



Planning and Development Services

PB-13-76 ZON

Presentation to City Commission December 19, 2013

Legislative No. 130283
(Related to Petition PB-13-75 LUC)

Prepared by Dean Mimms, AICP

Zoning Change

	Existing	Proposed
Zoning (1.7 ac)	PD (Planned development district)	OF (General office district)

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City of Gainesville Zoning Districts


- RSF-1 3.5 units/acre Single-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- BUS General Business
- OF General Office
- BA Automotive-Oriented Business
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- PS Public Services and Operations
- PD Planned Development



Area under petition consideration

----- Division line between two zoning districts

PROPOSED ZONING

	Name	Petition Request	Map(s)	Petition Number
 <p>No Scale</p>	City Plan Board, applicant	Rezone property from Planned Development district (PD) to General office district (O)	3752	PB-13-76 ZON



AERIAL PHOTOGRAPH



Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant	Rezone property from Planned Development district (PD) to General office district (O)	3752	PB-13-76 ZON

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E from NE 2nd ST





N along NE 2nd ST

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S from NE 23rd Blvd:
RSF-1 to east of
property



NW across NE 2nd ST

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McCOY COURT
APARTMENTS

500-545 NE 2nd Lane | Gainesville, FL 32609
352-375-7104

S along NE 2nd ST

Petition / Background

- **PD and related PUD approved in 1997 for eating place (restaurant)**
- **Planned development approval became null & void after PD requirement to commence construction w/in 5 years not met**

Petition / Background

- **PD ordinance requires City “to initiate an action to rezone the property to an office designation”**
- **June 14, 2013 letter from attorney for N parcel (1.0 ac) owner requested that City initiate rezoning, stated intention to construct office building**

Petition / Background

- Served by urban services, no impact on adopted LOS (water/wastewater, solid waste, recreation, schools)
- TMPA (Transportation Mobility Planning Area) Sub-Zone A. RTS Route 15 along NE 2nd ST and NE 23 Blvd
- Sidewalks on both streets, bike lanes NE 2nd ST
- No known contamination or other environmental issues

Highlights – ZON

- **Proposed OF zoning compatible w/surrounding mixed use, commercial, public services, and residential zoning categories, and surrounding area**
- **Buffer between residential and commercial uses**

Highlights – ZON

Rezoning to OF is consistent w/Comp Plan, supports redevelopment

Pertinent Comp Plan goals, objectives & policies include:

- **Redevelopment policies that promote healthy economy & discourage urban sprawl**

Staff to City Commission

Approve Petition and Ordinance

City Plan Board to City Commission

Approve Petition PB-13-76 ZON

(Plan Bd voted 6-0)