

**LEGISLATIVE #**

**110013G**

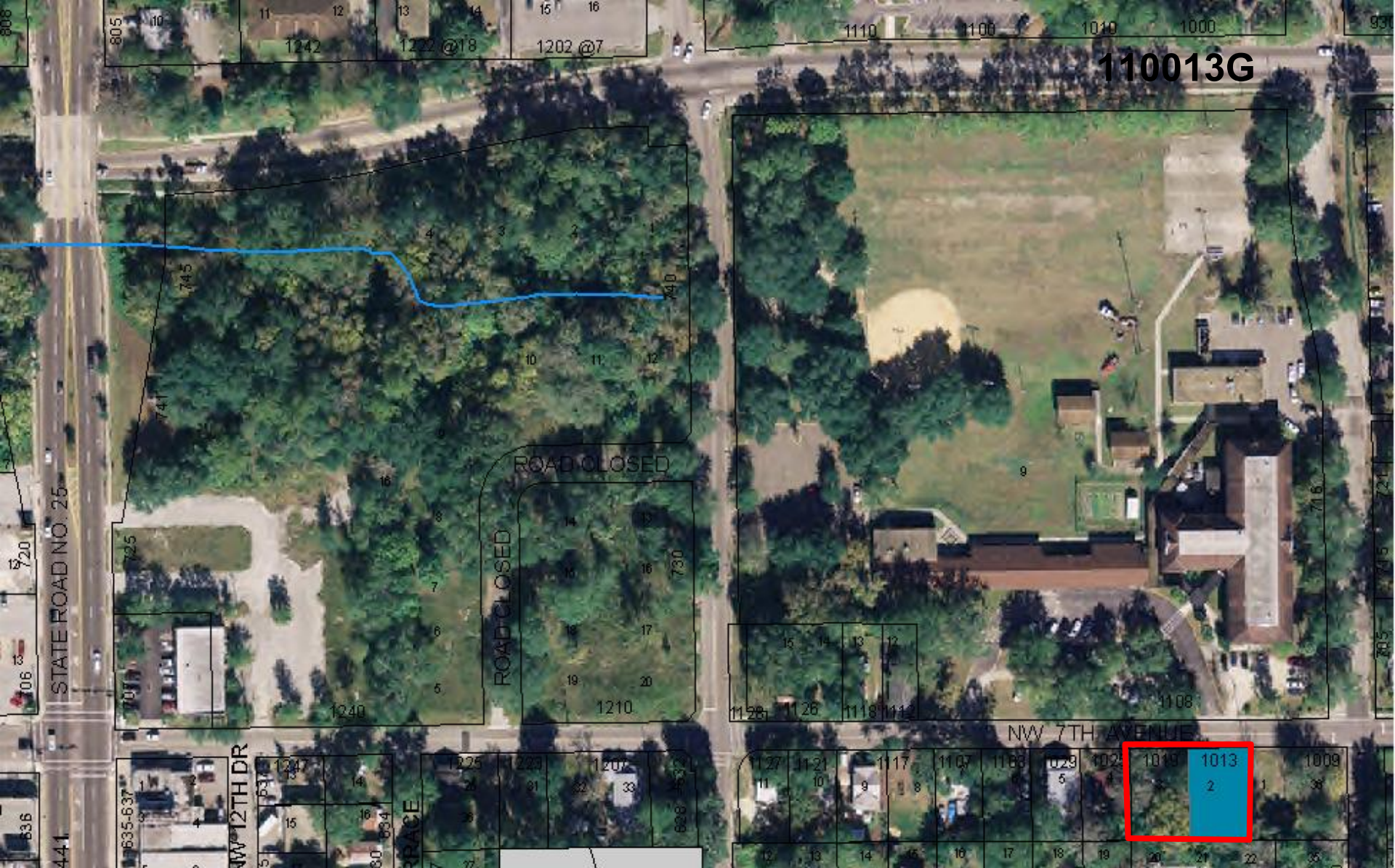


## Planning and Development Services

# **PB-10-121PSZ Ordinance 110013 City Commission 9/15/11**

- **A. Quinn Jones**
  - Family home of local educator
  - Adjacent to school that bears his name
  - House is on the National Historic Register, pending for the Local Historic Register
- **Proposed zoning changes will allow home to be used as a museum**

- **Rezoning:**
  - **From Residential Conservation**
  - **To PS: Public services and operations**



110013G

STATE ROAD NO. 25

ROAD CLOSED

NW 7TH AVENUE

NW 12TH DR

1013

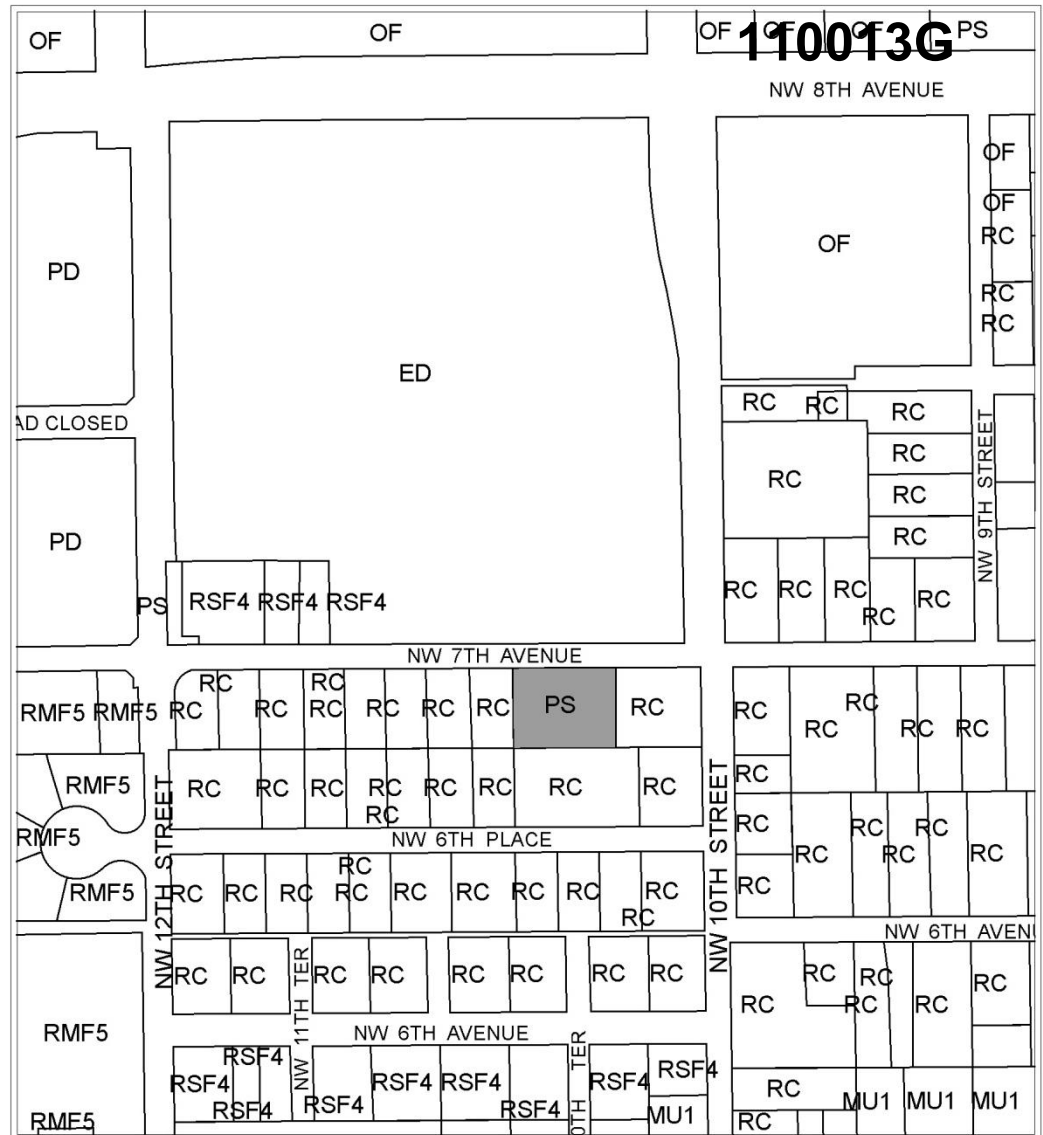


# City of Gainesville Zoning Districts


RSF-1	3.5 units/acre Single-Family Residential
RSF-2	4.6 units/acre Single-Family Residential
RSF-3	5.8 units/acre Single-Family Residential
RSF-4	8 units/acre Single-Family Residential
RSF-R	1 unit/acre Single-Family Rural Residential
RMF-5	12 units/acre Single-Family/Multiple-Family Residential
RMF-6	8-15 units/acre Multiple-Family Residential
RMF-7	8-21 units/acre Multiple-Family Residential
RMF-8	8-30 units/acre Multiple-Family Residential
RC	12 units/acre Residential Conservation
MH	12 units/acre Mobile Home Residential
RMU	Up to 75 units/acre Residential Mixed Use
RH-1	8-43 units/acre Residential High Density
RH-2	8-100 units/acre Residential High Density
OR	20 units/acre Office Residential
OF	General Office
BUS	General Business
BA	Automotive-Oriented Business
BT	Tourist-Oriented Business
MU-1	8-30 units/acre Mixed Use Low Intensity
MU-2	12-30 units/acre Mixed Use Medium Intensity
CCD	Up to 150 units/acre Central City
UMU-1	Up to 75 units/acre Urban Mixed-Use
UMU2	Up to 100 units/acre Urban Mixed-Use
BI	Business Industrial
W	Warehousing and Wholesaling
I-1	Limited Industrial
I-2	General Industrial
A	Agriculture
CON	Conservation
MD	Medical Services
PS	Public Services and Operations
AF	Airport Facility
ED	Educational Services
CP	Corporate Park
PD	Planned Development

----- Division line between two zoning districts

Area  
under petition  
consideration

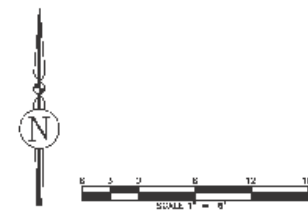
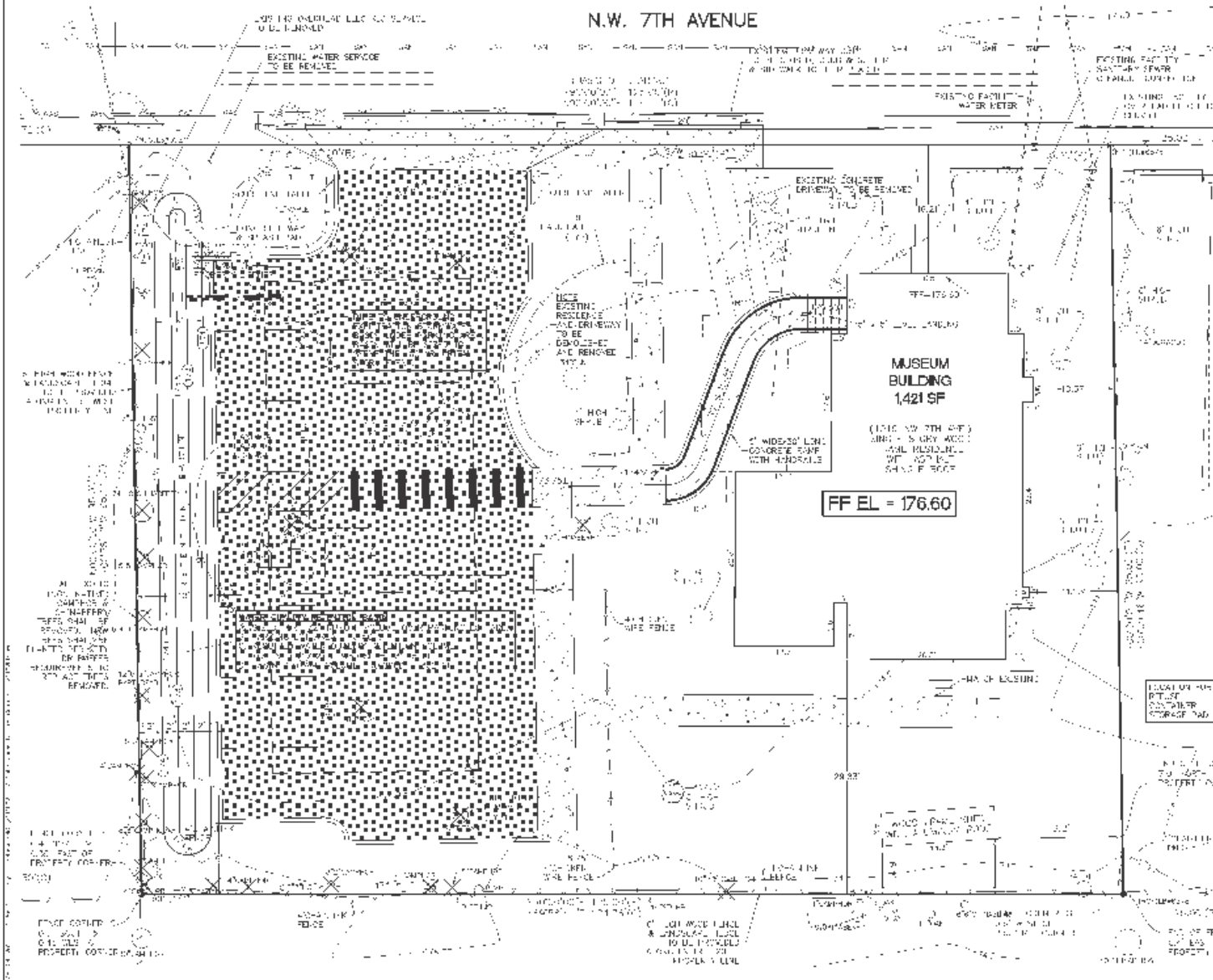


## PROPOSED ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
	CRA- agent for the City of Gainesville	Rezone from RC to PS.	3950	PB-10-121 PSZ

N.W. 7TH AVENUE

110013G



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CITY OF GAINESVILLE C.R.A.  
 PROJECT: A. QUINN JONES CULTURAL CENTER  
 SHEET NO.: PRELIMINARY DEVELOPMENT PLAN

**BROWN & CULLEN INC.** CIVIL ENGINEERS  
 1500 N.W. 24th Street, Suite 200  
 Gainesville, FL 32609  
 Phone: (352) 336-1234 Fax: (352) 336-1235  
 E-Mail: brc@brcinc.com  
 50% OF THE TOTAL PROJECT COST SHALL BE PAID BY THE CLIENT.

DATE	NO.	DESCRIPTION
11/11/03	1	PRELIMINARY DEVELOPMENT PLAN
11/11/03	2	PRELIMINARY DEVELOPMENT PLAN

- The standard hours of operation shall be limited to Monday through Saturday from 9 a.m. to 5 p.m.
- Special events that occasionally occur after 5 p.m shall be regulated as follows. In order to minimize potential nuisance to neighboring residential properties, the indoor portion of after-hours events will conclude prior to midnight. The outdoor portion of any event (including unamplified music) shall conclude prior to 9 p.m.
- No amplified music or sound of any type or nature shall be played or broadcast outside of the walls of a fully enclosed building at the site.



- The subject property shall be regulated in accordance with the requirements of the City's Land Development Code and all other applicable regulations, except as expressly provided in Exhibit B-4: Preliminary Development Plan.
- Final development plan approval is required in accordance with the requirements of the City's Land Development Code and the adopted PS zoning ordinance.

- All principal and accessory structures shall comply with the following dimensional requirements:
  - Minimum lot area: 10,000 square feet.
  - Minimum lot width at minimum building front yard setback: 100 feet
  - Minimum yard setbacks:
    - Front: 10 feet
    - Side: 5 feet
    - Rear – principal structure: 15 feet
    - Rear - accessory structure(s): 5 feet

- Staff recommends approval of Petition PB-10-121PSZ and Ordinance 110013 with the associated preliminary development plan and conditions as stated in the staff report
- Plan Board recommended approval with a vote of 4-0