



Planning and Development Services

PB-12-160 ZON

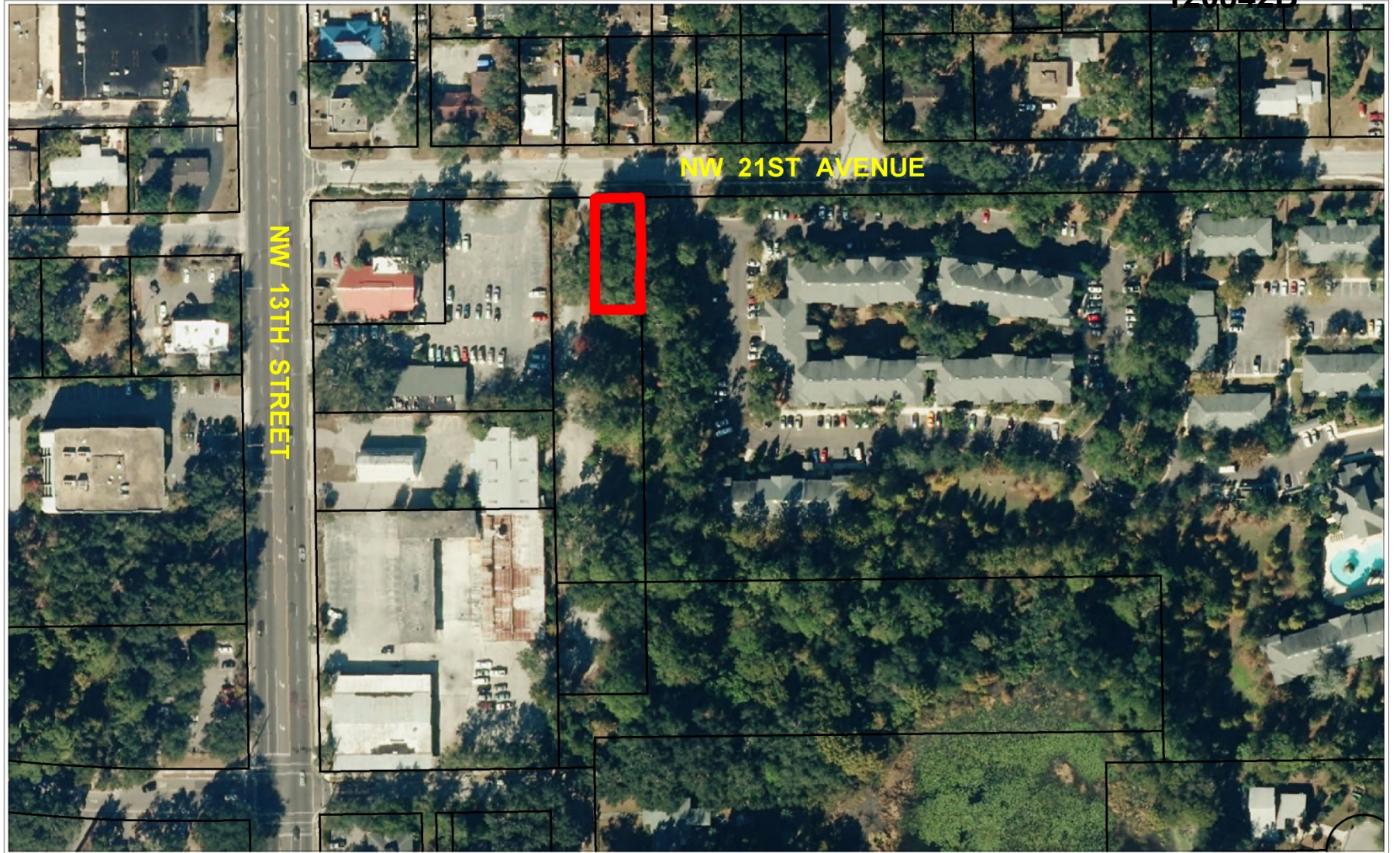
**Presentation to City Commission
June 20, 2013**

Legislative No. 120842


Requests for property (0.15 ac)

	Existing	Proposed
Zoning (0.15 ac)	CON (Conservation)	MU-1 (Mixed-use low intensity district: 8-30 units/ac)

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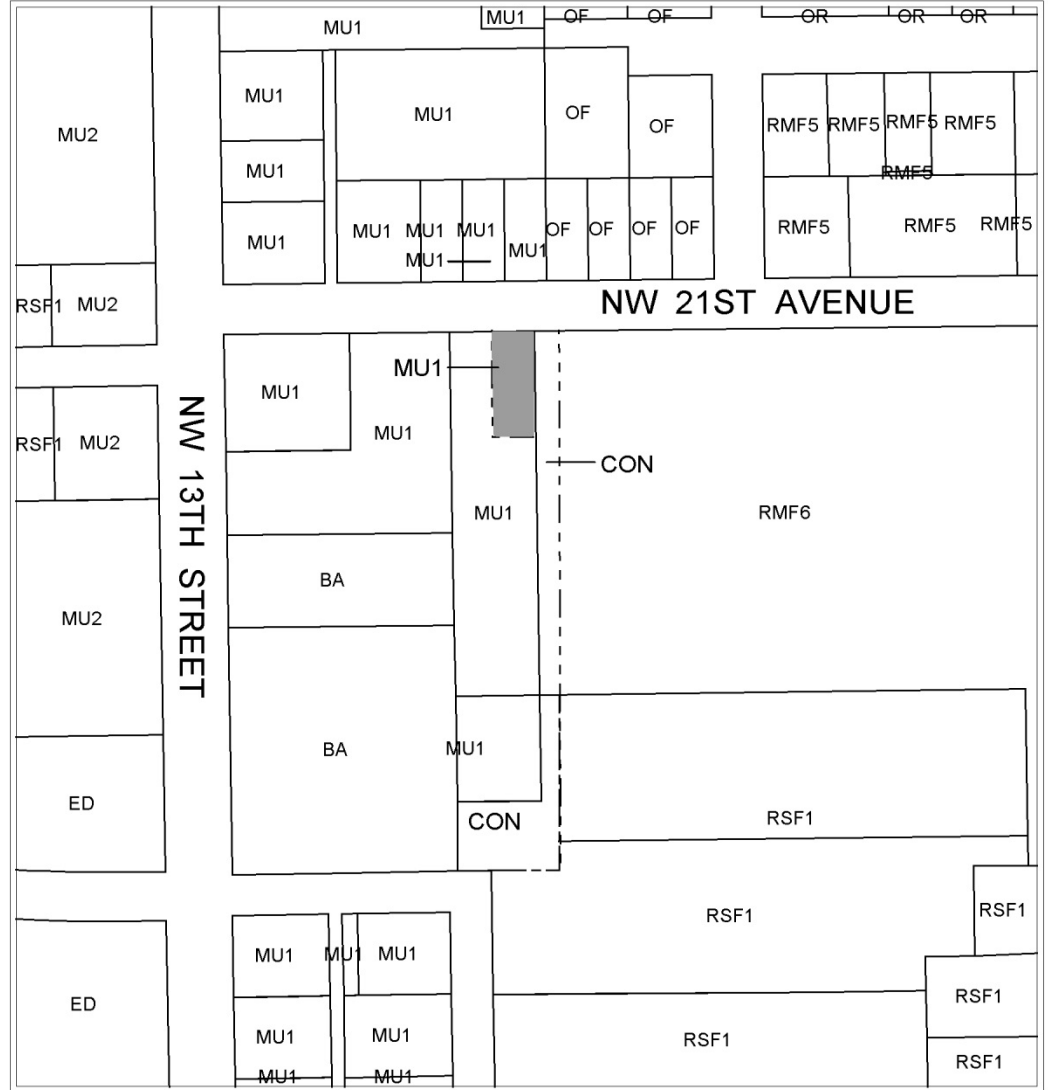


AERIAL PHOTOGRAPH

 <p>No Scale</p>	Name	Petition Request	Map(s)	Petition Number
	George F. Young, Inc., Stuart Cullen, P.E., agents for Hidden Lake SFR LLC.	Rezone from Conservation (CON) to Mixed-Use Low-Intensity (MU-1)	3750	PB-12-160 ZON

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



PROPOSED ZONING

	Name	Revised Petition Request	Map(s)	Petition Number
	George F. Young, Inc.; Stuart Cullen, P.E., agents for Hidden Lake SFR LLC.	Rezone from Conservation (CON) to Mixed-Use Low-Intensity (MU-1)	3750	PB-12-160 ZON

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- **0.15-ac area of vacant MU-1 parcel west of & adjacent to CON strip at west edge of 260-unit Hidden Lake apt. complex**
- **Gainesville once used CON land use/zoning as buffer betw different land uses. City now has LDRs for this, incl'g required landscape buffers**

Highlights – ZON

- Consistent w/various Comp Plan goals, objectives & policies, incl'g those that encourage infill & redevelop't (FLUE Goal 2, Obj. 2.1, Pol. 1.2.1)
- Requested ZON changes will facilitate future infill devel't of site, could encourage redevelop't in NW 13 ST corridor

Staff to City Commission:

Approve the Ordinance