150418H

CITY OF GAINESVILLE
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FLORIDA

Planning and Development Services Department

PB-15-69 PDV

Rezone property from UMU-2 (10-100 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district) to PD (Planned development district) to allow a restaurant with a drive-through. Located at 1206 W. University Avenue.

City Commission Public Hearing, December 3, 2015

(Legistar No. 150418)

Prepared by Bedez Massey

PD Rezoning (PB-15-69 PDV) 150418H
1206 W. University Avenue

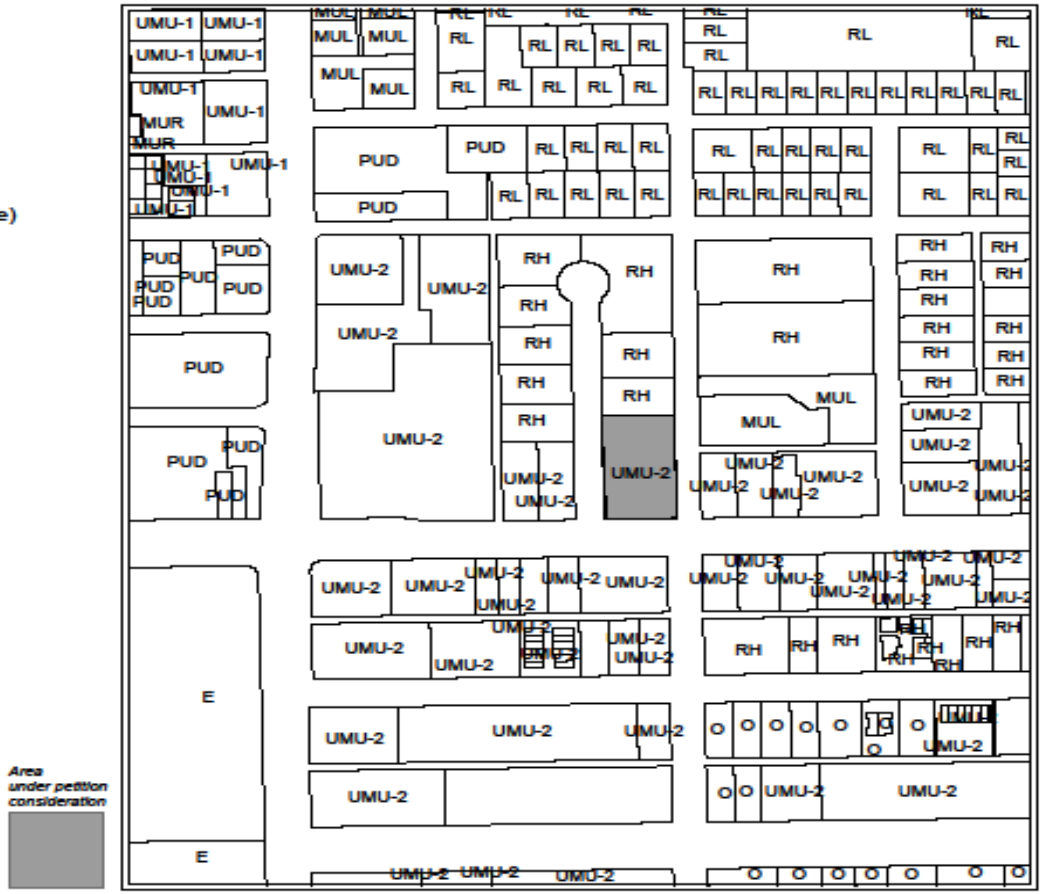
AERIAL PHOTOGRAPH

No Scale	Name	Petition Request	Petition Number
	Tim Chess, McDonalds USA, LLC agent for Razvi Enterprises, LLC	Rezone property from UMU-2 (urban mixed-use district) to PD (Planned development district) to allow a restaurant with a drive-through	PB-15-69 PDV

PD Rezoning (PB-15-69 PDV) 150418H
1206 W. University Avenue

City of Gainesville
Land Use Categories

R-L	Residential Low-Density (up to 12 units per acre)
MU-R	Mixed-Use Residential (up to 75 units per acre)
MU-L	Mixed-Use Low Intensity (8-30 units per acre)
UMU-1	Urban Mixed-Use 1 (8-75 units per acre)
UMU-2	Urban Mixed-Use 2 (10-100 units per acre)
O	Office
E	Education
PUD	Planned Use District



EXISTING LAND USE

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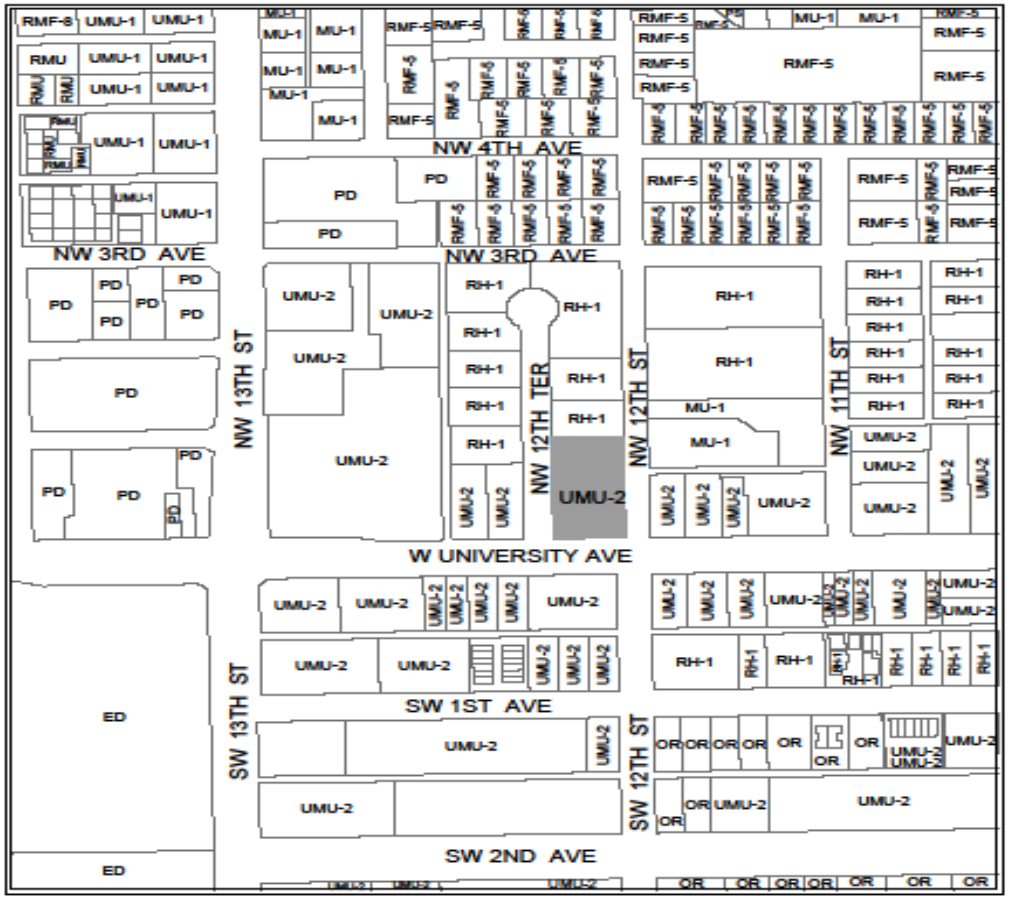
City of Gainesville Zoning Districts

RMF5	Residential Low Density (12 du/acre)
RMF8	Multiple-Family Medium Density Residential (8-30 du/acre)
RH1	Residential High Density (8-43 du/acre)
OR	Office Residential (up to 20 du/acre)
PD	Planned Development
UMU1	Urban Mixed Use District 1 (up to 75 du/acre)
UMU2	Urban Mixed Use District 2 (up to 100 du/acre)
ED	Educational Services



Area under petition consideration

EXISTING ZONING

Name	Petition Request	Petition Number
Tim Chess, McDonalds USA, LLC agent for Razvi Enterprises, LLC	Rezone property from UMU-2 (urban mixed-use district) to PD (Planned development district) to allow a restaurant with a drive-through	PB-15-69 PDV

No Scale

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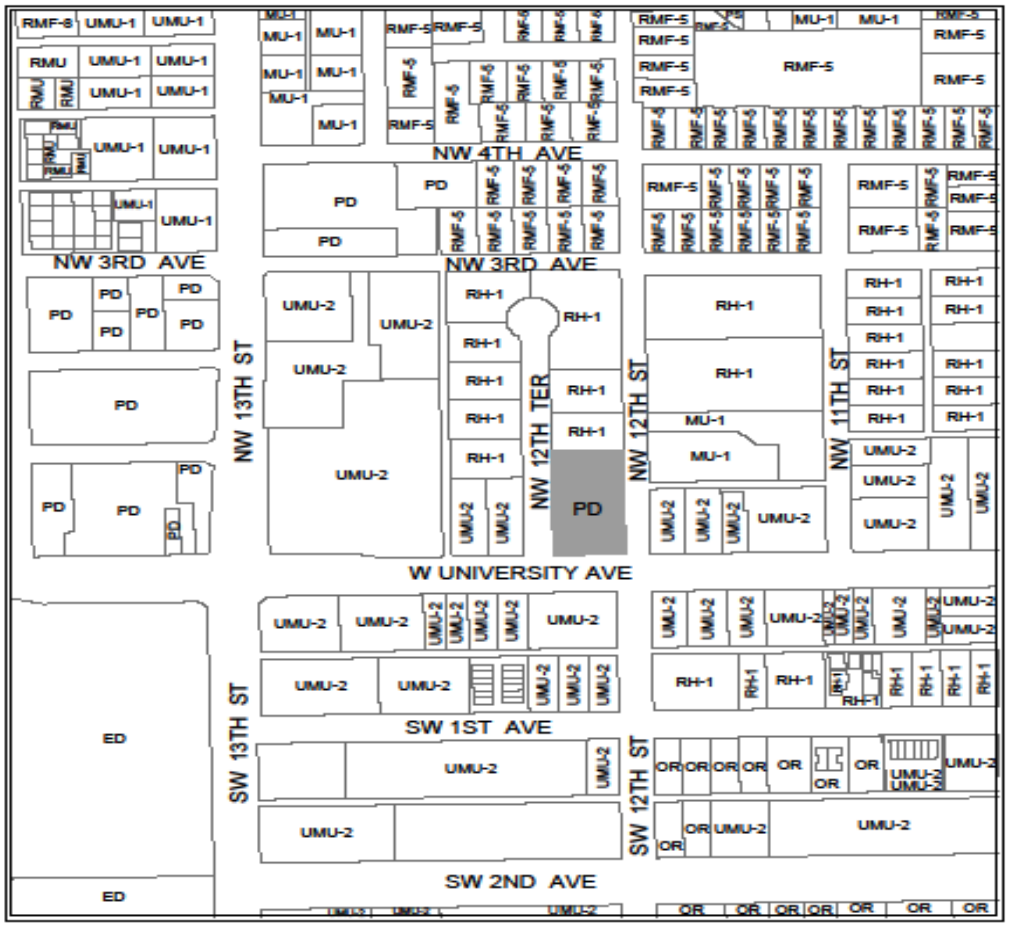
Area under petition consideration



PROPOSED ZONING

No Scale	Name	Petition Request	Petition Number
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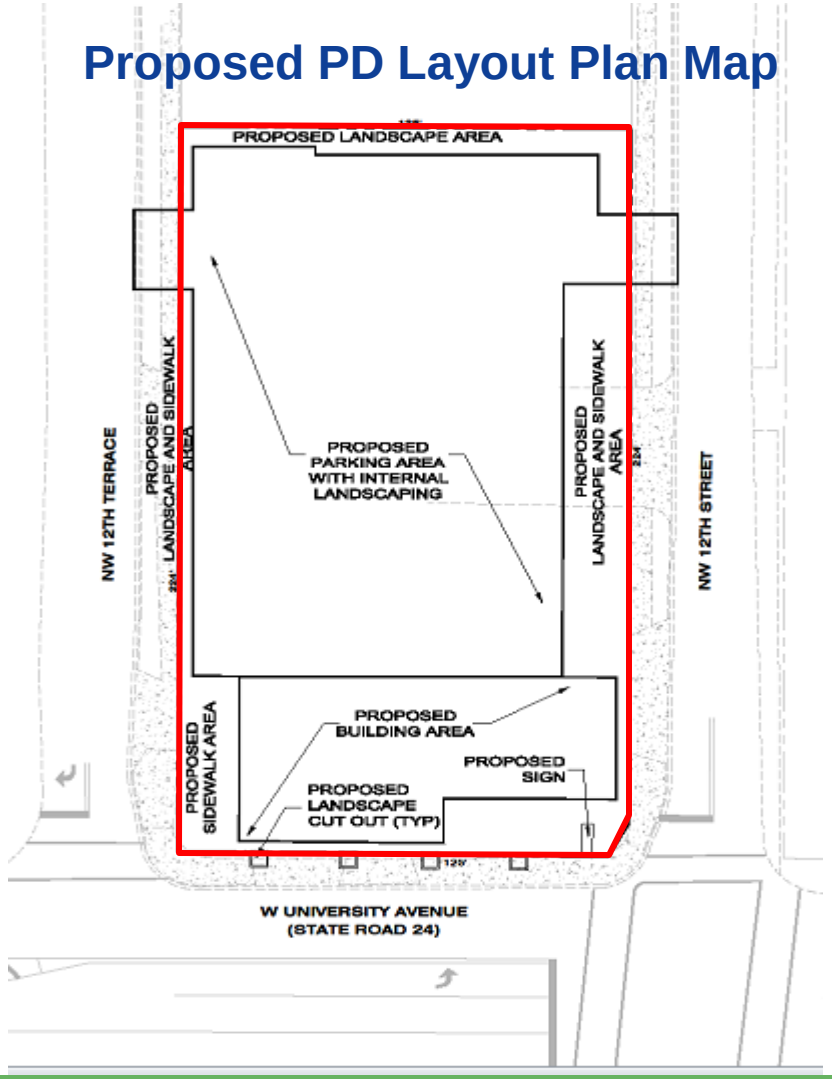
PD Rezoning (PB-15-69 PDV) 150418H
1206 W. University Avenue

Proposed PD Layout Plan Map



PD Rezoning (PB-15-69 PDV) 150418H
1206 W. University Avenue

Key Issues

The property owner requests that the City withdraw previously approved applications to develop the subject property (e.g., Petition PB-14-68 SUP: Special Use Permit with development plan review for a temporary parking area and future development as part of a Master Plan), subject to the approval of this PD rezoning request.

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PD Rezoning (PB-15-69 PDV) 150418H
1206 W. University Avenue

Staff Recommendation to City Plan Board

Approve Petition PB-15-69 PDV with the associated PD Layout Plan Map and PD Report, subject to the conditions recommended in the staff report and Appendix E (Technical Review Committee Conditions).

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PD Rezoning (PB-15-69 PDV) 150418H
1206 W. University Avenue

City Plan Board Recommendation to City Commission

The City Commission approve Petition PB-15-69 PDV with the proposed PD Report and PD Layout Plan Map, subject to the conditions in the staff report and Appendix E (Technical Review Committee Conditions), with the provision that driveways and interior circulation can be adjusted at development plan review, if necessary, and subject to final development plan review by the City Plan Board.

PD Rezoning (PB-15-69 PDV) 150418H
1206 W. University Avenue

Staff Recommendation to City Commission

The City Commission approve the City Plan Board recommendation.

Alternative Recommendation

The City Commission approve the City Plan Board recommendation with final development plan review by staff in accordance with the City Land Development Code.