

**TO:** City Plan Board  
**FROM:** Planning Division Staff  
**SUBJECT:** Petition 126ZON-08PB. Eng, Denman & Associates, Inc., agent for FJD Realvestment, LLC. Rezone the subject property from Mixed use medium intensity (MU-2) district to Automotive-oriented business (BA) district. Located at 2501 North Main Street. Related to Petition 126ZON-08 PB.

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#### **Recommendation**

Planning Division staff recommends denial of Petition 126ZON-08PB.

#### **Explanation**

This petition requests a rezoning for the subject property from Mixed use medium intensity (MU-2) to BA (Automotive-oriented business district). The related land use amendment (125LUC-08PB) from Mixed-use medium-intensity to Commercial future land use will enable this rezoning.

The subject property consists of one parcel totaling 2.43 acres, located just north of the intersection of North Main Street and 23<sup>rd</sup> Avenue. There is one structure on the lot, a restaurant that formerly operated as Ryan's Steakhouse and Florida Buffet. The property owners have been unable to lease the restaurant for several years and wish to pursue redevelopment under the requested BA zoning.

Please see the attached maps.

#### **Character of the District and Suitability**

The subject property is located on the east side of North Main Street just north of 23<sup>rd</sup> Avenue. This general area of North Main Street is primarily devoted to auto-oriented businesses, but in the vicinity of the 23<sup>rd</sup> Avenue intersection, there is a mix of commercial and retail uses including Gator Automatic Transmission Service to the north; Wholesale Auto Brokers, New York Pizza Plus, Sherwin-Williams Paints, and one undeveloped parcel to the south; Main Street and the Winn-Dixie and Big Lots shopping center to the west; and undeveloped land to the east.

The intention of the MU-2 district is to “provide a mix of employment, retail, professional, service and residential uses in medium level activity centers”. As such, the uses permitted in MU-2 include limited residential uses, services, offices, and retail.

The uses that will be introduced by the proposed BA zoning include car dealerships, fuel dealers, carwashes, wholesale vehicle parts and supplies, and certain retail (for a full list of permitted uses in the MU-2 and BA zoning districts, see Exhibit 3).

The compatibility of the proposal with surrounding future land use and zoning designations is questionable. If proposed zoning change is approved, the subject property would be surrounded on all sides by land zoned MU-2. This would create a spot zoning designation that would be different than all adjacent properties, an undesirable planning practice that staff wishes to avoid.

#### *Neighborhood Activity Centers*

The City has designated certain areas (generally major intersections or employment centers) as neighborhood activity centers. They are intended to implement the principles of smart growth by attracting mixed-use, pedestrian-friendly development and redevelopment. The Future Land Use Data and Analysis chapter describes them as a planning tool for “incorporating more mixed use, designing for transportation choice, increasing high-quality residential densities in appropriate locations, revitalizing the downtown as a community-serving destination, creating a sense of place and a pleasant ambiance, building civic pride based on a unique local flavor, improving public schools, creating a choice in housing type and price, and enhancing the compatibility of uses that have traditionally been considered incompatible.” On the City’s future land use and zoning maps, neighborhood activity centers are implemented with mixed-use categories. Please see Exhibit 2, attached, for more information about neighborhood activity centers.

Reflecting this vision, the City has designated the unique node at North Main Street and 23<sup>rd</sup> Avenue as a neighborhood activity center. The subject property is one of 20 parcels on the north side of the intersection, representing approximately 30 acres, that have been designated with MUM land use and Mixed use medium intensity district (MU-2) zoning. This activity center is in a prime location and is of significant size to serve the neighborhoods of northeast Gainesville. There are several multi-family developments and single-family neighborhoods along the 23<sup>rd</sup> Avenue corridor to the east, some of which are walking distance from this neighborhood activity center. This area also has potential to serve as a destination for lunchtime and commuter traffic for the busy Main Street commercial corridor, and already supports several successful restaurant, commercial, and service establishments.

The established long-range vision of the City is to guide appropriate development toward neighborhood-serving activity centers, and staff’s recommendation for denial is intended in support of this vision. The Comprehensive Plan states that development in a neighborhood activity center in MUM is intended to serve as a “neighborhood center serving multiple neighborhoods” with a “compact, pedestrian environment”. Conversely, the Commercial land use category “identifies those areas most appropriate for large scale highway-oriented commercial uses” and does not allow for an integrated mix of uses. In

following the wisdom of the decision to designate this area as a neighborhood activity center, staff concludes that the BA zoning is incompatible.

### **Conservation of the Value of Buildings and Encouraging Appropriate Land Use**

There is one existing building on the subject property. The building is in fair condition, appears to be structurally sound, and could potentially be incorporated into the redevelopment of the property.

### **Applicable Portions of Current City Plans**

Transportation. The proposed activity is consistent with the provisions outlined the underlying Transportation Concurrency Exception Area (TCEA) Zone A. The proposed rezoning from MU-2 to BA will not have an impact on the roadway level of services. However, if the property is redeveloped, a traffic impact analysis will be conducted as part of the development plan review stage to asses any net impact to the local road network.

Water and Wastewater. The existing on-site development is currently served by central water and sewer systems. Adequate capacity currently exists to serve the subject property. Any future site development shall use these same facilities.

Solid Waste. Commercial solid waste facilities currently serve the subject property.

Transit. Transit service is available nearby along NE 23<sup>rd</sup> Avenue and 2<sup>nd</sup> Street (RTS Route 15). No changes to this existing service are proposed.

Special Area Plans. This parcel falls within an area of Special Environmental Concern because of its proximity to the Koppers Superfund site. This overlay area is described in Sec. 30-207 of the City of Gainesville Land Development Code as follows:

This overlay is established for the purpose of protecting the immediate and long-term potable water supply by creating a procedure for projects going through development review in any area designated by the U.S. Environmental Protection Agency as a superfund area, and that certain area adjacent to the superfund area...

This section specifies requirements for new development, including application for a development review permit and a wellfield special use permit, which requires approval by the City Commission. Copies of the permit application must also be submitted to federal, state, and county review agencies.

Reuse projects that do not involve the excavation of soil or the drilling of wells are exempt from the additional requirements that pertain to new developments.

**Needs of the City for Land Areas for Specific Purposes to Serve Populations or Economic Activities**

The proposed zoning is consistent with the Commercial land use proposed by Petition 125LUC-08PB. The BA zoning designation will further the implementation of Policy 4.2.5 of the Future Land Use Element (see applicable Goals, Objectives and Policies in the Comprehensive Plan).

**Whether There Have Been Substantial Changes in the Character or Development of Areas In or Near Area Under Consideration**

There have been no recent, substantial changes or developments in this area.

**Applicable Goals, Objectives and Policies of the Comprehensive Plan**

**Future Land Use Element**

**Objective 1.3**

Adopt land development regulations that guide the transformation of conventional shopping centers into walkable, mixed-use neighborhood (activity) centers.

**Policy 1.3.1**

When feasible, neighborhood centers should be designed to include a gridded, interconnected street network lined with street-facing buildings and buildings at least 2 stories in height.

**Policy 1.3.2**

Centers should be pleasant, safe, and convenient for pedestrians and bicyclists and contain a strong connection to transit service.

**Policy 1.3.3**

Centers should, to the extent feasible, contain a range of mixed land use types—preferably within a one-quarter mile area— including such uses as neighborhood-scaled retail, office, recreation, civic, school, day care, places of assembly and medical uses. The uses are compact, and vertically and horizontally mixed. Multiple connections to and from surrounding areas should be provided along the edges of a mixed-use area.

**Policy 1.3.4**

Centers should be designed so that densities and building heights cascade from higher densities at the core of mixed use districts to lower densities at the edges.

**Policy 1.3.5**

Parking lots and garages should be subordinated, and limited in size.

**Objective 1.4**

Adopt land development regulations that promote mixed-use development within the city.

**Policy 1.4.4**

In mixed-use zoning districts, the City should prohibit or restrict land uses that discourage pedestrian activity and residential use, including car washes, motels (hotels are acceptable), storage facilities, auto dealerships, drive-throughs, warehouses, plasma centers, and street-level parking lots.

**Policy 4.1.1**

Land Use Categories on the Future Land Use Map shall be defined as follows:

...

**Mixed-Use Medium-Intensity (12-30 units per acre)**

This category allows a mixture of residential, office, business and light industrial uses concentrated in mapped areas. This category shall also allow traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Public and private schools, institutions of higher learning, places of religious assembly and community facilities shall be appropriate in this category. Such development shall function as neighborhood center serving multiple neighborhoods. It is not expected that these areas shall be expanded significantly during this planning period. Land development regulations shall ensure a compact, pedestrian environment for these areas; provide guidelines for the compatibility of permitted uses; and ensure that such areas do not serve overlapping market areas of other designated medium-intensity neighborhood centers. Residential development from 12 to 30 units per acre shall be permitted. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by special use permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and community facilities. Buildings in this land use category shall face the street and have modest (or no) front setbacks.

**Commercial**

The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses, and, when designed sensitively, residential uses. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and

modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.

**Policy 4.2.5**

The City shall continue to restrict auto sales and relatively intense auto service to North Main Street north of 16th Avenue.

**Petition Information**

<b>Applicant</b>	Eng, Denman & Associates, Inc., agent for FJD Realvestment, LLC
<b>Request</b>	Rezone the subject property from Mixed use medium intensity (MU-1) district to Automotive-oriented business (BA) district
<b>Existing Land Use</b>	Mixed-Use Medium-Intensity (related petition 125LUC-08PB requests change to Commercial future land use)
<b>Existing Zoning</b>	Mixed use low intensity district (MU-2)
<b>Purpose of Request</b>	To change zoning to allow for redevelopment
<b>Location</b>	Approximately 400 feet north of the intersection of North Main Street and 23 <sup>rd</sup> Avenue
<b>Existing Use</b>	Vacant restaurant
<b>Surrounding Uses</b>	North: Gator Automatic Transmission Service South: Wholesale Auto Brokers, New York Pizza Plus, Sherwin-Williams Paints, and one undeveloped parcel West: Main Street; shopping center including Winn-Dixie and Big Lots East: Undeveloped land

**Surrounding Controls**

	<u>Future Land Use</u>	<u>Zoning</u>
<b>North:</b>	Mixed-Use Medium-Intensity (MUM)	Mixed use Medium intensity (MU-2)
<b>East:</b>	Mixed-Use Medium-Intensity (MUM)	Mixed use Medium intensity (MU-2)
<b>South:</b>	Mixed-Use Medium-Intensity (MUM)	Mixed use Medium intensity (MU-2)
<b>West:</b>	Mixed-Use Medium-Intensity (MUM)	Mixed use Medium intensity (MU-2)

### Summary

This petition requests a rezoning from Mixed use medium intensity (MU-2) district to Automotive-oriented business (BA) district. The related petition (125LUC-08PB) requests a land use change from Mixed-Use Medium-Intensity to Commercial. The intention behind the change is to stimulate redevelopment of a site that currently contains a restaurant that has been closed for several years.

While it is true that the City's Comprehensive Plan designates North Main Street as the desired location for automotive sales businesses, it is also true that the land around this intersection – including on all sides of the subject property – has been given the land use and zoning designations consistent with a neighborhood activity center. These designations are part of a long-range strategy by the City of Gainesville to bring vibrant, walkable development to the area around key intersections.

The land use patterns and permitted uses that would be allowed by the requested changes are not fitting with the desired character of a neighborhood activity center. The MUM land use calls for a 'compact, pedestrian environment', while the Commercial land use category is 'most appropriate for large scale highway-oriented commercial uses'. Likewise, the requested BA zoning category allows much more intensive uses than the existing MU-2 district, and would actually have the unintended consequence of prohibiting certain pedestrian- and neighborhood-oriented uses such as general merchandise stores, legal services, health services, and hotels, while allowing automotive uses that would not otherwise be permitted, such as auto dealerships and fuel dealers.

It is staff's position that the requested rezoning would be inconsistent with the existing surrounding land use and zoning designations, as well as the City's intentions regarding the character of development in neighborhood activity centers. Therefore, the staff recommendation for petition 126ZON-08PB is for denial.

Respectfully Submitted,



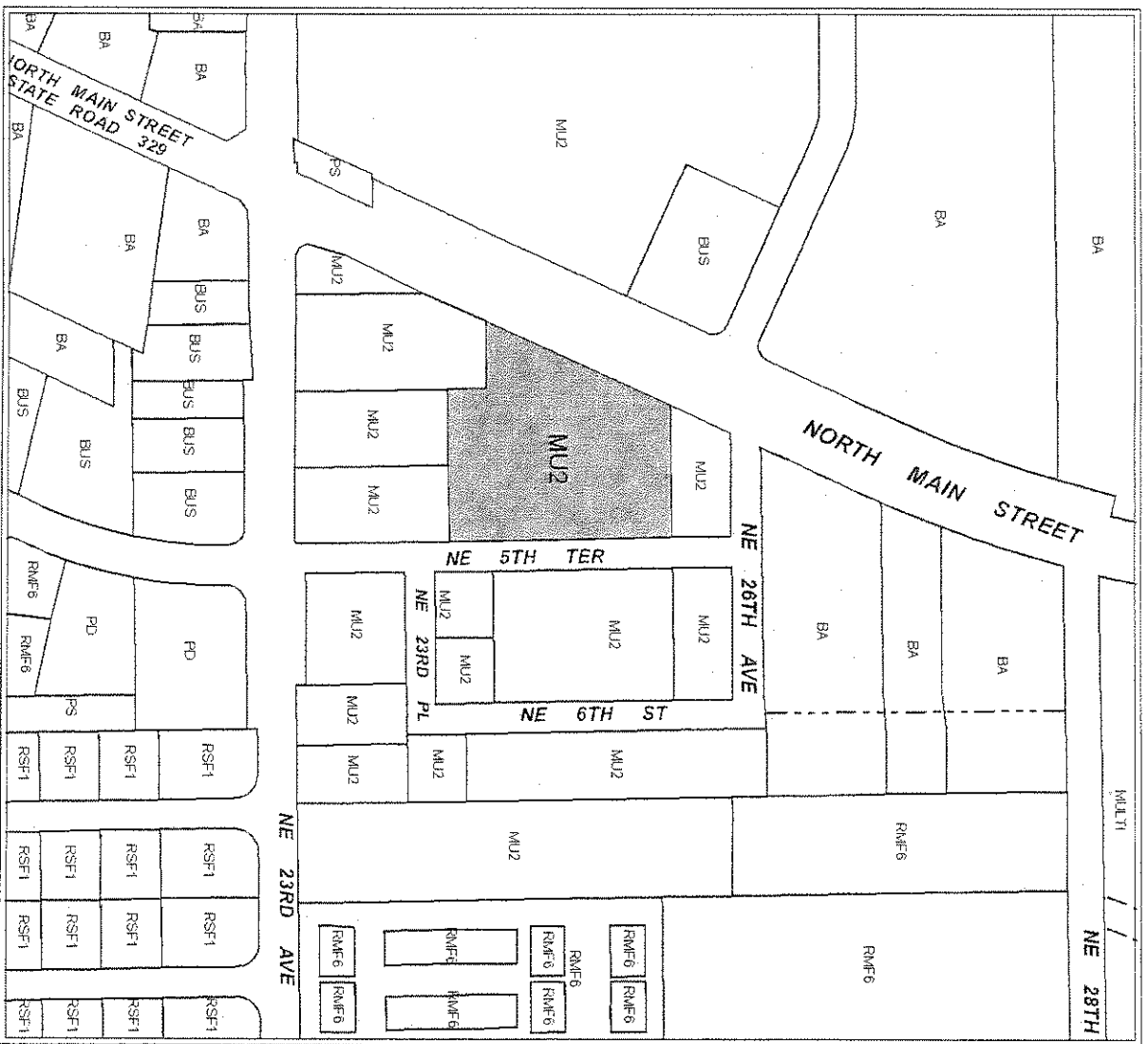
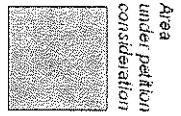
Ralph Hilliard  
Planning Manager

RH:DM:SBN

# Zoning District Categories

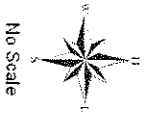
- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehouse and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

Historic Preservation/Conservation District  
 Special Area Plan  
 Division line between two zoning districts  
 City Limits



## EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
Eng, Denman & Associates, Inc agents for FJD Realvestment, LLC	Change Zoning from MU-2 (Mixed Use Medium Intensity) to BA (Automotive-Oriented Business district).	3652	126ZON-08PB





# Zoning District Categories

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- RSF1 Single-Family Residential (3.5 du/acre)
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- W Warehousing and Wholesaling
- 11 Limited Industrial
- 12 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

Area under petition consideration



## PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
Eng, Denman & Associates, Inc agents for FJD Realvestment, LLC	Change Zoning from MU-2 (Mixed Use Medium Intensity) to BA (Automotive-Oriented Business district).	3652	126ZON-08PB



## **Exhibit 2 – Excerpts from the Future Land Use Data & Analysis**

### ***Growth Management Framework***

The State mandate to update local comprehensive plans places the responsibility on the City to develop a future land use element of its comprehensive plan that will guide development and accommodate expected growth trends without reducing service levels below adopted standards. To meet this challenge, the City must develop a growth management framework for the future which will become the foundation for the land use element.

### **Future Alternative Design Concepts and Visions**

[For ease of reference, the three design concepts described here are duplicated from the Urban Design Element]

There are three broad categories of potential future alternative growth concepts and visions for Gainesville. This Element endorses Concept A as the alternative to be pursued by Gainesville. This concept is generally consistent with the Gainesville 2020 Transportation Plan entitled “Livable Community Reinvestment Plan (LCRP)” that was adopted on October 12, 2000. The vision statement adopted by the MTPO states that the LCRP would “make transportation investments that support livable community centers and neighborhoods by: (1) re-investing in the traditional core areas of Gainesville and the towns of Alachua County to develop walkable downtown centers; (2) connecting a limited number of highly developed mixed use centers, and (3) providing a high level of premium transit service in a linear Archer Road corridor.”

#### **Concept A**

Concept A features compact development, new in-town development and redevelopment, and higher densities in appropriate locations. Gradually, over time, conventional shopping centers are transformed into walkable neighborhood centers. Neighborhoods are strengthened and made more livable, vibrant, and safe. A diversity of neighborhoods is available, from conventional, low density, single-family, to compact row house and other forms. Neighborhoods are kept stable, and are positive places in which to invest. Traffic is dispersed on interconnected streets. A trails network, connecting natural areas, neighborhoods, and neighborhood centers, form an interconnected “emerald necklace” throughout the urban area. People are less likely to flee from residences within the city core.

In Concept A, the city is designed so that people have transportation choices (they are therefore less dependent on their cars), have a stronger connection to urban natural areas, look out for the collective security of their neighborhood, and exhibit a great deal of civic pride. Higher densities and mixed uses allow for smaller, neighborhood-based corner stores and offices, and quality, frequent transit service. Retail, offices, small and neighborhood-based parks, and jobs are pleasant and convenient to walk to, bicycle to, or take transit to from nearby residences.

This concept includes sidewalks, neighborhood centers and street trees. Retail, office, and residential continue to be attracted back to the city core due to the high quality of life, safety, and pedestrian vibrancy.

The rate of development within city limits stabilizes so that growth is faster or as fast as within the city as outside the city within the urban area.

### **Some Land Use Recommendations to Achieve Concept A**

A portion of this framework will be the development of walkable neighborhoods and neighborhood centers. The goals of this strategy are to implement “smart growth” principles.

In general, this involves incorporating more mixed use, designing for transportation choice, increasing high-quality residential densities in appropriate locations, revitalizing the downtown as a community-serving destination, creating a sense of place and a pleasant ambiance, building civic pride based on a unique local flavor, improving public schools, creating a choice in housing type and price, and enhancing the compatibility of uses that have traditionally been considered incompatible.

Neighborhood (activity) centers and industrial areas are located throughout the city (see Figures 3 and 4). The goals of these centers and areas are to achieve the principles outlined above and prevent the diffusion of commercial activities into commercial strips.

To implement these concepts, this element calls for the development of traditional neighborhoods (TNDs), applying urban design overlay zones to create walkable neighborhoods and centers, designing streets for livability and shared use, and allowing more mixed use development. The element proposes to implement this system by:

- Using four mixed use land use districts: Mixed Use Low (MUL), Mixed Use Medium (MUM), Mixed Use Residential (MUR), and Mixed Use High (MUH). The MUL district will include low intensity neighborhood-serving neighborhood centers. This district will also be used to encourage redevelopment of existing strip commercial areas. The MUM district will be used to designate community-serving neighborhood centers. This district should not be used to designate strip commercial areas.
- Allowing TNDs by right in a number of land use categories.
- Designating existing shopping centers and other areas to be managed by an urban design overlay such as the Traditional City ordinance.
- Revising street specifications.

The following land use categories will implement the growth management plan (see Table 7 for acreage distributions by Future Land Use category):

**Single Family (up to 8 units per acre).**

**Residential Low Density (up to 12 units per acre).**

**Residential Medium Density (8-30 units per acre).**

**Residential High Density (8-100 units per acre).**

**Mixed Use Residential (up to 75 units per acre).**

**Mixed-Use Low Intensity (10-30 units per acre).**

**Mixed-Use Medium Intensity (14-30 units per acre).**

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**Mixed Use High Intensity (up to 150 units per acre).**

**Office.**

**Commercial.**

**Industrial.**

**Education.**

**Recreation.**

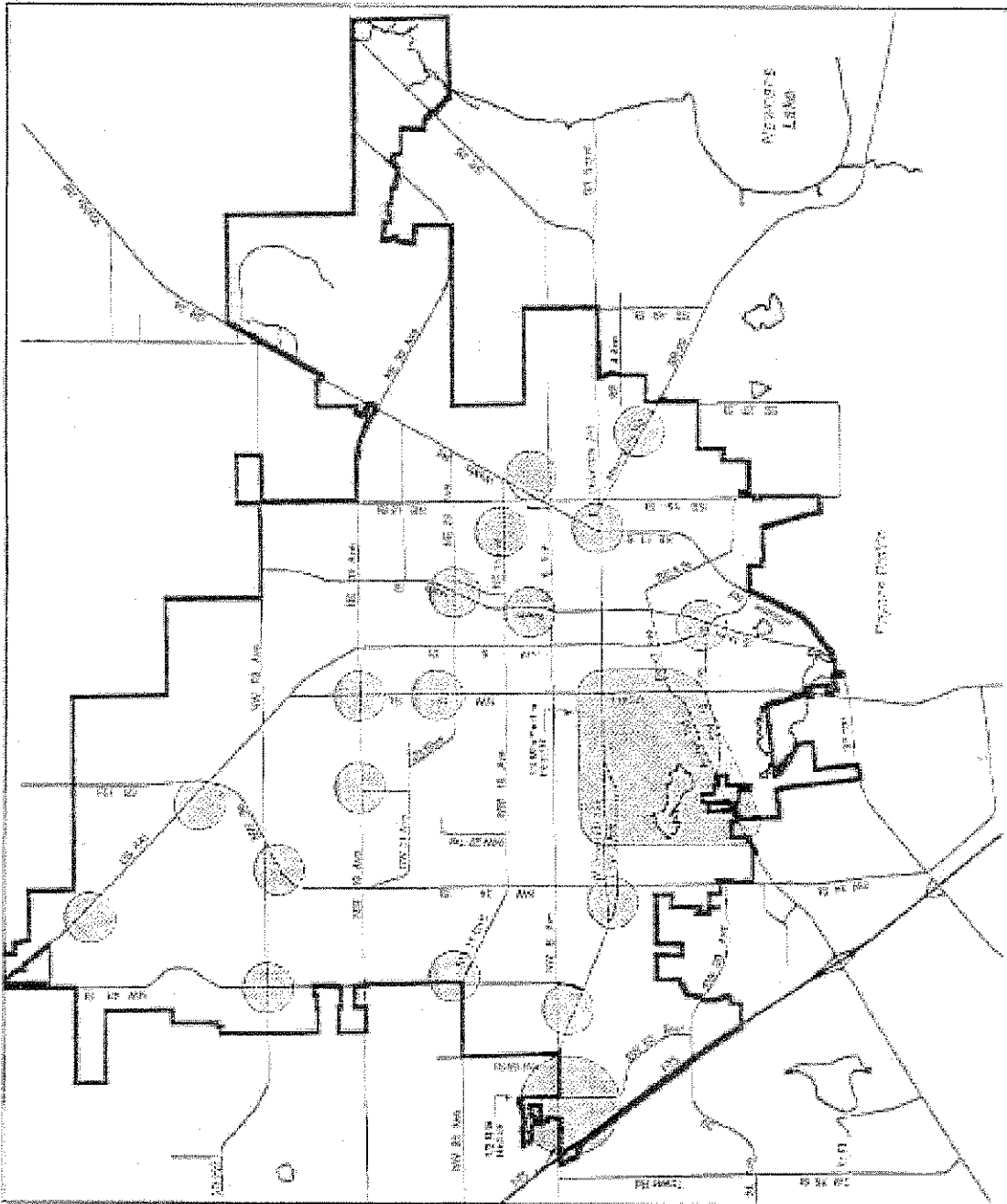
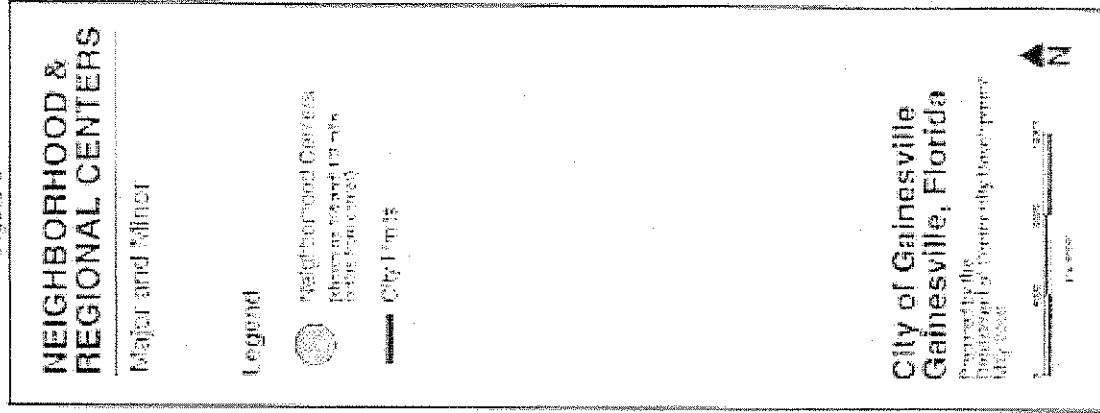
**Conservation.**

**Agriculture.**

**Public Facilities.**

**Planned Use District.**

Figure 3



**Exhibit 3 – Comparison of permitted uses in BA and MU-2**

The following table is a summary of the uses allowed in the BA and MU-2 districts. This table does not include all limitations or prohibited uses; see the Land Development Code for detailed information.

Specific Uses	SIC	BA	MU-2
		30-62	30-63
P= permitted by right; Blank cell=not permitted SU=permitted by special use permit; L= permitted with limitations as specified in Land Development Code			
<b>No SIC code – defined in Land Development Code</b>			
Accessory uses		P	P
Alcoholic Beverage establishment			L/SU
Bed and breakfast establishments			L
Compound uses			P
Eating place		P	P
Ice dealers		P	
Itinerant Food Vendor			L
Limited automotive uses			L/SU
Other uses (including light assembly or packaging)			L/SU
Outdoor café			L
Personal fitting/sale of prosthetic or orthopedic devices			P
Places of religious assembly		L	L
Private schools			P
Public service vehicles			L
Recycling centers			L/SU
Rehabilitation centers			L/SU
Repair services for household needs			L
Residences for destitute people			L/SU
Residential 12-30 du/ac			L
Retransmission and microwave towers			L/SU
Social service homes and halfway houses			L/SU
Specialty t-shirt production			P
<b>Division A. Agriculture, Forestry and Fishing</b>			
Veterinary services	074		L
Animal specialty services, excl. veterinary	0752		L
Landscape and horticultural services	078		P
<b>Division B. Construction</b>			
Building construction	15	P	P
Construction - special trade contractors	17	P	
Plumbing, heating, AC contractors	171		P
Painting and paper hangers	172		P
Electrical work	173		P

Specific Uses	SIC	BA	MU-2
		30-62	30-63
P= permitted by right; Blank cell=not permitted SU=permitted by special use permit; L= permitted with limitations as specified in Land Development Code			
<b>Division D. Manufacturing</b>			
Finishers of broadwoven fabrics of cotton	2261	P	
Finishers of broadwoven fabrics of manmade fiber and silk	2262	P	
Printing, publishing and allied industries	27	P	P
<b>Division E. Transportation, Communications, electric, gas, and sanitary services</b>			
Local and suburban transit and interurban highway passenger transportation	41	P	
US Postal Service	43	P	P
Arrangement of passenger transportation	472	P	L
Telephone communications	481		L
Telegraph and other message communications	482		L
Radio and television broadcasting	483		L
Cable and other pay television services	483		L
<b>Division F. Wholesale trade.</b>			
Motor vehicles and parts and supplies, wholesale	501	L	
Motor vehicle parts, used	5015	prohibited	
Prof. and commercial equipment and supplies, whsl	504	P	
Machinery, equipment and supplies, wholesale	508	L	
<b>Division G. Retail trade.</b>			
Building materials, hardware, garden supply and mobile home dealers	52	P	
Paint, glass and wallpaper stores	523		P
Hardware stores	525		P
Retail nurseries, lawn and garden supply stores	526		P
General merchandise stores	53		P
Food stores	54	P	L
Automotive dealers and gasoline service stations	55	P	
Auto and home supply stores	553		L
Gasoline service stations (including the sale of alternative fuels for automobiles)	554		L
Apparel and accessory stores	56		P
Home furniture, furnishings and equipment stores	57	P	P
Miscellaneous retail	59		L
Sporting goods stores and bicycle shops	5941	L	
Nonstore retailers	596	P	
Fuel dealers	598	P	L/SU
Hot tubs, swimming pools, whirlpool baths, retail only	5999	P	

Specific Uses	SIC	BA	MU-2
		30-62	30-63
P= permitted by right; Blank cell=not permitted SU=permitted by special use permit; L= permitted with limitations as specified in Land Development Code			
<b>Division H. Finance, insurance and real estate</b>			
Finance, insurance and real estate	Div. H	P	L
<b>Division I. Services</b>			
Hotels and motels	701		L/SU
Roominghouse/boardinghouse	702		L/SU
Personal services	72	P	P
Funeral services and crematories	726	P	L
Business services	73	L	L
Disinfecting and pest control services	7342	P	prohibited
Automotive repair, services and parking	75	L	
Automobile parking	752		P
Carwashes	7542	SU	
Misc. repair services	76	P	L
Motion pictures	78		L
Drive-in theaters	7833	P	prohibited
Amusement and recreation services	79	L	L/SU
Health Services	80		L
Nursing and personal care facilities	805		L
Legal services	81		P
Educational services	82		P
Social services	83		L
Museums and art galleries	841		P
Membership organizations	86	P	P
Engineering, accounting, research, management, and related	87		L
Services, not elsewhere classified	89		P
<b>Division J. Public administration</b>			
Public administration	Div. J		P



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Please see petition 125LUC-08 PB for scope and details.

Chair Cohen inquired from staff if changing the zoning to BA would be consistent with the current Comprehensive Plan designation. Ms. Niemann stated that the BA zoning is not an implementing zoning district of the Mixed Use Medium intensity land use designation.

<b>Motion By:</b> Randy Wells	<b>Seconded By:</b> Bob Ackerman
<b>Moved To:</b> Denied due to the testimony given for petition 125 LUC-08 PB, as it is not consistent with the land use on the parcel.	<b>Upon Vote:</b> 6 – 0.