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CITY
-----OF----- INTER-OFFICE COMMUNICATION
GAINESVILLE

Item No.: 3

TO: City Plan Board **DATE:** April 19, 2007

FROM: Planning Division Staff

SUBJECT: Petition 1ZON-07PB, City Plan Board. Rezone property from PD (Planned Development—Office) to UMU-2 (Urban Mixed Use-2, up to 100 units per acre). Located at 727 SW 4th Avenue.

Recommendation

Planning Division staff recommends approval of Petition 1ZON-07PB.

Explanation

The subject property is located at 727 SW 4th Avenue (see Map 1 showing the existing zoning). The property proposed for the zoning change is approximately .10 of an acre in size. This petition is being proposed in order to bring the parcel under the Urban Mixed Use-2 zoning category, which is consistent with the surrounding properties. The parcel is also located in the University Heights Special Area Plan area. The current zoning is PD (Planned Development).

Background

Because this property was zoned PD (Planned Development), it was not included in the zoning action that changed the surrounding properties to the UMU-2 (Urban Mixed Use-2) zoning category. At that time, the parcel was being used per the requirements of the PD zoning ordinance (3108, adopted 2/18/85) as a surgical equipment and supplies store. Currently, the store is vacant and the owner wishes to expand the available uses for this parcel, consistent with the surrounding UMU-2 zoning.

The UMU-2 zoning was placed on the surrounding parcels (and the surrounding area) by the adoption of Ordinance 041061, which was adopted 11/28/05.

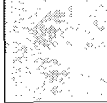
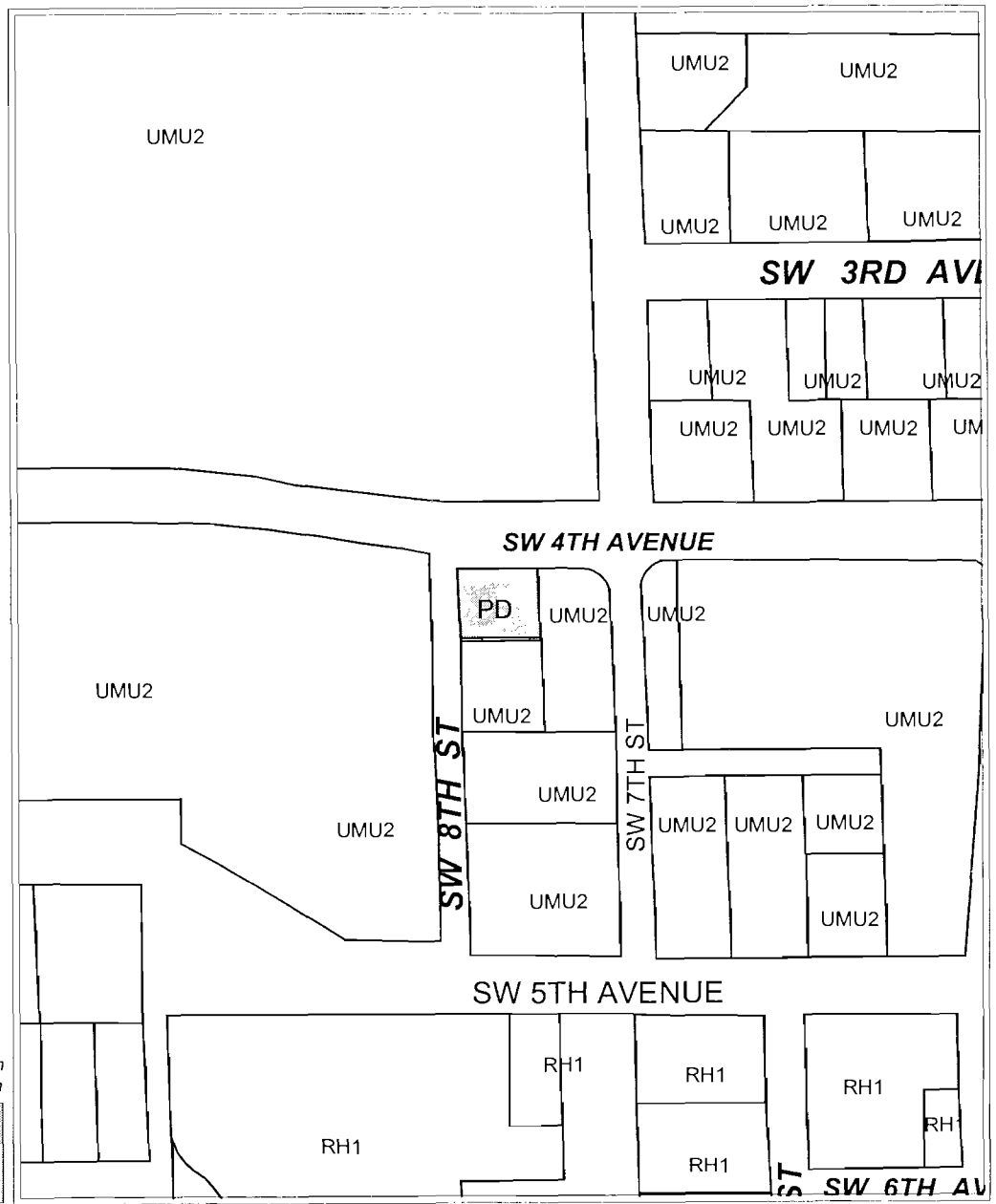
Planning staff finds that the change in zoning for the subject parcel to match with the surrounding UMU-2 zoning is consistent with the Comprehensive Plan and the intent of the UMU-2 zoning district (see Map 2 showing the proposed zoning).

Zoning District Categories

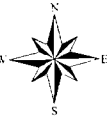
- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (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 Warehousing 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

Area under petition consideration

EXISTING ZONING

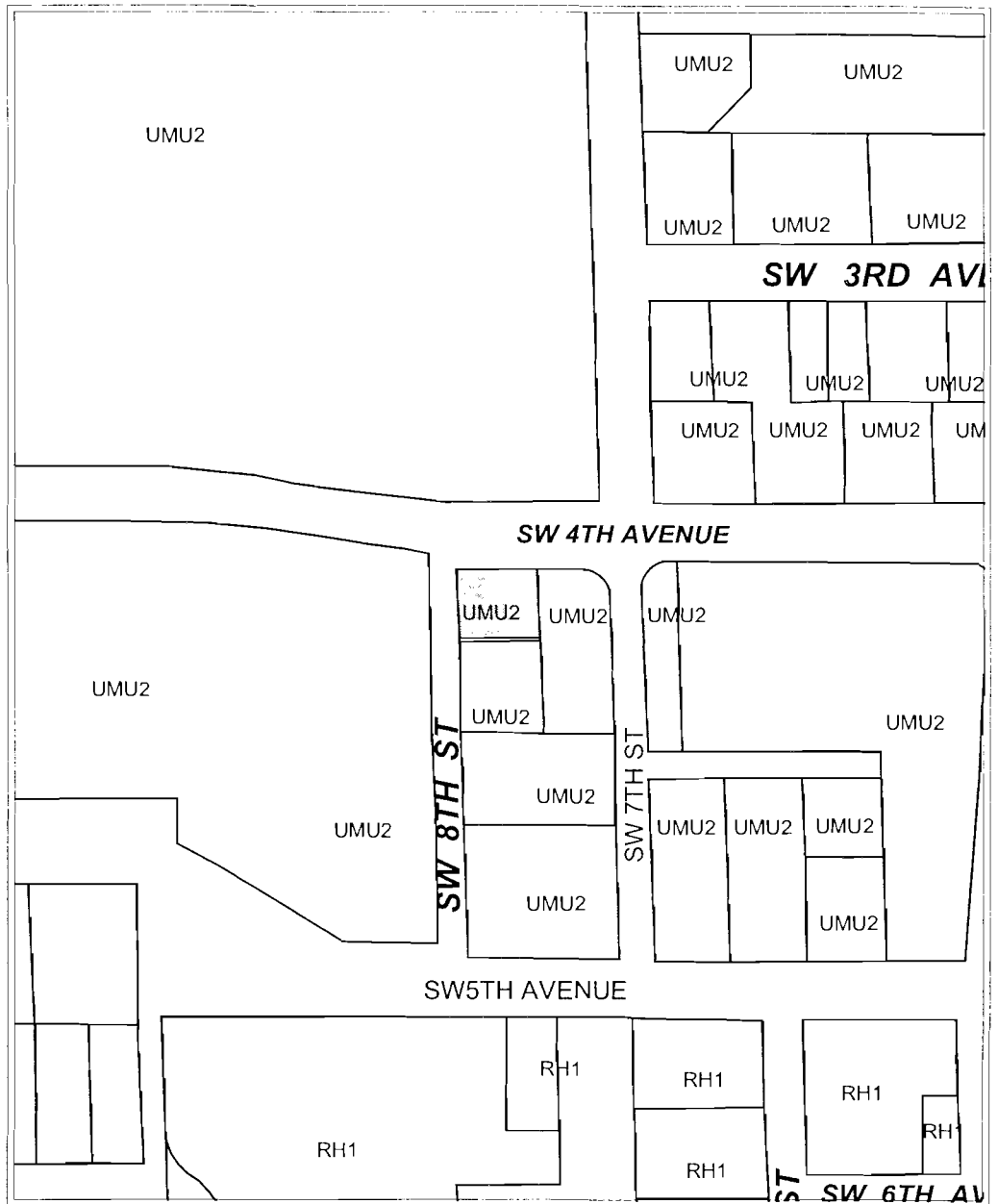
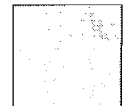
	Name	Petition Request	Map(s)	Petition Number
 No Scale	James D. Henry, agent for Henry Property, Inc.	Rezone Property from PD to UMU-2.	4050	1ZON-07PB

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PROPOSED ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
	James D. Henry, agent for Henry Property, Inc.	Rezone Property from PD to UMU-2.	4050	1ZON-07PB

The property is already developed with an existing building that covers most of the lot area. It is located south of the Shands at AGH hospital site and is surrounded by developed properties. The site is served by utilities and is at the SE corner of SW 4th Avenue and SW 8th Street. Access to the building is from both SW 8th Street and SW 4th Avenue. Pedestrian access is available from sidewalks on SW 4th Avenue.

Consistency with the Comprehensive Plan

The land use category for this parcel is already Urban Mixed-Use 2 (UMU-2), which is consistent with the proposed zoning change to UMU-2 zoning.

Basis for Zoning Change Recommendation

1. The proposed UMU-2 zoning is consistent with the developed nature of the property in the core of the city. The stated intent of the UMU-2 district is to promote and encourage redevelopment of urban corridors and neighborhoods and to reflect the character and scale of the existing developments in the neighborhoods. The building on this parcel is currently vacant and the proposed change will broaden the allowable uses to encourage redevelopment and/or re-use of the parcel and building.
2. The zoning change is compatible with both the use and designations of the surrounding properties and the University Heights Special Area Plan intent and goals.

Applicant Information

Henry Property, Inc. (James D. Henry, applicant)

Request

Amend the zoning category from PD (Planned Development) to UMU-2 (Urban mixed use district 2).

Existing Land Use Plan Classification

Urban Mixed-Use 2

Existing Zoning

Planned Development (PD)

Purpose of Request

Amend the zoning to broaden the allowable uses of the property and make it consistent with surrounding zoning.

Location 727 SW 4th Avenue

Size .10 acre MOL

Existing Use Vacant building (formerly surgical supplies)

Surrounding Land Uses

- North - Shands at AGH Hospital
- East - Physician's office
- South - Warehouse (attached to building)
- West - Hospital parking lot

<u>Surrounding Controls</u>	<u>Existing Zoning</u>
North	UMU-2
East	UMU-2
South	UMU-2
West	UMU-2
<u>Surrounding Controls</u>	<u>Future Land Use Category</u>
North	Urban Mixed-Use 2
East	Urban Mixed-Use 2
South	Urban Mixed-Use 2
West	Urban Mixed-Use 2

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April 19, 2007

Petition1ZON-07 PB Henry Property, Inc. Rezone property from PD (Planned Development Office) to UMU-2 (Urban Mixed Use- 2, up to 100 units per acre). Located at 727 Southwest 4th Avenue

There is no taped recording (DVD nor cassette) of this petition, however per Staff's notes, Ms. Lazzari gave the Staff presentation and recommended approval of this petition.

Motion By: Jon Reiskind	Seconded By: David Gold
Moved To: Approve.	Upon Vote: 5 – 0.

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