



Planning and Development Services

PB-15-21 ZON

**City Commission
July 2, 2015**

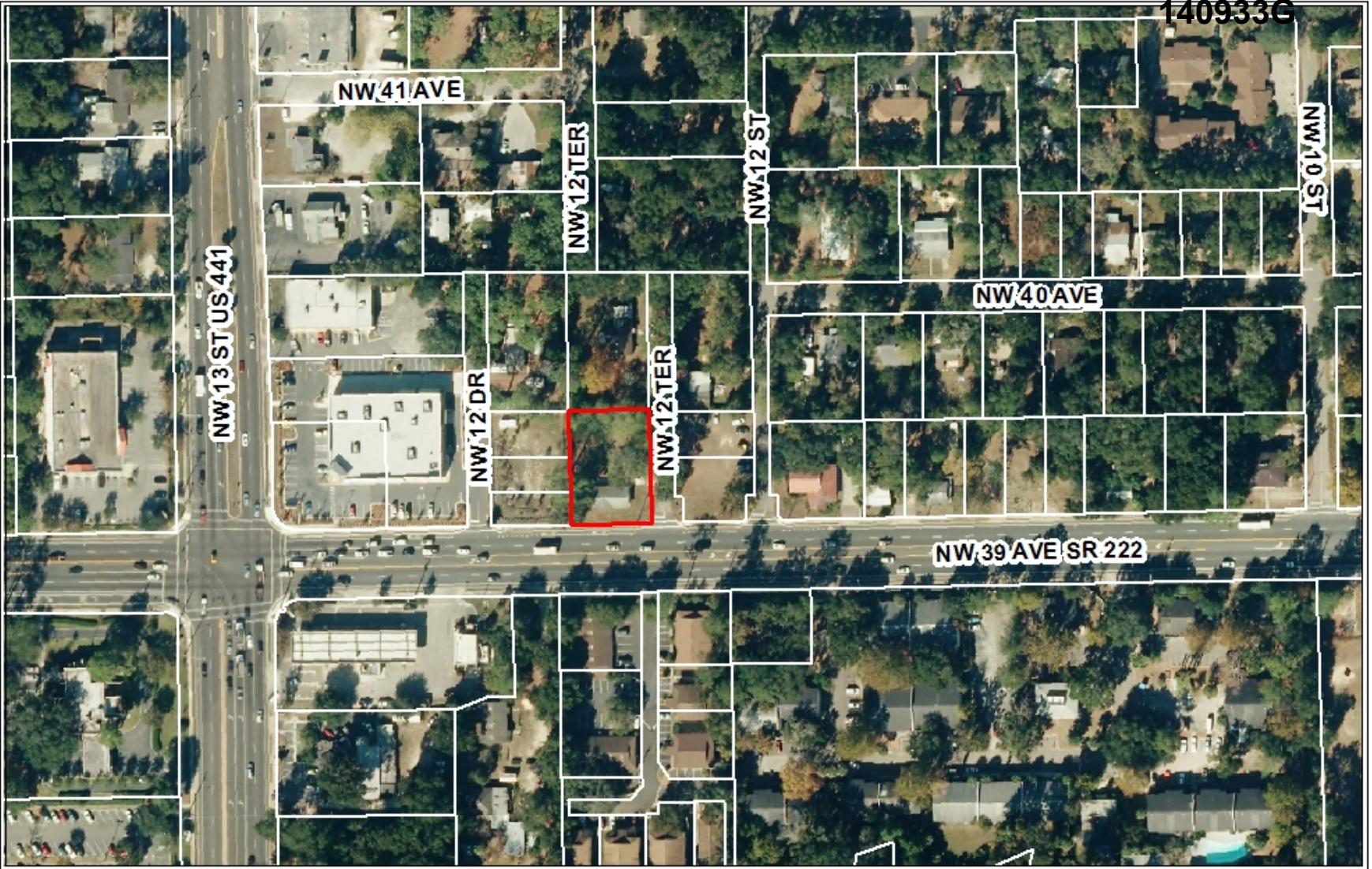
Legistar No. 140933

Presentation by Dean Mimms, AICP

Zoning change

PB-14-21 ZON	Existing	Proposed
Zoning (0.33 ac)	OR (20 units/acre office residential district)	MU-1 (8-30 units/acre mixed use low intensity district)

140933G



AERIAL PHOTOGRAPH



Name	Petition Request	Petition Number
John Wernery, owner	Change Zoning from OR (20 units/acre Office Residential) district to MU-1 (8-30 units/acre Mixed Use Low Intensity) district	PB-15-21 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-7 8-21 units/acre Multiple-Family Residential
- OR 20 units/acre Office Residential
- OF General Office
- MU-1 8-30 units/acre Mixed Use Low Intensity
- PD Planned Development

----- Division line between two zoning districts

Area under petition consideration



EXISTING ZONING

 No Scale	Name	Petition Request	Petition Number
	John Wernery, applicant	Change Zoning from OR (20 units/acre Office Residential) district to MU-1 (8-30 units/acre Mixed Use Low Intensity) district	PB-15-21 ZON

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----- Division line between two zoning districts

Area under petition consideration



PROPOSED ZONING

 No Scale	Name	Petition Request	Petition Number
	John Wernery, owner	Change Zoning from OR (20 units/acre Office Residential) district to MU-1 (8-30 units/acre Mixed-Use Low-Intensity) district	PB-15-21 ZON

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Site, from E along NW 39 AVE



Stormwater Retention - West of Site



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N along NW 12 Terrace



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NW 12TH ST

1124
39th
AVENUE
SALON
371-2255

E along NW 39 AVE



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SW across NW 39 AVE



Petition / Background

- **0.33-acre property, contains 1-story, 1,092 sq. ft., single-family house built 1963**
- **MU-1 zoning requested in order to open a retail toy store**
- **MU-1 allows mix of non-residential & residential uses, max. density of 30 units/acre
(Current OR allows 20 units/acre, no retail use)**

- **MU-1 zoning will broaden range of permitted uses**
- **Supportive of economic development**
- **Proposed MU-1 zoning is consistent with MU-1 adjacent to west**
- **Proposed MU-1 zoning is consistent with Comprehensive Plan and supports infill & redevelopment**

Compatibility

- **Proposed MU-1 compatible with adjacent non-residential properties to E & W and surrounding area**
- **Compatibility with adjacent & nearby residential properties assured through applicable LDC requirements**

- **Consistent w/Comprehensive Plan infill & redevelopment policies, including encouraging redevelopment near Transit-Supportive Areas**
- **Allowance of low-intensity non-residential uses scaled to serve surrounding neighborhood will allow for greater range of redevelopment opportunities**

Recommendation

City Plan Board to City Commission

Approve Petition PB-15-21 ZON

(Plan Board voted 6-0)

Staff to City Commission

Approve Petition & Ordinance