



Planning and Development Services

PB-14-54 ZON

Power District

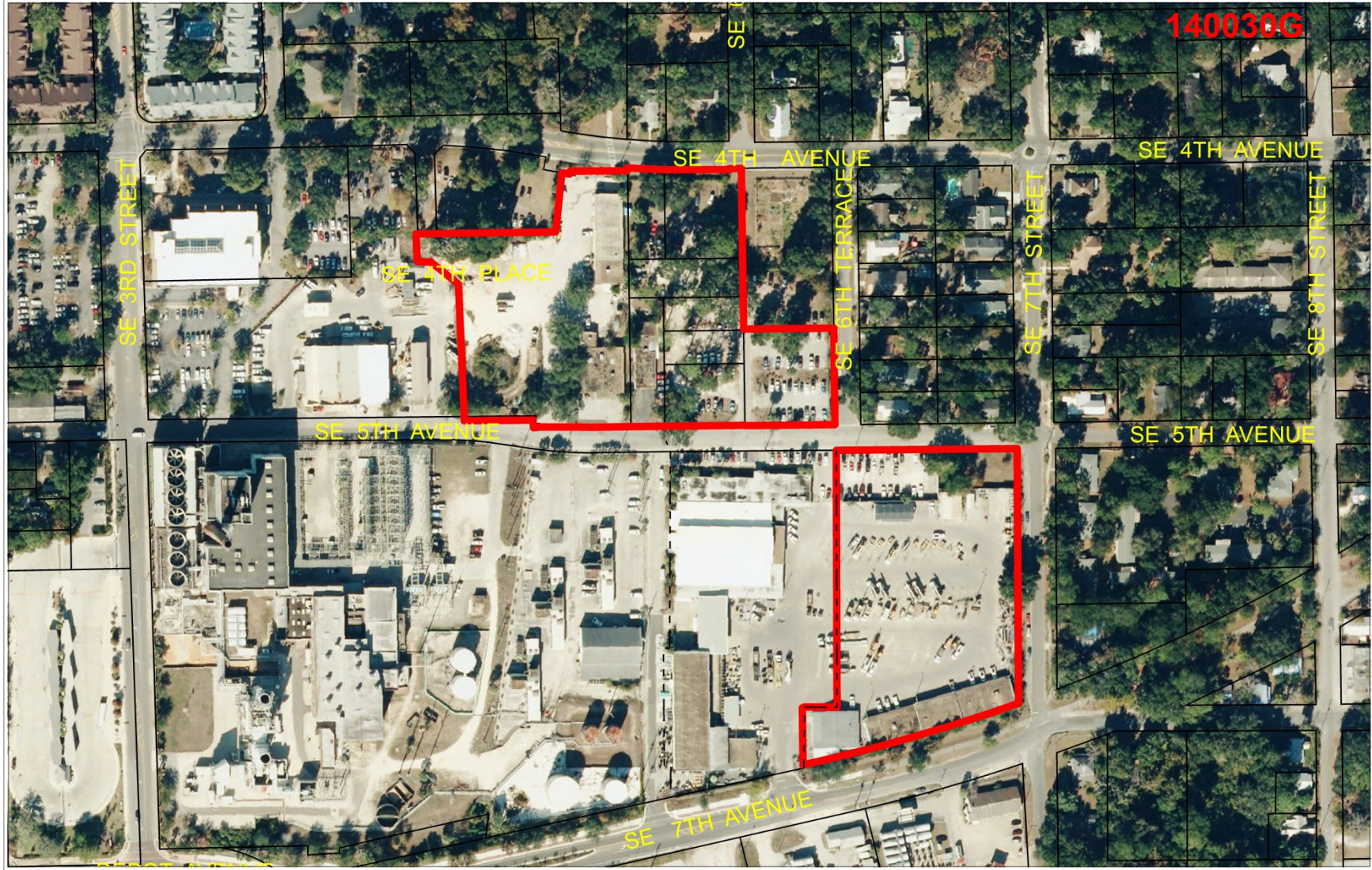
City Commission
August 21, 2014

Legistar No. 140030

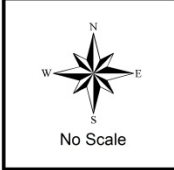
Presentation by Dean Mimms, AICP

Zoning Change

PB-14-54 ZON	Existing	Proposed
Zoning (7.74 ac)	PS (Public services & operations)	UMU-2 (10-100 units/ac, up to 25 add'l units/ac by SUP)



AERIAL PHOTOGRAPH



Name	Petition Request	Petition Number
Eng, Denman & Associates, Inc., agent for Gainesville Community Redevelopment Agency	Rezone from Public Services & Operations (PS) to Urban Mixed Use 2 (UMU-2) district	PB-14-54 ZON

- **City-owned, developed property (previous use: 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**

City of Gainesville Zoning Districts

140030G


- RSF-4 8 units/acre Single-Family Residential
- RMF-7 8-21 units/acre Multiple-Family Residential
- CCD Up to 150 units/acre Central City
- 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

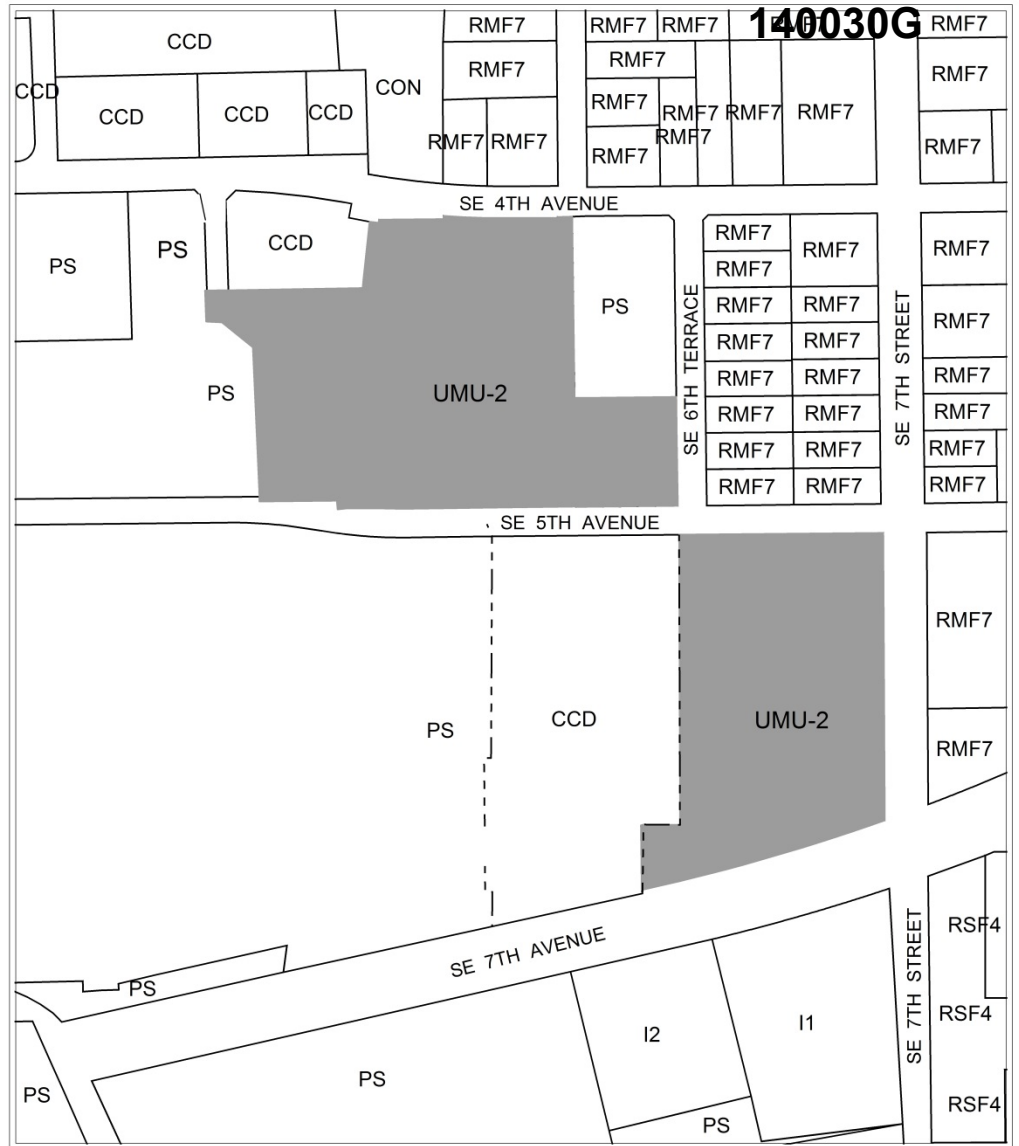
EXISTING ZONING

 No Scale	Name	Petition Request	Petition Number
	Eng, Denman & Associates, Inc., agent for Gainesville Community Redevelopment Agency	Rezone from Public Services & Operations (PS) to Urban Mixed Use 2 (UMU-2) district	PB-14-54 ZON

City of Gainesville Zoning Districts

140030G


- 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
- I1 Limited Industrial
- I2 General Industrial
- CON Conservation
- PS Public Services and Operations



Area under petition consideration

----- Division line between two zoning districts

PROPOSED ZONING

 No Scale	Name	Petition Request	Petition Number
	Eng, Denman & Associates, Inc., agent for Gainesville Community Redevelopment Agency	Rezone parcels from Public Services & Operations (PS) to Urban Mixed Use 2 (UMU-2) district	PB-14-54 ZON

140030G

S into North site
from
SE 4 AVE



McRORIE
Community Garden
City of Gainesville
Community Gardens Program
Recreation & Parks Dept.

SE from SE 4 AVE &
SE 6 Terrace
(Not part of
Application)

140030G

SE 5th AVE
SUNSET ST



N along SE 6 Terrace

140030G

W along SE 5 AVE



140030G

S into South site
from SE 5 AVE

140030G

S along SE 7 ST



140030G



E across SE 7th ST

140030G

SW of site along
SE 7 AVE

140030G

PRIORIA ROBOTICS
CATALYST BUILDING

W of site, along SE 7 AVE

- **Proposed UMU-2 zoning is consistent w/Comprehensive Plan redevelopment goals**
- **UMU-2 zoning is best category for implementing approved Power District Redevelopment Plan (which includes height limits)**
- **UMU-2 zoning is compatible with surrounding area**
- **Property served by existing public utilities & services**

City Plan Board to City Commission

Approve Petition PB-14-54 ZON with the exclusion of the contiguous area south of the McRorie Community Garden to SE 5th Avenue. Plan Board voted 3-2

Staff to City Commission and City Plan Board

Approve Petition PB-14-54 ZON