



Planning and Development Services

PB-12-161 LUC

**Presentation to City Commission
June 6, 2013**

Legislative No. 120839

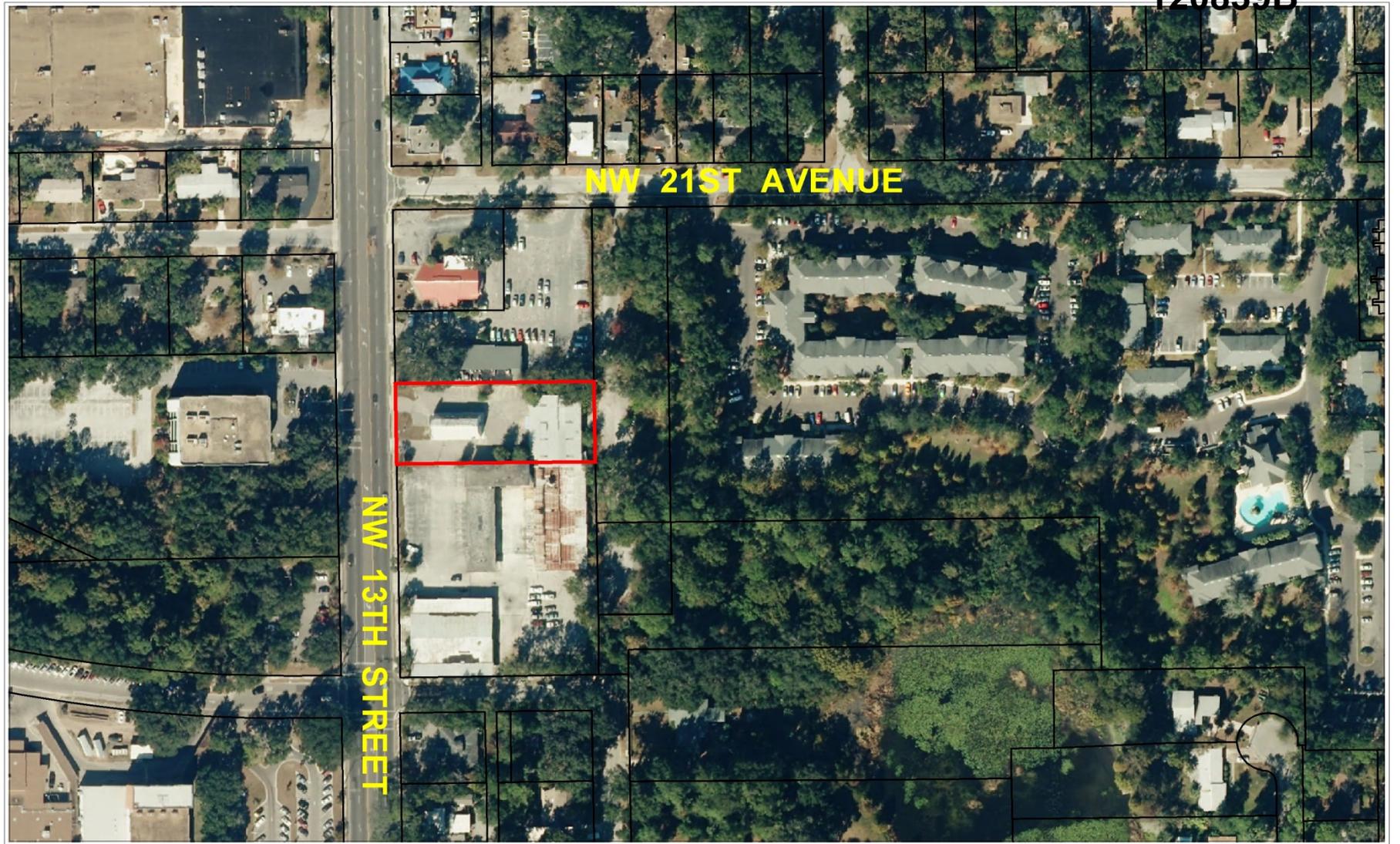
Small-scale Land Use Amendment

for

N part of former Brasington Automotive site

Request for 0.71-ac property

	Existing	Proposed
Land Use	COM (Commercial)	MUL (Mixed-Use Low-Intensity: 8-30 units/ac)



AERIAL PHOTOGRAPH

 No Scale	Name	Petition Request	Map(s)	Petition Number
	George F. Young, Inc., Stuart Cullen, P.E., agents for Iris McWilliams	Amend FLUM from Commercial (C) to Mixed-Use Low-Intensity (MUL)	3750	PB-12-161 LUC

City of Gainesville Land Use Designations

- SF Single-Family (up to 8 du/acre)
- RL Residential Low-Density (up to 12 du/acre)
- RM Residential Medium-Density (8-30 du/acre)
- MUL Mixed-Use Low-Intensity (8-30 du/acre)
- MUM Mixed-Use Medium-Intensity (12-30 du/acre)
- O Office
- C Commercial
- E Education
- CON Conservation

----- Division line between two land use districts

Area under petition consideration



PROPOSED LAND USE

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120839B

**BRASINGTON
CADILLAC - OLDSMOBILE
PARTS & SERVICE**



120839B

SZECHUAN PALACE

CHINESE RESTAURANT

SUSHI BAR



RTS
8 29

SPEED LIMIT
35

120

CR... E WORKSHOP 20...
buy local... framing...
since 1986... plaques awards...
custom price...



Petition / Background

- **Auto. dealership opened 1935, closed 2008**
- **Developed, vacated site with 6,700 sq ft bldg towards front & 1,960 sq ft warehouse at rear**

Petition / Background

- Served by urban services, no impact on adopted LOS (water/wastewater, solid waste, recreation, schools)
- TCEA Zone B
- RTS Routes 6, 8 & 29 along NW 13th ST
- No known contamination or other environmental issues

Highlights – LUC

- **Proposed MUL compatible w/adjacent MUL & surrounding area, predominant MUL east side NW 13th ST from NW 23rd to NW 16th AVE**
- **MUL would increase redevelopment opportunities by establishing compatible categories & allowing more uses**

Highlights – LUC

- **Consistent w/Comp. Plan goals, objectives & policies - incl'g those that encourage mixed-use (FLUE Goal 1, Policy 1.2.3) & redevelopment (FLUE Goal 2, Obj. 2.1)**

Staff to City Commission:

Approve the Ordinance