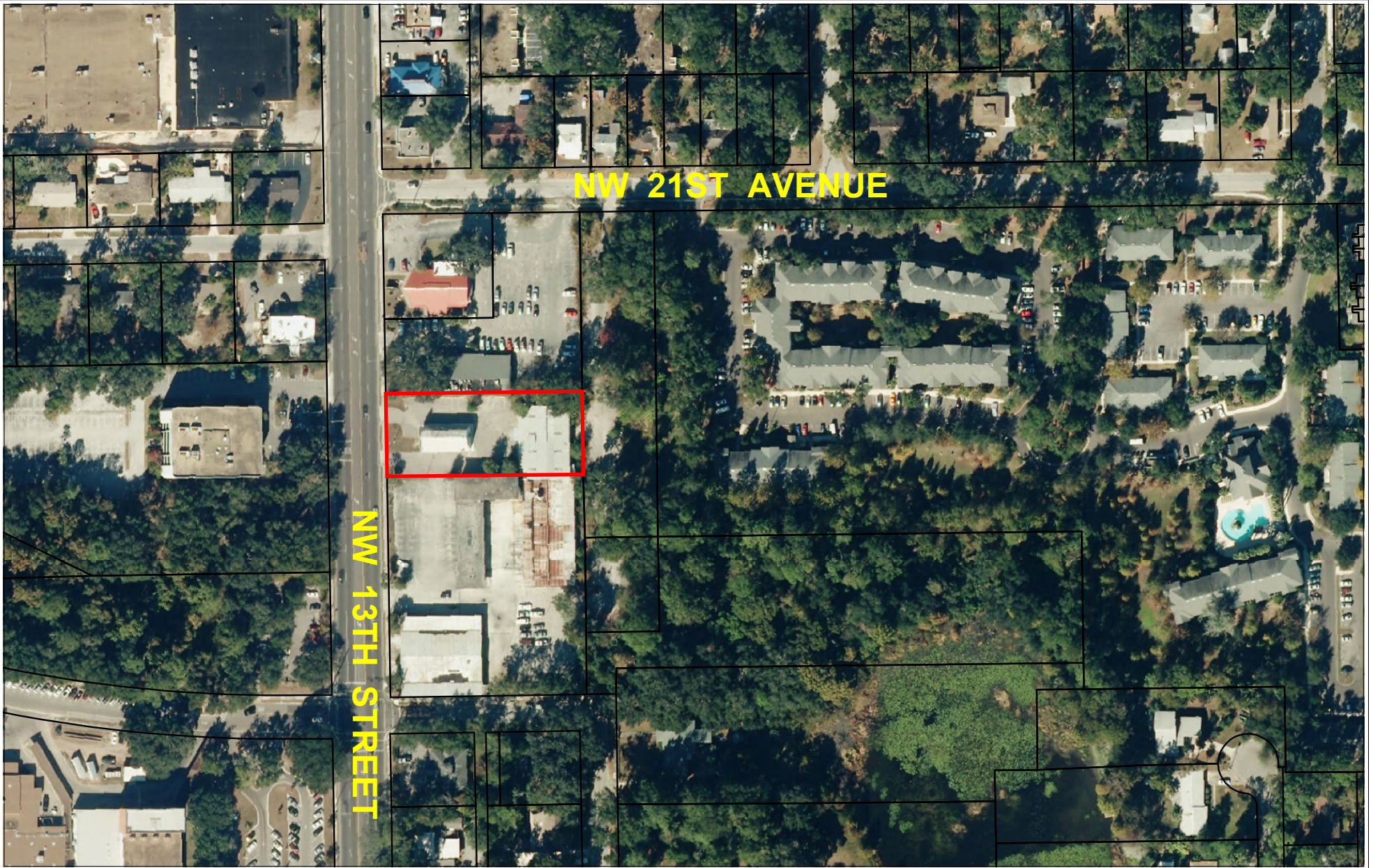



Appendix B Supplemental Documents



AERIAL PHOTOGRAPH

	Name	Petition Request	Map(s)	Petition Number
 <p>No Scale</p>	Brown & Cullen, Inc agent for Iris McWilliams	Rezone from Automotive-oriented business (BA) to Mixed-use low intensity (MU-1) district	3750	PB-12-162 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

Area under petition consideration

----- Division line between two zoning districts



No Scale

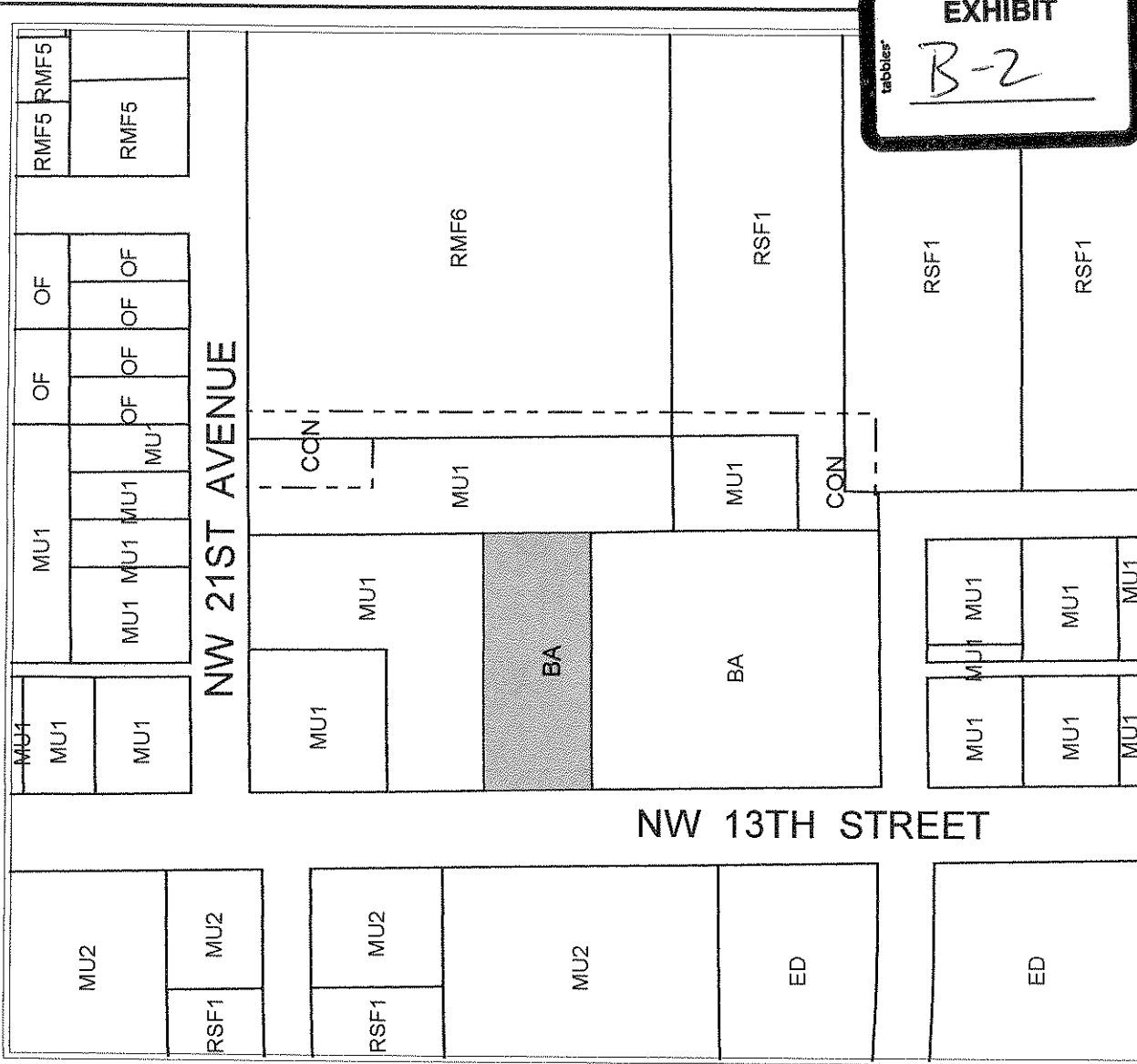


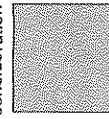
EXHIBIT
tabbles
B-2

EXISTING ZONING			
Name	Petition Request	Map(s)	Petition Number
Brown & Cullen, Inc agent for Iris McWilliams	Rezone from Automotive-oriented business (BA) to Mixed-use low intensity (MU-1) district	3750	PB-12-162 ZON
			120840C

City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
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- 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

Area under petition consideration



Division line between two zoning districts

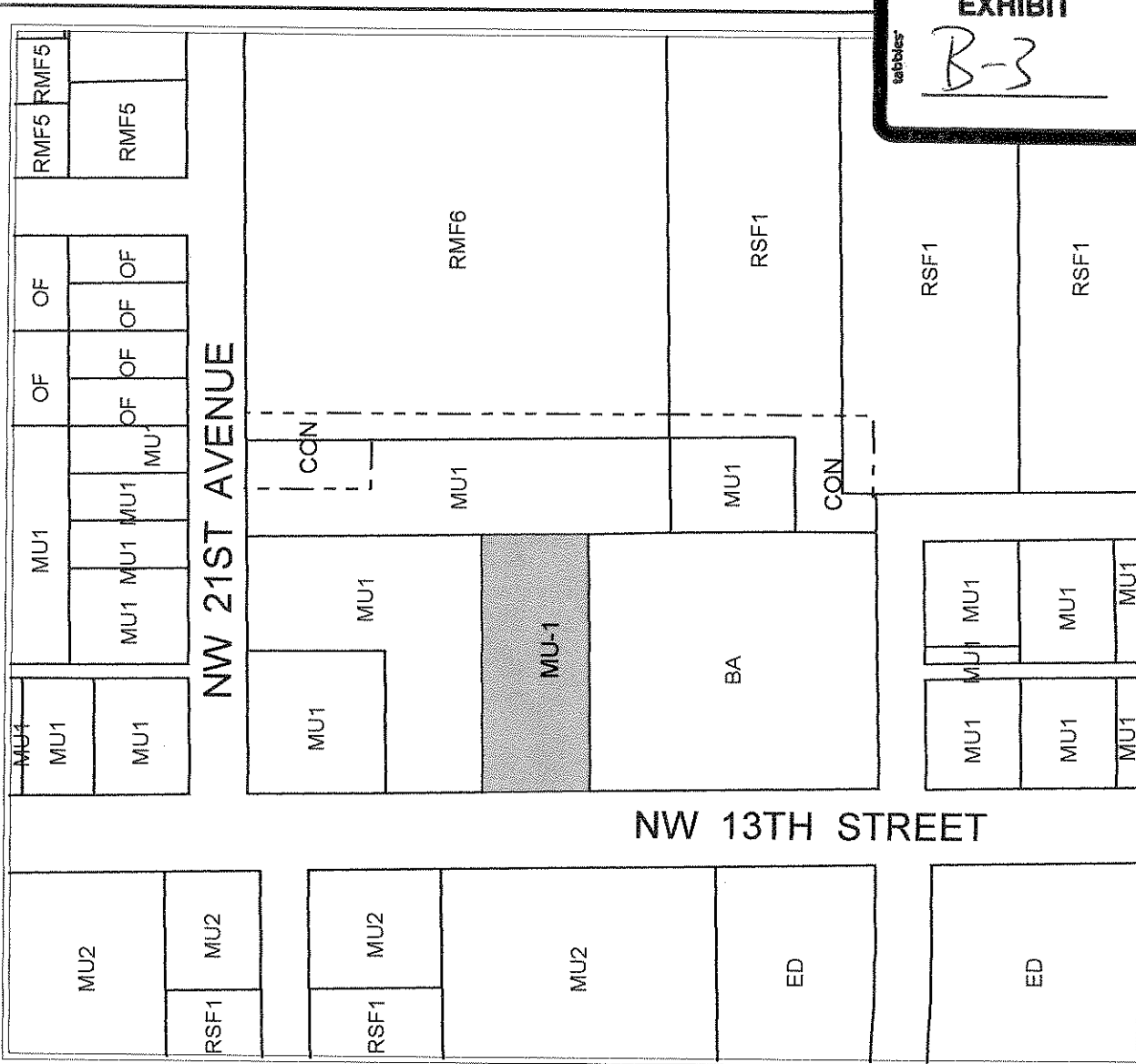
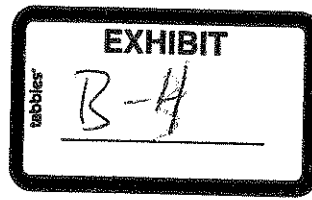


EXHIBIT
B-3


PROPOSED ZONING			
Name	Petition Request	Map(s)	Petition Number
Brown & Cullen, Inc agent for Iris McWilliams	Rezone from Automotive-oriented business (BA) to Mixed-use low intensity (MU-1) district	3750	PB-12-162 ZON
<p>No Scale</p>			120840C



Received
1/8/13

MEMORANDUM

TO: Dean Mimms, AICP, Lead Planner
Planning & Development Services Department

FROM: John Hendrix, Environmental Coordinator 
Planning & Development Services Department

DATE: January 8, 2013

SUBJECT: PB-12-159 LUC and PB-12-160 ZON (Hidden Lake SFR LLC); and PB-12-161 LUC and PB-12-162 ZON (Iris McWilliams), Parcels located at 1015 NW 21st Avenue and 2029 NW 13th Street, respectively.

The subject application for land use and rezoning has been reviewed for considerations relating to environmental resources which may be present on or immediately adjacent to the subject parcels and subparcels located in close proximity on the east side of NW 13th Street and south of NW 21st Avenue, adjacent to the Hidden Lake apartments. The parcels are surrounded by a mix of commercial and residential land uses. Approximately 200 feet southeast offsite from the most proximal location of the subject property, a small lake/surface water (Lake Meta) is present on the southern edge of the Hidden Lake apartments. This pond and its associated wetland fringe are regulated surface waters/wetlands pursuant to LCD 30-300. Based on the information provided in the application and due to the separation distance involved, none of the proposed land use and rezoning changes associated with the petition would be expected to result in development that would encroach into the regulated surface water/wetland or its associated upland buffer. Any application for development approval on the subject properties that would be proposed subsequent to the proposed land use and zoning change would be reviewed for compliance with 30-300 at that time.

Otherwise, no other issues relating to regulated surface waters/wetlands or natural and archaeological resources are known to exist which might present a constraint or otherwise adversely affect the proposed land use and rezoning proposals.

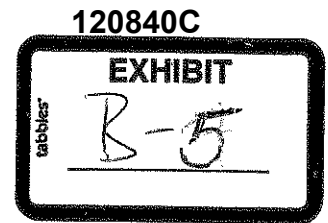


Exhibit B-5 - Mixed use low intensity district (MU-1)

Sec. 30-64. - Mixed use low intensity district (MU-1).

(a)

Purpose. The mixed-use low intensity district is established for the purpose of allowing coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential neighborhoods, and places of religious assembly. The district is intended to reduce the length and number of vehicular trips by providing for basic needs within close proximity to residential areas, by encouraging pedestrian access, and by the combining of trips. This district is established to allow uses compatible with each other and with surrounding residential areas to be developed near each other. The MU-1 district may be located in areas where analysis of residential characteristics demonstrates that such facilities are required. This district is intended to encourage the development of planned and unified neighborhood shopping centers in a relationship harmonious with adjoining residential activities. It is also intended to accommodate traditional neighborhoods that include nonresidential uses and neighborhood centers.

(b)

Objectives. The provisions of this district are intended to:

(1)

Permit compatible commercial, office, service and residential developments that benefit from being located near each other.

(2)

Provide an adequate mix of residential uses including multifamily, townhouse, zero lot line, and detached single-family at urban densities.

(3)

Provide opportunities for the development of compound residential uses.

(4)

Minimize traffic congestion by:

a.

Requiring that shopping center and/or mixed-use developments be located on appropriate major collector and arterial roadways, as defined in the comprehensive plan;

b.

Minimizing the number and regulating the location of driveway connections; and

c.

Encouraging pedestrian and nonautomotive access.

(5)

Ensure, through development plan approval, that nonresidential and mixed-use developments are designed to promote the most efficient use of the land, and that they coordinate the internal activities of the site as well as establish a harmonious relationship between such developments and their environment.

(6)

Require buffering or screening around nonresidential and/or mixed-use development in accordance with the land development code when the development abuts any property zoned for residential use or shown as residential on the future land use map.

(7)

Accommodate neighborhood-level services and retail uses along existing business corridors.

(8)

Coordinate the location and size of mixed-use developments commensurate with the character and density of the areas to be served.

(9)

Allow the market some flexibility in determining locations of new nonresidential development, and the ability to expand such areas in relation to the population densities achieved.

(10)

Encourage nonresidential and/or mixed-use developments to locate on land that is physically capable of supporting the particular type of development.

(c)

Permitted uses. See permitted uses listed in subsection (g) of this section pertaining to permitted uses.

(1)

Specific conditions for residential uses. If MU-1 zoning abuts a single-family residential zoning district, then the density of the residential portion of the mixed-use development shall be limited to that allowed by the RMF-6 residential district in the area within 100 feet of the property line, plus the required buffers for that single-family residential zoning district. In addition, multi-family development shall comply with all regulations in the RMF-6 district and the requirements of section 30-56.

(2)

Specific conditions for single-family compound uses. Twenty-five percent of the total floor area up to 1,000 square feet may be used for commercial or office uses. Such uses shall require a minimum lot size of 6,000 square feet and a lot width of 70 feet and shall have direct or shared access to a collector or arterial roadway.

(d)

Specific conditions for neighborhood shopping centers.

(1)

Developments of more than 30,000 square feet. There is no minimum size for buildings within the MU-1 zoning district. However, within the MU-1 zoning district, nonresidential developments of more than 30,000 square feet of gross leasable floor area are considered neighborhood shopping centers and are subject to the rights of and conditions for neighborhood shopping centers.

(2)

Location. Neighborhood shopping centers shall be located within one-fourth mile of intersections of arterials or intersections of arterials and collectors, as shown on the map entitled Functional Classification of Streets, in the transportation mobility element of the city's comprehensive plan. Such uses shall have direct or shared access to an arterial.

(3)

Maximum gross leasable nonresidential floor area. No more than 100,000 square feet of gross leasable nonresidential floorspace shall be allowed within any neighborhood shopping center.

(4)

Maximum gross leasable nonresidential floor area in any one business. No more than 50,000 square feet shall be contained in any one business located within a neighborhood shopping center, except MG-54 (food stores).

(5)

Dimensional requirements for permitted nonresidential uses. All principal and accessory structures shall be located and constructed in accordance with the following requirements:

a.

Required yard setbacks:

1.

Minimum front: 20 feet.

2.

Maximum front: 80 feet.

3.

Where the side or rear yard abuts property which is in a residential zoning district, or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 50 feet

or the distance created by the 45 degree angle of light obstruction, whichever is greater.

- b. Maximum lot coverage: 50 percent for single-purpose, nonresidential; 60 percent for mixed-use (inclusive of residential) or compound use.

- c. Maximum building height: Five stories.

- (6) *Multiple structures.* The use of multiple structures shall be considered on a case-by-case basis during development plan approval. Approval shall be conditioned upon findings by the appropriate reviewing board that all such structures are compatible with the uses and purposes of the center and surrounding uses and traffic patterns and are safely incorporated into the overall transportation system for the center.

- (7) *Outparcels.* The proliferation of outparcels contributes to strip commercial development, traffic circulation problems and visual clutter, and obstructs pedestrian and bicycle movement. To mitigate the problems associated with outparcels, the following regulations shall apply:

- a. *Creation and design.* The creation of outparcels shall be considered on a case-by-case basis during subdivision, lot split approval or development plan approval. Approval shall be conditioned upon findings by the appropriate reviewing board or staff, as applicable, that the neighborhood shopping center and all outparcels are integrated through the use of landscaping and buffers; shared parking, traffic access and circulation; and stormwater management.

- b. *Dimensional requirements for outparcels.* Outparcels which have unified circulation systems with the adjoining neighborhood shopping center shall not be required to meet the minimum lot area, width and depth requirements; however, development on outparcels shall be required to meet yard setback, lot coverage and building height requirements for the MU-1 district.

- (8) *Access.*

- a. *Vehicular access.* Access to the neighborhood shopping center shall be in accordance with the provisions of article IX, division 3, and chapter 23 of the Code of Ordinances. Parking areas, including maneuvering space, ingress and egress roads and driving lanes, shall be improved in accordance with the provisions of article IX, division 3, and chapter 23 of the Code of Ordinances. All loading and unloading shall be done on the neighborhood shopping center property. Areas used by motor vehicles shall be physically separated from public streets by landscaped buffer areas.

- b. *Bicycle, greenway and pedestrian access.* Provisions shall be made to safely incorporate travel ways for bicycle and pedestrian usage into any neighborhood shopping center project. Where bikeways, greenways or sidewalks are presently adjoining the property, provisions shall be made to safely link the internal bicycle and pedestrian system with adjoining facilities. During development plan review, the appropriate reviewing board shall also review the relationship of the neighborhood shopping center to adjoining properties and may require appropriate access for bicycles or pedestrians at locations where vehicular access is prohibited.

- (e) *Dimensional requirements for projects of less than 30,000 square feet.*

- (1) Yard setbacks:
- a.

Front: The front setback shall be no deeper than the average setback of existing development in the same block face, and within 15 to 80 feet.

b.

Where the side or rear yard abuts property which is in a residential district or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 25 feet or the distance created by the 60-degree angle of light obstruction, whichever is greater.

c.

Where the property abuts a side street, the minimum setback from that street shall be ten feet.

d.

Where a nonresidential use is adjacent to a nonresidential use no side yard setback is required.

(2)

Accessory structures shall not exceed 25 feet in height.

(3)

Maximum lot coverage: 50 percent for single-purpose, nonresidential; 60 percent for mixed-use (inclusive of residential) or compound use.

(4)

Maximum building height: Five stories.

(f)

Access. Access shall be designed to integrate all aspects of the development and shall meet the requirements of article IX, division 3, of this chapter. Driveways and parking shall be coordinated or shared insofar as possible.

.....

(g)

Permitted uses.

SIC	Uses	Conditions
	USES BY RIGHT:	
	Any accessory uses customarily and clearly incidental to any permitted principal use	
	Bed and breakfast establishments	In accordance with article VI
	Community residential homes with 14 or fewer residents	When part of a permitted single-family or multifamily residential component and in accordance with article VI
	Community residential homes with more than 14 residents	In accordance with article VI
	Compound uses	
	Eating places	
	Family child care homes	When part of a permitted single-family or multifamily residential component and in accordance with state law
	Large family child care homes	In accordance with article VI
	Itinerant food vendor	In accordance with chapter 19, article IV
	Outdoor cafes	As defined in article II and in accordance with article VI
	Personal fitting and sales	

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	of prosthetic or orthopedic appliances	
	Places of religious assembly	In accordance with article VI
	Public service vehicles	As defined and in accordance with article VI
	Repair services for household needs	As defined in article II
	Residential (8 to 30 dwelling units per acre)	In accordance with the requirements of the RMF-6, RMF-7 or RMF-8 zoning districts and the additional requirements of this section, and the requirements of section 30-56. Lots that existed on November 13, 1991 as recorded in the Planning and Development Services Department and that are less than or equal to 0.5 acres in size are exempt from minimum density requirements.
	Residential use buffer	
	Neighborhood convenience center	
	Neighborhood shopping center	
	Specialty T-shirt production	
GN-074	Veterinary services	Only within enclosed buildings and in accordance with article VI
IN-0752	Animal specialty services, except veterinary	Only within enclosed buildings
GN-078	Landscape and horticultural services	
MG-15	Building construction - General contractors and operative builders	
GN-171	Plumbing, heating and air conditioning	
GN-172	Painting and paper hangers	
GN-173	Electrical work	
MG-27	Printing, publishing and allied industries	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	Offices only, with no operation of passenger tours from the site
GN-481	Telephone communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI, excluding cellular telephone services
GN-482	Telegraph and other message communications	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with

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		article VI
GN-483	Radio and television broadcasting stations	Accessory transmission, retransmission and microwave towers up to and including 100 feet in height in accordance with article VI
GN-523	Paint, glass and wallpaper stores	
GN-525	Hardware stores	
GN-526	Retail nurseries, lawn and garden supply stores	
MG-53	General merchandise stores	
MG-54	Food stores	Accessory gasoline and alternative fuel pumps in accordance with article VI, and by special use permit in neighborhood convenience and shopping centers
GN-553	Auto and home supply stores	Excluding garage and installation facilities
GN-554	Gasoline service stations including the sale of alternative fuels for automobiles	In accordance with article VI and by special use permit in neighborhood convenience and shopping centers
MG-56	Apparel and accessory stores	
MG-57	Home furniture, furnishings and equipment stores	
MG-59	Miscellaneous retail	Excluding direct selling establishments (IN-5963); fuel dealers (IN-5983); including liquor stores (IN-5921) limited to 2,000 square feet and excluding on-site consumption when located in neighborhood convenience and shopping centers, inside storage, display and sales only for all uses
Div. H	Finance, insurance and real estate	Excluding cemetery subdividers and developers (IN-6553)
MG-72	Personal services	Including funeral services and crematories in accordance with article VI and excluding linen supply (IN-7213), industrial laundries (IN-7218), and diaper services in neighborhood convenience and shopping centers
MG-73	Business services	Excluding outdoor advertising services (IN-7312), disinfecting and pest control services (IN-7342), heavy construction equipment rental and leasing (IN-7353), and equipment rental and leasing, not elsewhere classified (IN-7359)
GN-752	Automobile parking	
MG-76	Miscellaneous repair services	Excluding miscellaneous repair shops and related services (GN-769) and including repair services for household needs as defined in this chapter
MG-78	Motion pictures	Excluding drive-in theaters (IN-7833) and outdoor filming facilities

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MG-79	Amusement and recreation services	Only within enclosed structures, and excluding go-cart rental and raceway operations and also raceway operations and also excluding commercial sports (GN-794)
MG-80	Health services	Including nursing and intermediate care facilities in accordance with article VI when applicable, and excluding rehabilitation centers and hospitals (GN-806)
MG-81	Legal services	
MG-82	Educational services	Including private schools, in accordance with article VI
MG-83	Social services	Including day care centers as defined in this chapter and in accordance with article VI, excluding residential care (GN-836), rehabilitation centers, halfway houses, social service homes, and residences for destitute people as defined in this chapter
GN-841	Museums and art galleries	
MG-86	Membership organizations	
MG-87	Engineering, accounting, research management and related services	Excluding testing laboratories (IN-8734) and facilities support management services (IN-8744)
MG-89	Services, not elsewhere classified	
Div. J	Public administration	
	USES BY SPECIAL USE PERMIT	
	Accessory gasoline and alternative fuel pumps	In accordance with article VI in neighborhood convenience and shopping centers
	Accessory transmission, retransmission and microwave towers over 100 feet in height	In accordance with article VI
	Alcoholic beverage establishments	In accordance with article VI
	Limited automotive services	In accordance with article VI
	Other uses (including light assembly or packaging)	Within completely enclosed structures; no outdoor storage, truck traffic limited to that normal to commercial activities such as grocery stores, loading docks and mechanical equipment must be screened, and sound attenuation shall be provided to any adjacent residential area or area in actual residential use; no access to any residential street; must meet industrial buffers. Storage of hazardous materials in accordance with the county hazardous materials management code
	Rehabilitation centers	In accordance with article VI

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	Residences for destitute people	In accordance with article VI
	Social service homes	In accordance with article VI
GN-598	Fuel dealers	
GN-701	Hotels and motels	Except in neighborhood convenience and shopping centers
GN-702	Roominghouses and boardinghouses	In accordance with article VI

(h)

General requirements. All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-67 and article IX.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3918, § 4, 11-15-93; Ord. No. 3963, § 5, 3-14-94; Ord. No. 4075, § 7, 5-8-95; Ord. No. 950862, § 5, 11-13-95; Ord. No. 951420, § 4, 7-8-96; Ord. No. 961100, §§ 1—3, 7-14-97; Ord. No. 980273, § 3, 11-9-98; Ord. No. 990299, § 3, 10-25-99; Ord. No. 002469, §§ 4—6, 3-17-03; Ord. No. 020590, § 2, 4-14-03; Ord. No. 041268, § 8, 8-22-05; Ord. No. 070619, § 4, 3-24-08; Ord. No. 110865, 7-19-2012)