

City of
Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 11

Item No. 16

TO: City Plan Board

DATE: May 19, 2005

FROM: Planning Division Staff

SUBJECT: Petition 37ZON-05 PB, City of Gainesville. Amend the Zoning Map from various zoning categories to a new zoning category designation of Urban Mixed-Use (up to 75 units per acre), on approximately 550 acres of land located in the College Park/University Heights areas, and an area bounded by Archer Road and Depot Avenue to the north, Southwest 6th Street to the east and Southwest 16th Avenue to the south as shown on the map. Related to Petitions 34CPA-05 PB, 35TCH-05 PB and 36LUC-05 PB.

Recommendation

Planning staff recommends approval of this petition.

Explanation

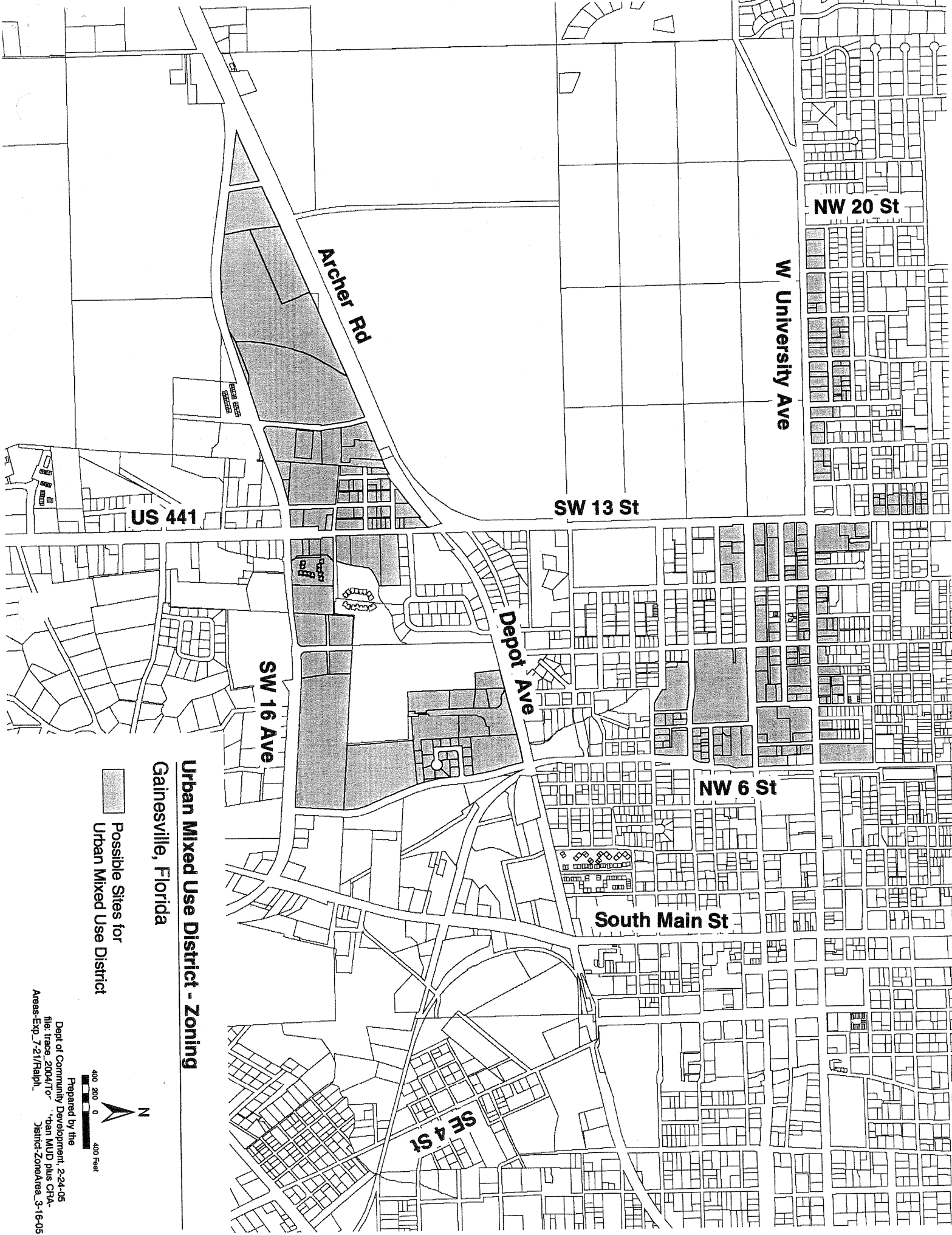
This petition amends the Zoning Map by changing the zoning of several properties to Urban Mixed-Use (see attached map), consistent with the changes to the Future Land Use Map. The mapped area for this new designation was chosen due to its location close to the University of Florida. The area consists of properties that were designated for high intensity use or high densities residential uses. The area does not include single-family neighborhoods, properties located in Historic District, or properties designated Planned Development.

Respectfully submitted,



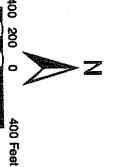
Ralph Hilliard
Planning Manager

RH

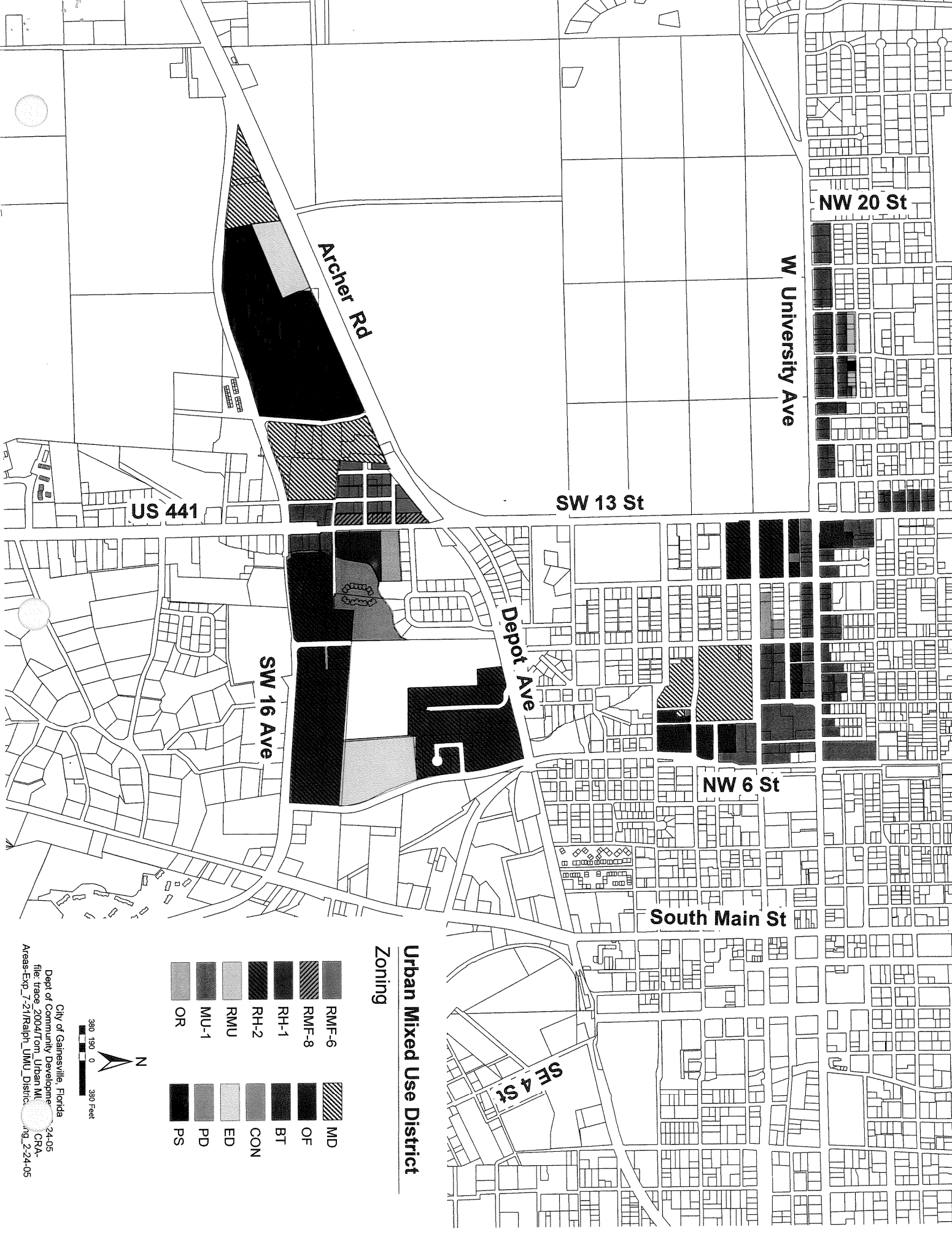


Urban Mixed Use District - Zoning
 Gainesville, Florida

 Possible Sites for
 Urban Mixed Use District



Prepared by the
 Dept of Community Development, 2-24-05
 file: trace_2004/Urban MUD plus CRA-
 Areas-Exp_7-21/raiph. District-ZoneAreas_3-16-05



NW 20 St

W University Ave

Archer Rd

US 441

SW 13 St

SW 16 Ave

Depot Ave

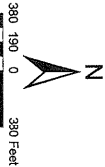
NW 6 St

South Main St

SE 4 St

Urban Mixed Use District
Zoning

	RMF-6		MD
	RMF-8		OF
	RH-1		BT
	RH-2		CON
	RMU		ED
	MU-1		PD
	OR		PS



6. **Petition 37ZON-05 PB**

City of Gainesville. Amend the Zoning Map from various zoning categories to a new zoning category designation of Urban Mixed-Use (up to 75 units per acre), on approximately 550 acres of land located in the College Park/University Heights areas, and an area bounded by Archer Road and Depot Avenue to the north, Southwest 6th Street to the east and Southwest 16th Avenue to the south as shown on the map. Related to Petitions 34CPA-05 PB, 35TCH-05 PB and 36LUC-05 PB.

Discussed with Petition 34CPA-05 PB.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Mr. Rwebyogo
<u>Moved to:</u> Approve Petition 37ZON-05 PB, with the recommendation that, before the petitions are presented to the City Commission, all involved parties have further discussion regarding the maximum number of units allowed per acre in the new Mixed Use category.	<u>Upon Vote:</u> Motion Carried 6 – 0 Ayes: Cohen, Gold, Rwebyogo, Reiskind, Tecler, Cole