



## Planning and Development Services

# PB-16-80 ZON

**City Commission  
July 7, 2016**

**Legistar no. 160121**

**Presentation by Dean Mimms, AICP**



AERIAL PHOTOGRAPH

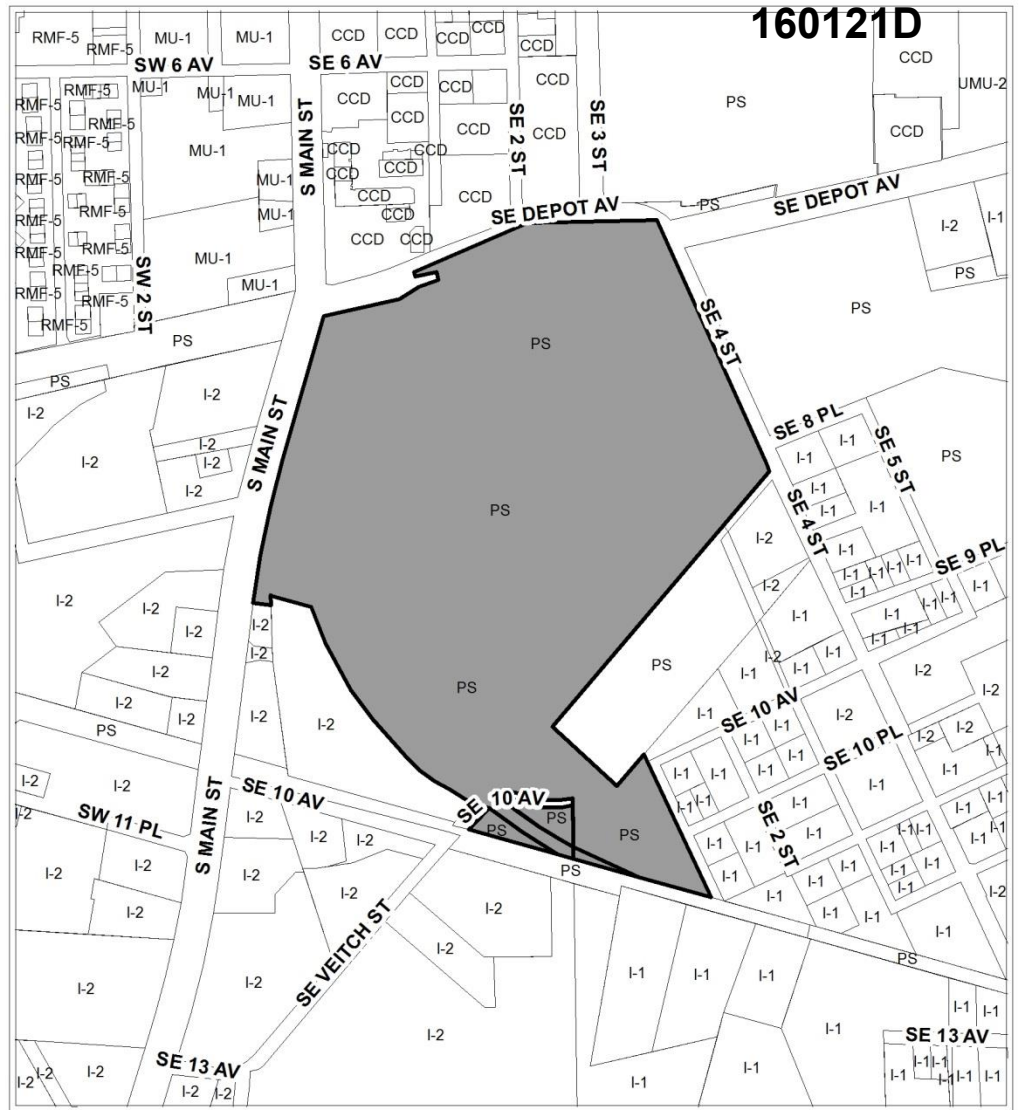


Name	Petition Request	Petition Number
City of Gainesville	Amend the list of permitted uses for the Public Services and operations district (PS) pertaining to the area commonly known as Depot Park	PB-16-80 ZON


160121D

### Zoning District Categories

- RMF5 Residential Low Density (12 du/acre)
- MU-1 Mixed Use Low Intensity (8-30 du/acre)
- MU-2 Mixed Use Medium Intensity (12-30 du/acre)
- CCD Central City District
- I1 Limited Industrial
- I2 General Industrial
- PS Public Services and Operations




Area under petition consideration



----- Division line between two zoning districts

### EXISTING ZONING

	Name	Petition Request	Petition Number
 No Scale	City of Gainesville	Amend the list of permitted uses for the Public Services and operations district (PS) pertaining to the area commonly known as Depot Park	PB-16-80 ZON

# Depot Park

160121D



## DEPOT PARK MASTER PLAN





160121D



# Background

- **39.5-ac, Depot Park result of major, years-long efforts to remediate environmental contamination and redevelop property into unique City park**
- **Park components include public greenspace, Cade Museum, renovated historic train depot**
- **2009 PS zoning ordinance needs updating, mostly due to planned uses for the Depot Bldg. which opens in August**

# Petition

**Current PS district allowance for eating places, outdoor cafes, retail sales *limited to accessory uses for museum, art galleries and botanical and zoological gardens***

**Uses envisioned for Depot Bldg include:**

- indoor events (e.g., concerts & cultural events *(now permitted only as outdoor events)*)
- eating places
- outdoor cafes
- barber shop, beauty shop
- retail sales



## Other changes to list of permitted uses for this PS district include:

- Amphitheater and outdoor performances
- Food trucks in accordance w/ Article VI (specially regulated use)
- Bicycle rentals

**Proposed revisions to list of permitted uses are needed primarily to allow for uses planned for Depot Building**

**Revisions are**

- **complimentary to & supportive of City's Depot Park,**
- **supportive of increased economic activity in East Gainesville,**
- **consistent w/Comprehensive Plan**

## **City Plan Board to City Commission**

**Approve Petition PB-16-80 ZON**

(Plan Board voted 6-0)

## **Staff to City Commission**

**Approve Petition & Ordinance**