

LEGISLATIVE #

120617H



Planning and Development Services

Legistar Item No. 120617
PB-12-130 ZON
Jason Simmons
February 7, 2013

City of Gainesville Zoning Districts

- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- BUS General Business
- BA Automotive-Oriented Business
- W Warehousing and Wholesaling
- PD Planned Development



Area under petition consideration



----- Division line between two zoning districts

EXISTING ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
		C David Coffey, PA agent for Bank of America	Rezone Bank of America parcel from BA to BUS	3752

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PROPOSED ZONING

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AERIAL PHOTOGRAPH

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For Sale
Lot Size - 2.89 Acres
Building Size - 15,000 sq. ft.
Contact Agent:
407 404 5024
www.kellerrealestate.com
CRMLS

ORANGE

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PB-12-130 ZON

- The proposed medical offices are not allowed uses in BA zoning district
- BUS zoning is consistent with and will implement existing Commercial land use
- Adjacent properties on north, south, and west are either BA or BUS, with Commercial land use
- Change will facilitate redevelopment of vacant building and promote urban infill

PB-12-130 ZON

- Estimated trip generation for offices indicates fewer trips than drive-through banks generate
- Uses in BUS less intense than allowed uses in BA
- Less intense uses more compatible with residential use to the east
- Consistent with Comprehensive Plan

STAFF RECOMMENDATION:

- Approve Petition PB-12-130 ZON.
- Approve Ordinance 120617 on First Reading.
- Plan Board approved petition 6-0 on December 3, 2012.