

LEGISLATIVE #

1102237



Planning and Development Services

PB-11-64 ZON

Presentation to City Commission

October 20, 2011

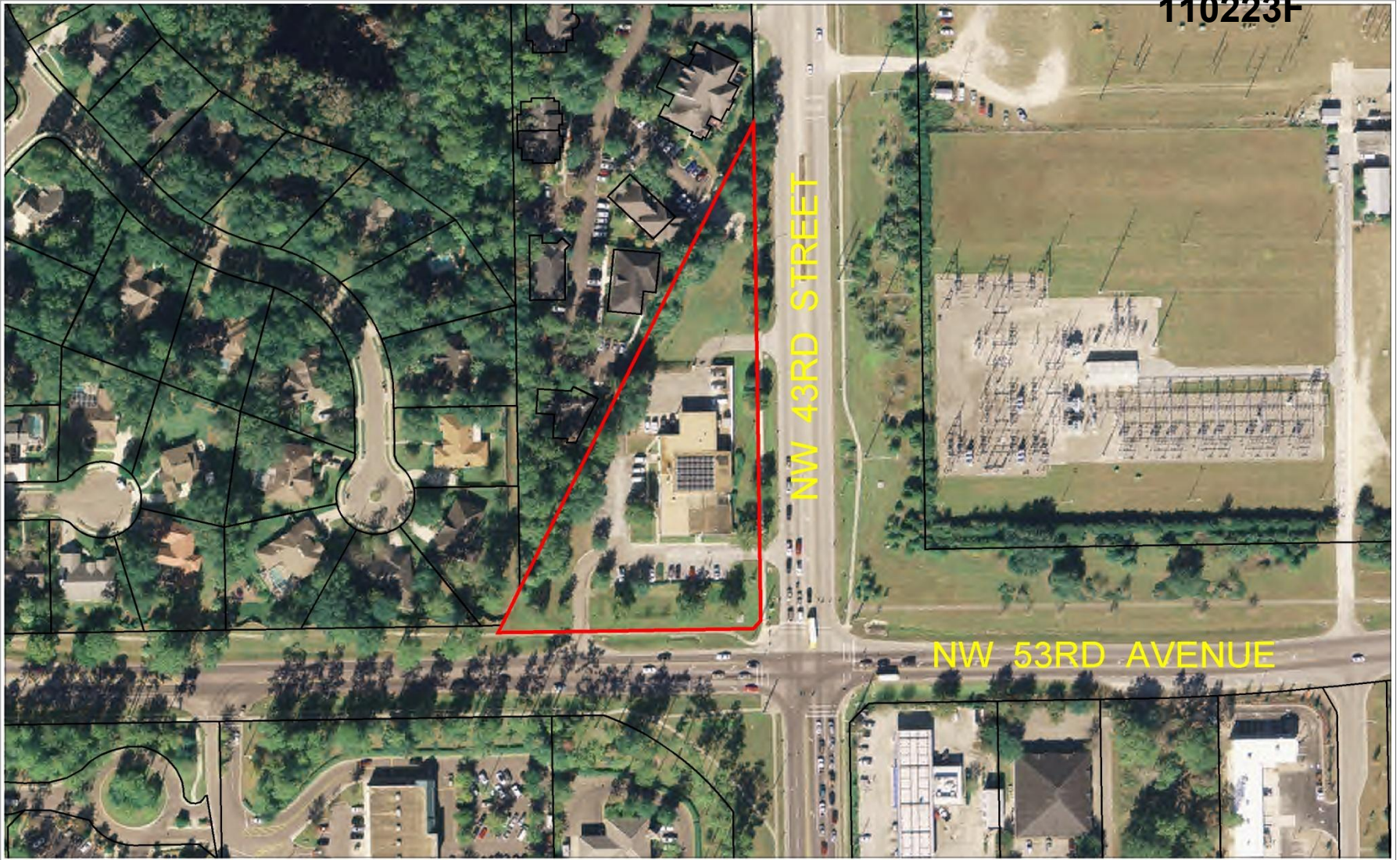
Dean Mimms, AICP

(Legislative No. 110223)


Request for 2.69-ac GRU site

	Existing	Proposed
Zoning	Public services & operations (PS)	MU-1 (8-30 units/ac)

110223F



AERIAL PHOTOGRAPH

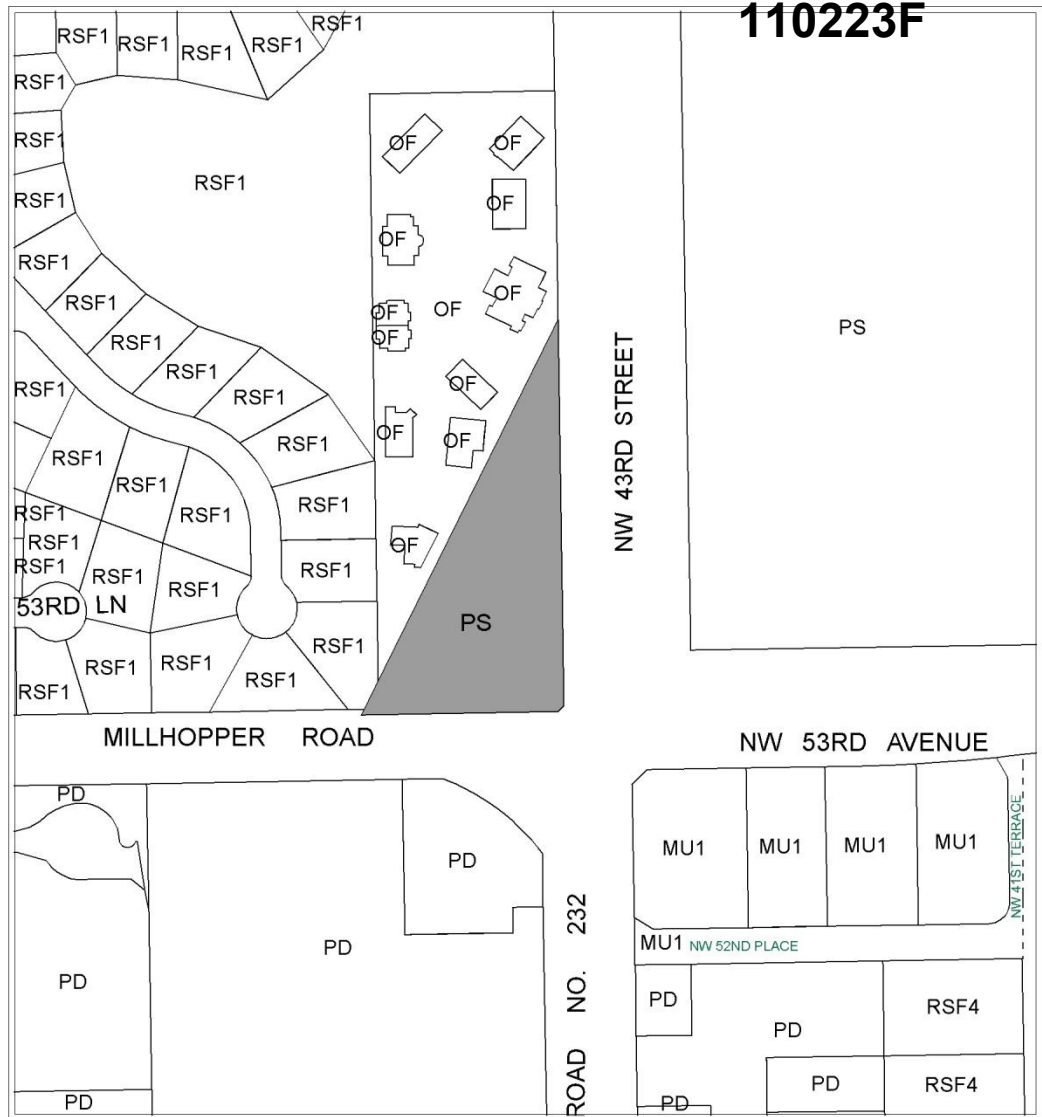
	Name	Petition Request	Map(s)	Petition Number
 <p>No Scale</p>	Eng, Denman and Associates, agent for the City of Gainesville	Amend the FLUM from Public Facilities (PF) to MUL (Mixed use low intensity). Rezone from PS (Public Services and Operations) to MU1 (Mixed use low intensity).	3243	PB-11-63 LUC PB-11-64 ZON

City of Gainesville Zoning Districts


- RSF-1 3.5 units/acre Single-Family Residential
- RSF-2 4.6 units/acre Single-Family Residential
- RSF-3 5.8 units/acre Single-Family Residential
- RSF-4 8 units/acre Single-Family Residential
- RSF-R 1 unit/acre Single-Family Rural Residential
- 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
- RC 12 units/acre Residential Conservation
- MH 12 units/acre Mobile Home Residential
- RMU Up to 75 units/acre Residential Mixed Use
- RH-1 8-43 units/acre Residential High Density
- RH-2 8-100 units/acre Residential High Density
- OR 20 units/acre Office Residential
- OF General Office
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- CCD Up to 150 units/acre Central City
- UMU-1 Up to 75 units/acre Urban Mixed-Use
- UMU2 Up to 100 units/acre Urban Mixed-Use
- BI Business Industrial
- W Warehousing and Wholesaling
- I-1 Limited Industrial
- I-2 General Industrial
- A Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park
- PD Planned Development

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

Area
under petition
consideration



EXISTING ZONING


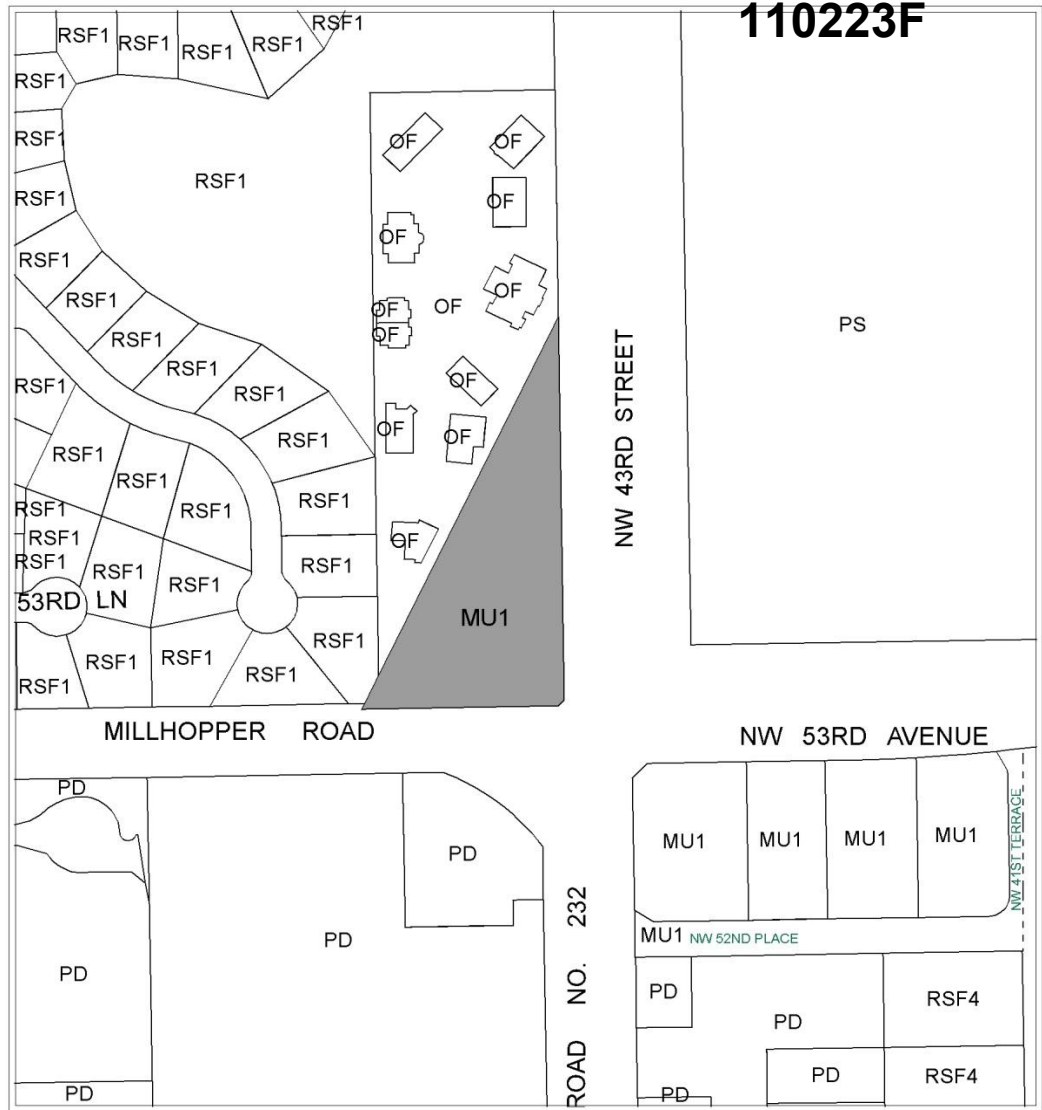
	Name	Petition Request	Map(s)	Petition Number
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PROPOSED ZONING

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	Eng, Denman and Associates, agent for the City of Gainesville	Rezone from PS (Public Services and Operations) to MU1 (Mixed use low intensity).	3243	PB-11-64 ZON

Petition / Background

- GRU relocating Electrical Systems Control facility to new Eastside Operations Center on N Main ST
- 2.69-ac property w/approx 11,900 sq ft bldg to become surplus City property & listed for sale
- PS zoning generally not appropriate for private ownership & development
- MU-1 zoning appropriate for location, private development

- **Consistent w/infill & redevelopment goals (FLUE Goal 2, Obj. 2.1)**
- **Site served by urban services and has no major environmental impacts or constraints**
- **TCEA Zone B, and accessible by car, bicycle, and walking. RTS 43 at NW 39 Ave & 43 ST (service between SFC & downtown)**

Key Issues - ZON

- **Proposed MU-1 consistent w/related proposed MUL, w/Comp Plan, and is appropriate for location**
- **Compatibility w/adjacent (53.58 ft abutment) residential property ensured by meeting all applicable LDC req'ts. (Note: brick wall separates abutting single-family lot from site)**
- **Rezoning to MU-1 could have positive impact on redevelopment of site**

Recommendation

City Plan Board to City Commission:
Approve Petition PB-11-64 ZON
Plan Board voted 6:0

Staff to City Commission: Approve Petition
PB-11-64 ZON

Staff to City Plan Board: Approve Petition
PB-11-64 ZON