



## Planning and Development Services

**PB-14-76 ZON**

**PB-14-77 TCH**

**Power District**

**City Commission**

**October 16, 2014**

**Legistar No. 140030**

**Presentation by Dean Mimms, AICP**

# Zoning Change

<p><b>PB-14-54 ZON</b>  <b>PB-14-76 ZON</b></p>	<p>Existing</p>	<p>Proposed</p>
<p><b>Zoning</b>                      (12.22 ac)</p>	<p><b>PS</b>                      (Public services &amp;                      operations)  <b>CCD</b>                      (Central City District)</p>	<p><b>UMU-2</b>                      (10-100 units/ac,                      up to 25 add'l                      units/ac by SUP)</p>

## Petitions PB-14-53 TCH and PB-14-77 TCH amend UMU-2 zoning district to:

- Add Public Administration (excluding correctional institutions) as use by right
- Add Power District Boundary Map
- Add Figure showing Height Limits
- Add Figure showing Street Types





AERIAL PHOTOGRAPH



Name	Petition Request	Petition Number
eda engineers-surveyors-planners, inc., agent for the City of Gainesville	Rezone from Public Services & Operations (PS) and Central City District (CCD) to Urban Mixed Use 2 (UMU-2) district	PB-14-54 ZON PB-14-76 ZON



# City of Gainesville Zoning Districts


- RSF4 8 units/acre Single-Family Residential
- RMF7 8-21 units/acre Multiple-Family Residential
- CCD Up to 150 units/acre Central City
- UMU-2 Up to 100 units/acre Urban Mixed-Use
- I-1 Limited Industrial
- I-2 General Industrial
- CON Conservation
- PS Public Services and Operations

Area  
under petition  
consideration

----- Division line between two zoning districts



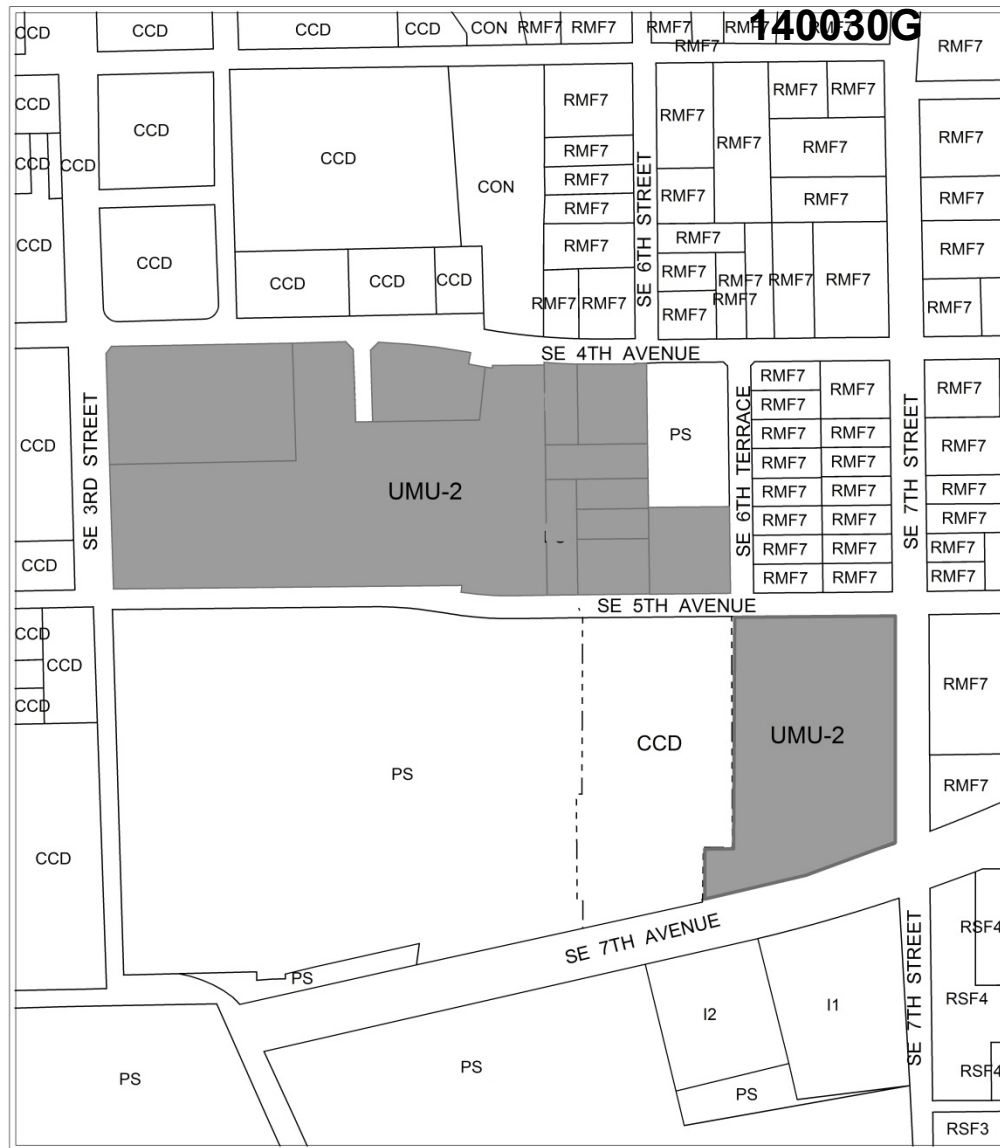
## EXISTING ZONING

 No Scale	Name	Petition Request	Petition Number
	eda engineers-surveyors-planners, inc., agent for the City of Gainesville	Rezone parcels from Public Services & Operations (PS) and Central City District (CCD) to Urban-Mixed Use 2 (UMU-2) district	PB-14-54 ZON PB-14-76 ZON

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Area under petition consideration

----- Division line between two zoning districts

### PROPOSED ZONING

 No Scale	Name	Petition Request	Petition Number
	eda engineers-surveyors-planners, inc., agent for the City of Gainesville	Rezone parcels from Public Services & Operations (PS) and Central City District (CCD) to Urban Mixed-Use 2 (UMU-2) district	PB-14-54 ZON PB-14-76 ZON

- **City-owned, developed property (GRU operations)**
- **PS zoning severely limits redevelopment potential**
- **UMU-2 allows mix of residential, retail, service, office/research; will greatly increase redevelopment potential**
- **UMU-2: Max. 6 stories by right, 8 by SUP**
- **Proposed UMU-2 zoning is consistent w/Comprehensive Plan redevelopment goals**



# Recommendation

## Staff and Plan Board to City Commission

**Approve Petitions PB-14-76 ZON and PB-14-77 TCH**

**Approve Ordinance 140030**

## City Commission approved

**Petitions PB-14-54 ZON and PB-14-53 TCH on August 21, 2014 as recommended by staff**