

LEGISLATIVE #

110863I



Planning and Development Services

PB-12-25 TCH

Presentation to City Commission June 21, 2012

(Legislative No. 110863)

- **Amend the College Park Special Area Plan text to allow the underlying zoning district, or uses allowed within an adopted Planned Development (PD) ordinance, to determine the allowable uses of Type I properties.**

Timeline:

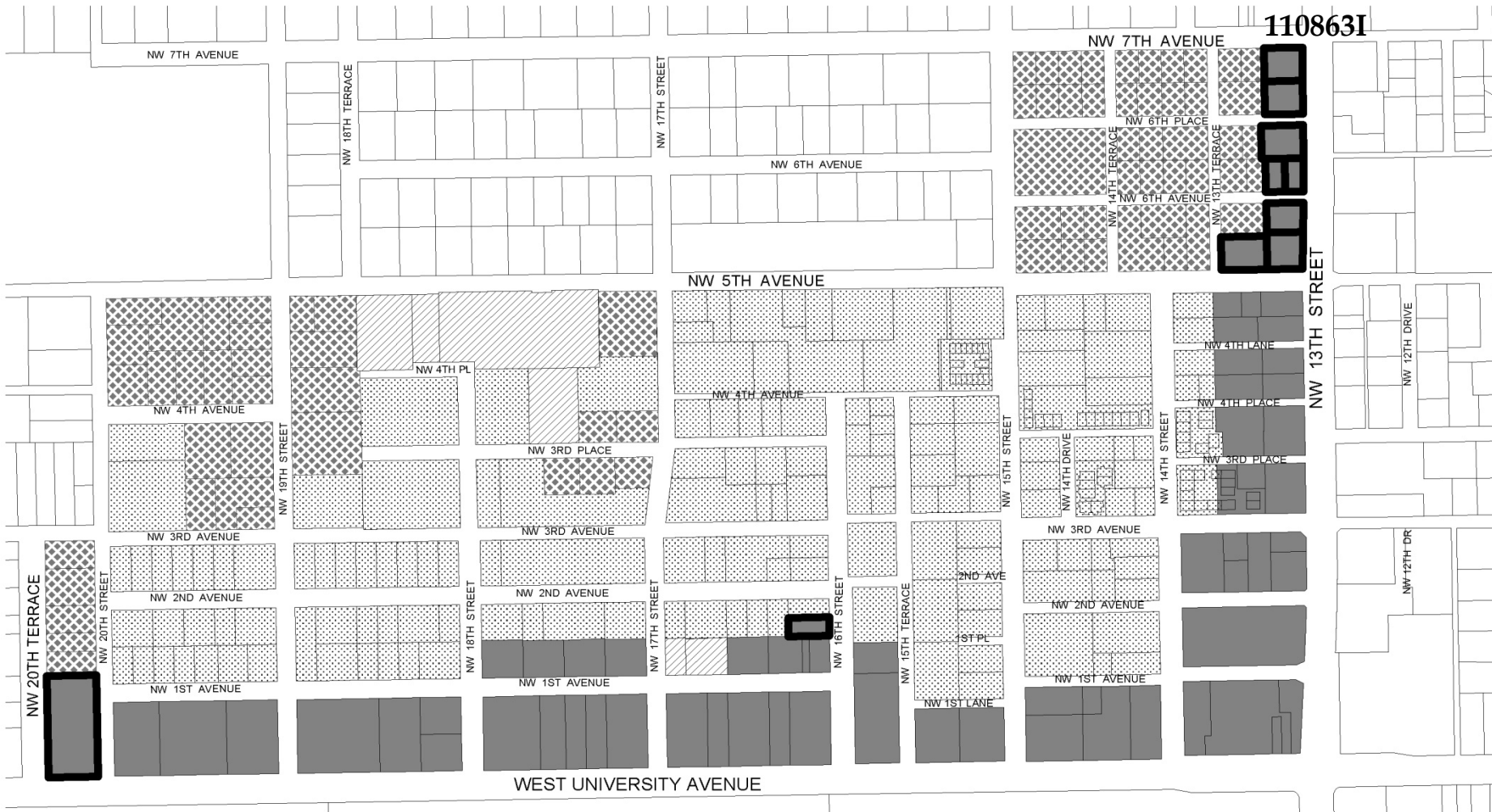
o November 14, 2005

- Ord. 041057 and Ord. 041058: Creation of UMU-1 and UMU-2 land use categories and zoning districts
- Ord. 041060 and Ord. 041061: Amended the future land use and zoning for 53 properties in College Park SAP from MUL to UMU-1 and from MU-1 to UMU-1

o March 13, 2006




- Ord. 050764: Amended Type I building use from those uses permitted by MU-1 zoning to those permitted by the Urban Mixed Use-1 (UMU-1) zoning

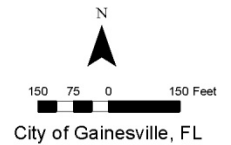
- **Ordinance 050764 failed to recognize that there were Type I properties that did not have the UMU-1 zoning.**
- **As a result, there is now a lack of clarity regarding the permitted uses of these properties;**



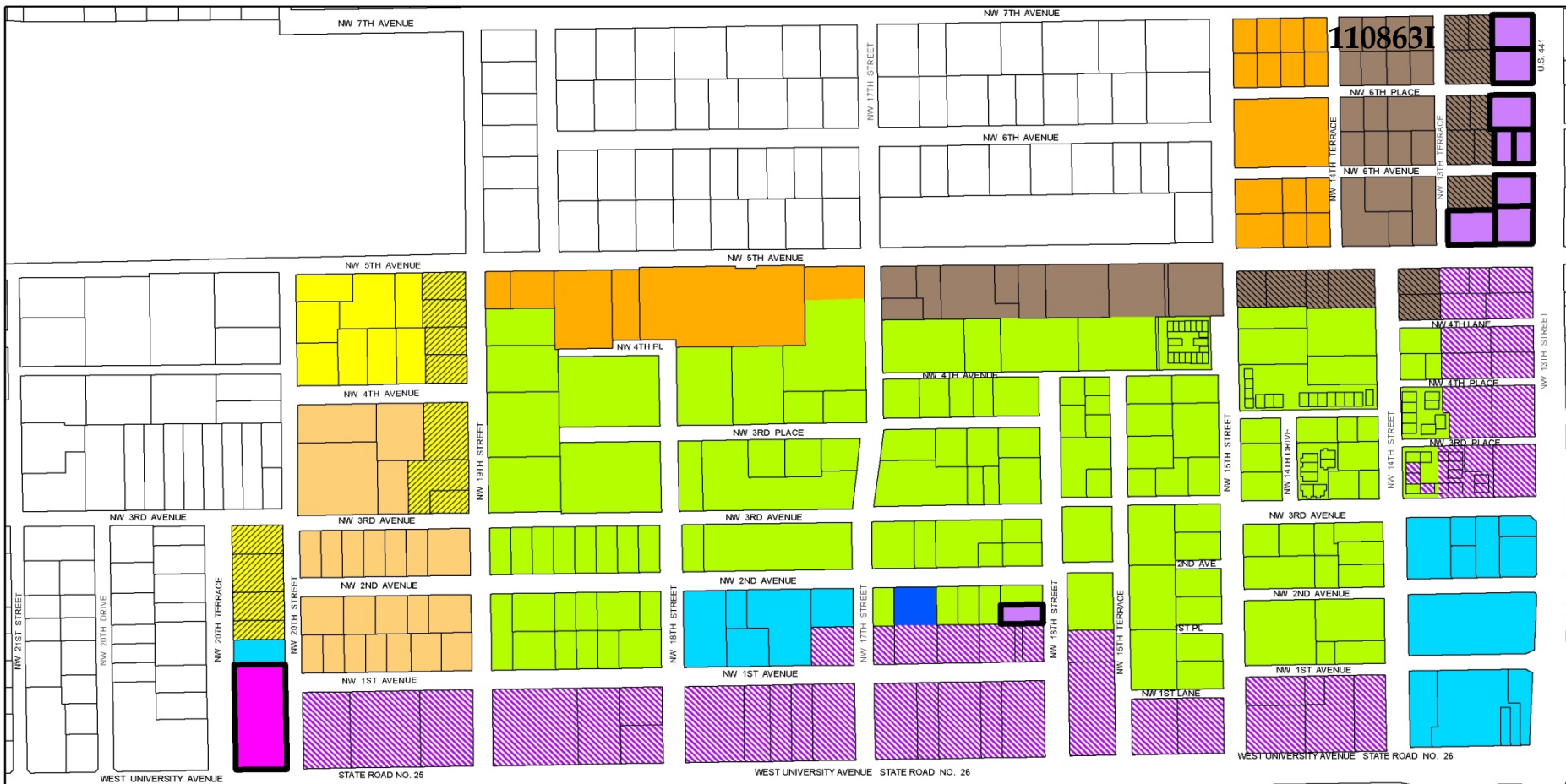
College Park

Master Plan & Regulating Plan for New Construction

-  Subject Parcel
-  Type I - Shopfront/Office/Apartment
-  Type II - Apartment/House
-  Type III - House
-  Type IV - Civic



City of Gainesville, FL















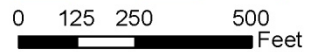
College Park Area Zoning

Gainesville, Florida

 Subject Parcels

Zoning Categories

- | | | |
|---|---|--|
|  RSF-2 |  RMF-7 |  UMU1 |
|  RSF-4 |  RMF-8 |  OF |
|  RMF-5 |  RMU |  PS |
|  RMF-6 |  MU-1 |  PD |



Created by the Planning Department, 11/22/11. File: Jesse2011/Ralph_College-Park-Zoning_11-22



- **Changes are needed to rectify Ord. 050764 oversight by amending the allowable Type I building uses to include those uses permitted by the underlying zoning district or permitted uses specified by an adopted Planned Development (PD) ordinance.**

Recommendation

**City Plan Board to City Commission:
Approve Petition PB-12-25 TCH
Plan Board voted 7:0**

**Staff to City Commission: Approve
Petition PB-12-25 TCH and adopt the
proposed ordinance**

**Staff to City Plan Board: Approve
Petition PB-12-25 TCH**