

LEGISLATIVE #

110799G



Planning and Development Services

PB-12-11 ZON

**Presentation to City Commission
May 3, 2012**

Dean Mimms, AICP

(Legislative No. 110799)

- **PB-12-11– Rezoning: RMF-8 to MU-1**
- **(Related to:**
 - PB-12-10 – Small-scale Land Use Amendment: RM to MUL**
 - PB-12-12 – Amend “College Park Master Plan & Regulating Plan for New Construction” map: Type III-House to Type I-Shopfront/Office/Apartment)**


Request for 0.25-ac site ^{110799G}

	Existing	Proposed
Zoning	RMF-8 Multiple-family Residential (8-30 units/ac)	MU-1 (8-30 units/ac mixed-use low- intensity)

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AERIAL PHOTOGRAPH

 No Scale	Name	Petition Request	Map(s)	Petition Number
	Causseaux, Hewett & Walpole, Inc agent for Hodge Investments, Ltd	Amend FLUM from RM to MUL. Rezone from RMF-8 to MU1 and change College Park Master Plan from Type III House to Type I Shop/ front/Office/Apartment	3949	PB-12-10 LUC PB-12-11 ZON PB-12-12 ZON



From South



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From North



From East



From West



Adjacent: South



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Adjacent: North



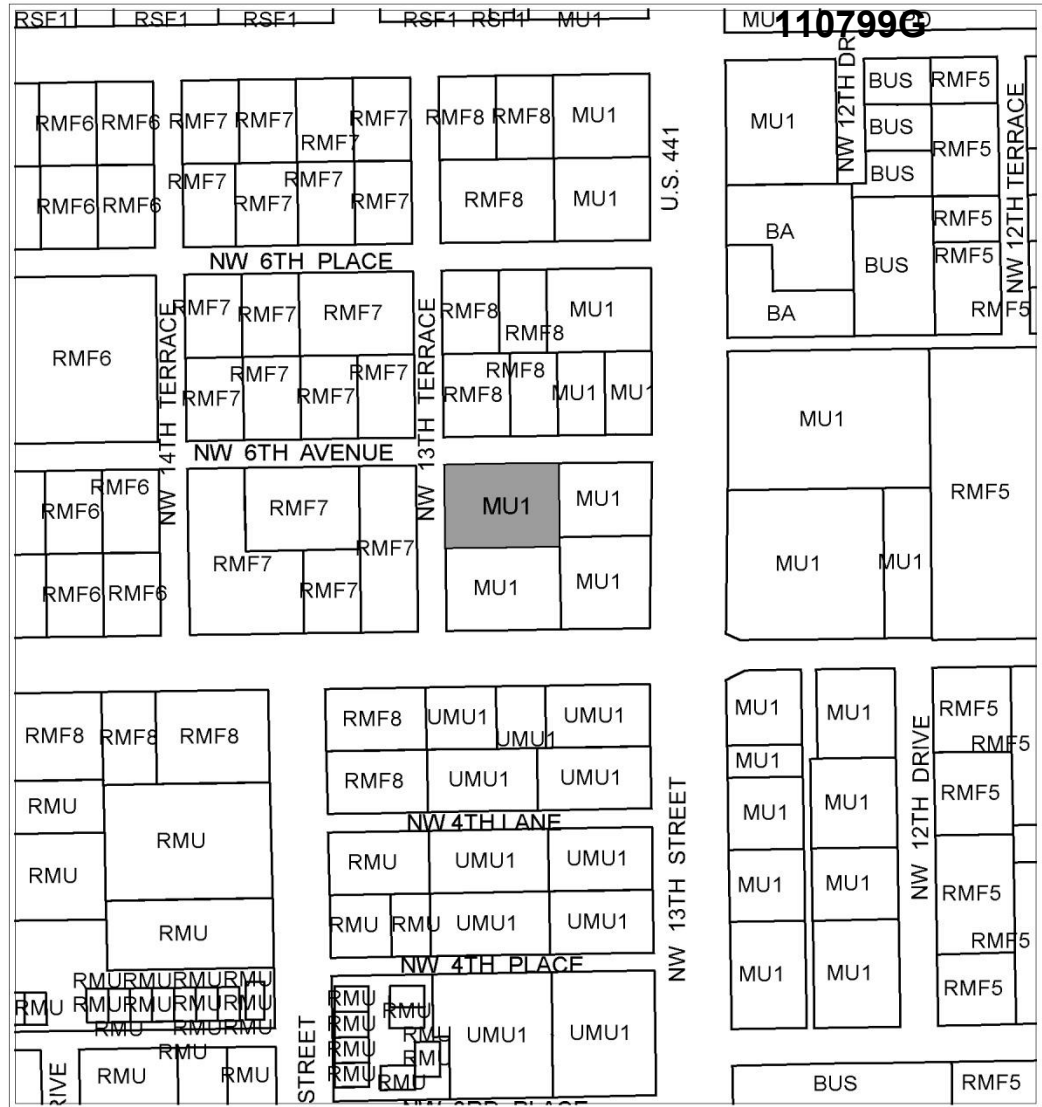
Adjacent: East



Adjacent: West

City of Gainesville Zoning Districts

- 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
- RMU Up to 75 units/acre Residential Mixed Use
- BUS General Business
- BA Automotive-Oriented Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- UMU-1 Up to 75 units/acre Urban Mixed-Use



Area under petition consideration

----- Division line between two zoning districts

PROPOSED ZONING

	Name	Petition Request	Map(s)	Petition Number
	Causseaux, Hewett & Walpole, Inc agent for Hodge Investments, Ltd	Rezone from RMF-8 to MU1	3949	PB-12-11 ZON

Background

- **0.25-ac property w/two approx 1,800 sq ft duplexes (built 1948 & 1964)**
- **Located in College Park SAP, and College Park/Univ. Heights Redevel't District**
- **TCEA Zone A**
- **Site served by urban services, and has no major environmental impacts or constraints**

Highlights – ZON

- Entire block MU-1 zoning will help facilitate future redevelopment
- Consistent w/infill & redevelopment goals (FLUE Goal 2, Obj. 2.1, Policy 2.1.1)
- Compatible w/adjacent properties & surrounding area. Compatibility w/nearby residential assured by meeting applicable LDC req'ts.
- Consistent w/Comp. Plan

Recommendation

**City Plan Board to City Commission:
Approve Petition PB-12-11 ZON
Plan Board voted 7:0**

**Staff to City Commission: Approve Petition
PB-12-11 ZON**

**Staff to City Plan Board: Approve Petition
PB-12-11 ZON**