



Planning and Development Services

PB-13-106 ZON

Presentation to City Commission July 17, 2014

Legislative No. 130612

Prepared by Dean Mimms, AICP

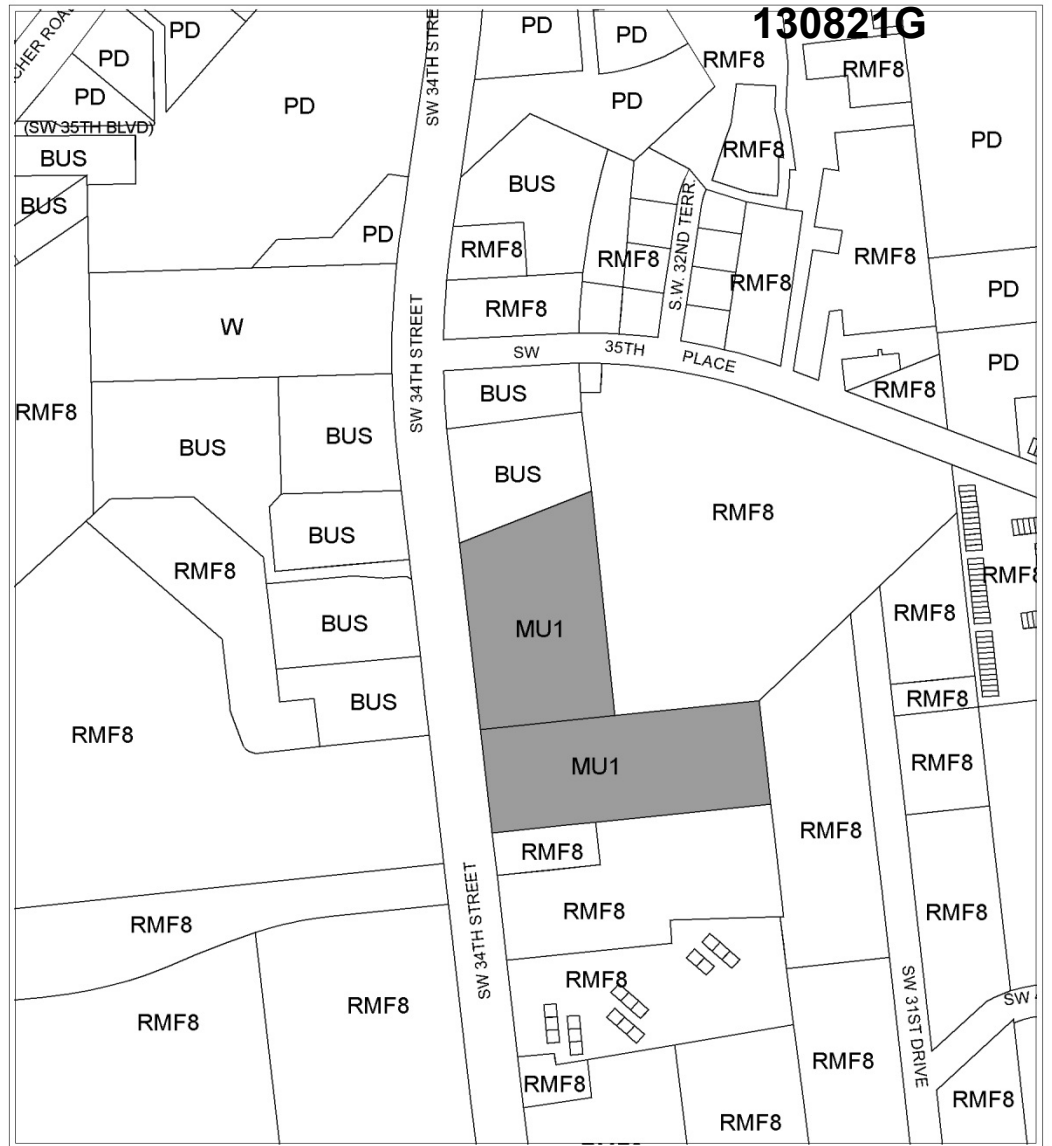
Zoning Change

	Existing	Proposed
Zoning (8 ac)	PD (Planned development district)	MU-1 (8-30 units/ac mixed use low intensity)

City of Gainesville Zoning Districts


- RMF8 8-30 units/acre Multiple-Family Residential
- MU1 8-30 units/acre Mixed-Use low intensity
- BUS General Business
- W Warehousing and Wholesaling
- PD Planned Development

Area
under petition
consideration



130821G

PROPOSED ZONING

 No Scale	Name	Petition Request	Petition Number
	Causseaux, Hewett and Walpole, Inc., agent for Mallory Square Apartments LTD	Rezone property from PD (Planned development district) to MU-1 (8-30 units/acre mixed use low intensity)	PB-13-106 ZON

130821G



AERIAL PHOTOGRAPH



Name	Petition Request	Petition Number
Causseaux, Hewett and Walpole, Inc., agent for Mallory Square Apartments LTD	Rezone property from PD (Planned development district) to MU-1 (8-30 units/acre mixed use low intensity)	PB-13-106 ZON

130821G

8-acre property



130821G

Multi-family east
of property



130821G



Commercial to W
across 6-lane SW
34 ST

130821G



SW part of
property, looking
N along SW 34
ST

PD approved 2008 for Mallory Square mixed-use development:

- **max. 122 residential units (plus 2,000 sq ft related office space)**
- **30,000 sq ft of nonresidential uses**

PD and associated TCEA Zone C Agreement voluntarily nullified in 2009 by property owner

No major transportation issues:

- **SW 34 ST (SR 121) 6-lane arterial, bike lanes & sidewalks both sides**
- **TMPA Zone C. RTS Route 12, 35 and 36 along SW 34th ST**

Environmental

- Regulated surface water/wetland in NE corner
- Environmentally significant area of natural upland forest (mesic hammock) with listed plant (Florida spiny pod) in SE part of property

Future development must comply w/applicable Comp. Plan policies and w/LDC Sections 30-300 & 30-310

Proposed MU-1 district zoning compatible w/adjacent properties & surrounding area (multi-family and nonresidential land use, zoning and development)

Potential positive impact on affordable housing supply

Proposed rezoning to MU-1 consistent w/Comp Plan, will implement existing MU-L (Mixed-Use Low-Intensity (8-30 units/ac) land use

PD has expired, property must be rezoned

Staff to City Commission

Approve Petition and Ordinance

City Plan Board to City Commission

Approve Petition PB-13-106 ZON
(Plan Bd voted 5-0)