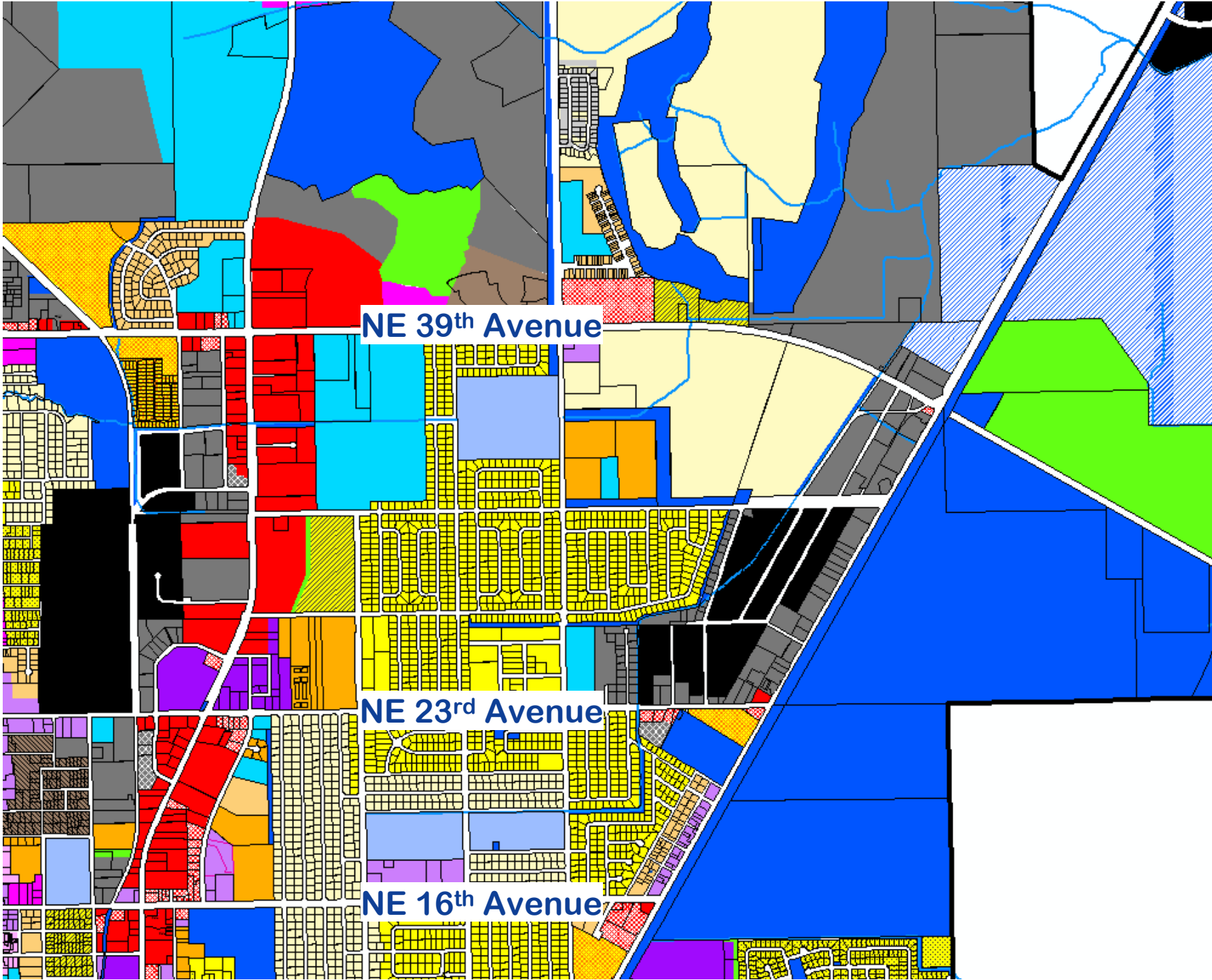
Activity Centers and Land Uses

- Mixed Use - Low
- Mixed Use - Medium



FLU Policy 4.2.5

- **The City shall continue to restrict auto sales and relatively intense auto service to North Main Street North of 16th Avenue.**



NE 39th Avenue

NE 23rd Avenue

NE 16th Avenue

Other criteria

- **Environmental**
 - No issues at this site
- **Economic**
 - Staff supports redevelopment and infill, just not this use at this location
 - Several vacant auto dealerships with BA zoning in Main Street corridor (Mazda, Volvo, Ford/Mitsubishi)

Recommendation Summary

- **Recommendation of denial based on:**
 - “Spot” designation
 - Established, long-range vision of the City to make this location a walkable, mixed-use activity center
 - Key location accessible to residential and commercial corridors
 - Commercial land use “appropriate for large scale highway-oriented commercial uses”
 - Uses allowed by BA include car dealerships, gas stations, wholesale vehicles, parts and supplies
 - Appropriateness of this use at this location

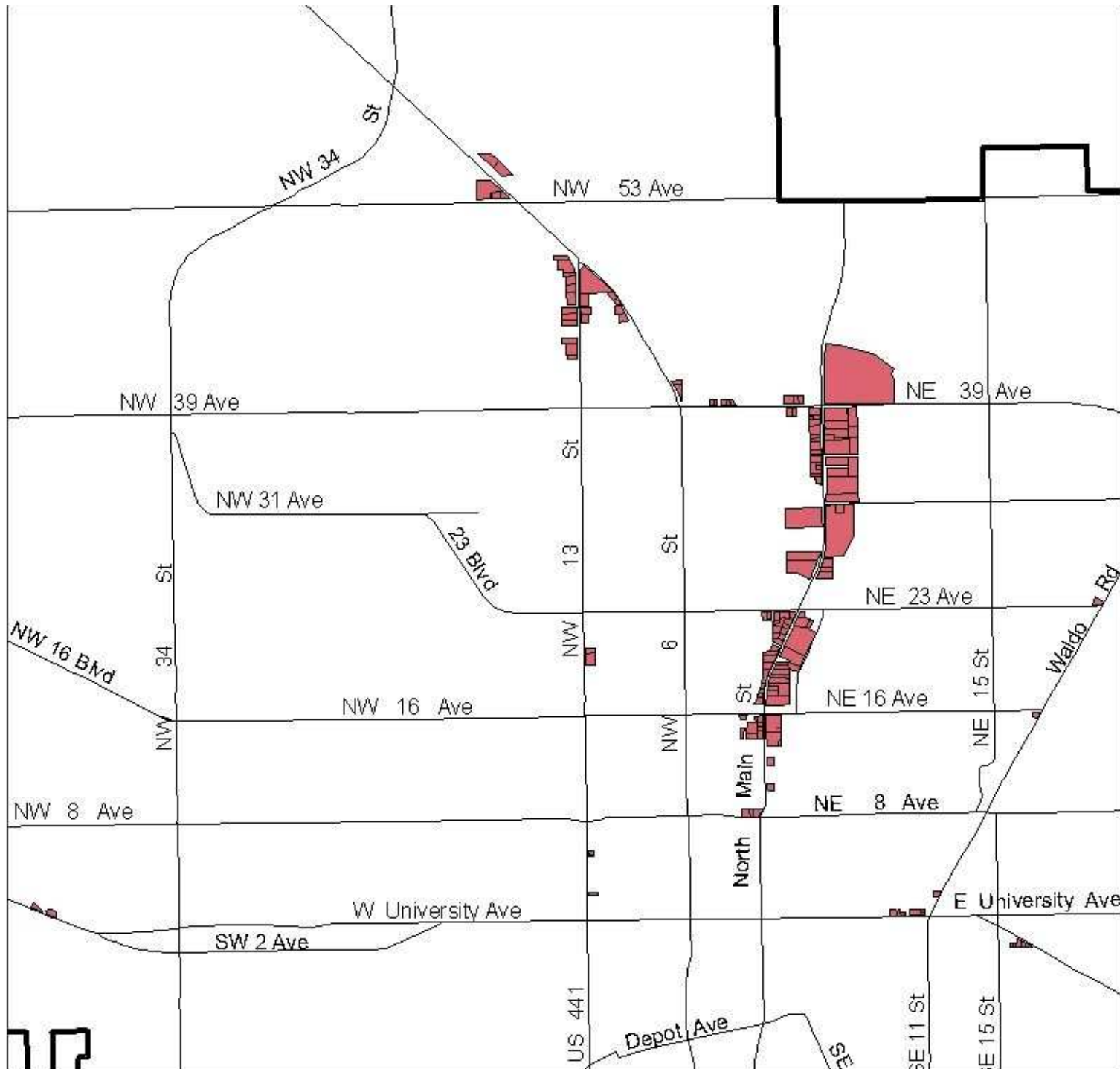
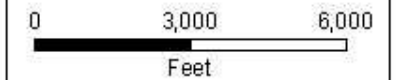
Summary of request

	From	To
Future Land Use	Mixed-Use Medium- intensity (MUM)	Commercial (COM)
Zoning	Mixed use medium intensity (MU-2)	Automotive- oriented business (BA)

City of Gainesville

Automotive-oriented
Business Districts (BA)

- Gainesville City Limits
- Streets
- BA Zoning Districts



This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size, or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map. For specific information, you are directed to contact the City of Gainesville, FL. Prepared by the Department of Planning and Development Services, 10-21-08. File: Jesse-2008Serafin_BA-Zoning_10-21.mxd.