

City of
Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 11

Item No. 7

TO: City Plan Board

DATE: April 21, 2005

FROM: Planning Division Staff

SUBJECT: Petition 179ZON-04 PB. Causseaux & Ellington, Inc., agent for Trimark Corporation. Amend the University Heights Special Area Plan Map from Residential High to Planned Use. Located at 1231 Southwest 3rd Avenue. Related to Petitions 154LUC-04 PB and 155PDV-04 PB.

Recommendation

Planning staff recommends approval.

Explanation

This is a request to change the Land Use and Building Type Matrix Map of the University Heights Special Area Plan. This change is required so that the overlay district map will be consistent with the proposed land use change in Petition 154LUC-04 PB. The proposed change will affect tax parcels 13074 and a portion of 13078 consisting of lots 3, 4, 5 and the north one-half of lot 2, Block Four (4) of University Heights, which comprises a total of 0.68 acres. The Special Area Plan shows the subject property as Residential High (8-100 units per acre), which is consistent with the existing Land Use. It also excludes Main Street Buildings, Office Buildings and Civic Buildings. According to Residential High-Density Land Use Category, secondary retail and office uses may be allowed but it shall not exceed 25% of the proposed residential floor area. Due to a proposed development exceeding the 25% limit, a request to amend the land use and zoning has been submitted for consideration. If the merits of the Land Use and Zoning petitions justify the modification, it would be necessary to amend the Special Area Plan to accommodate the intended land use and zoning amendments. The applicant has, therefore, requested the University Heights Special Area plan map be changed from the Residential High (8-100 units per acre) designation to PUD (Planned Use District) in order to proceed with the intended proposal. This request is contingent upon approval of the land use and zoning modifications.

Respectfully submitted,



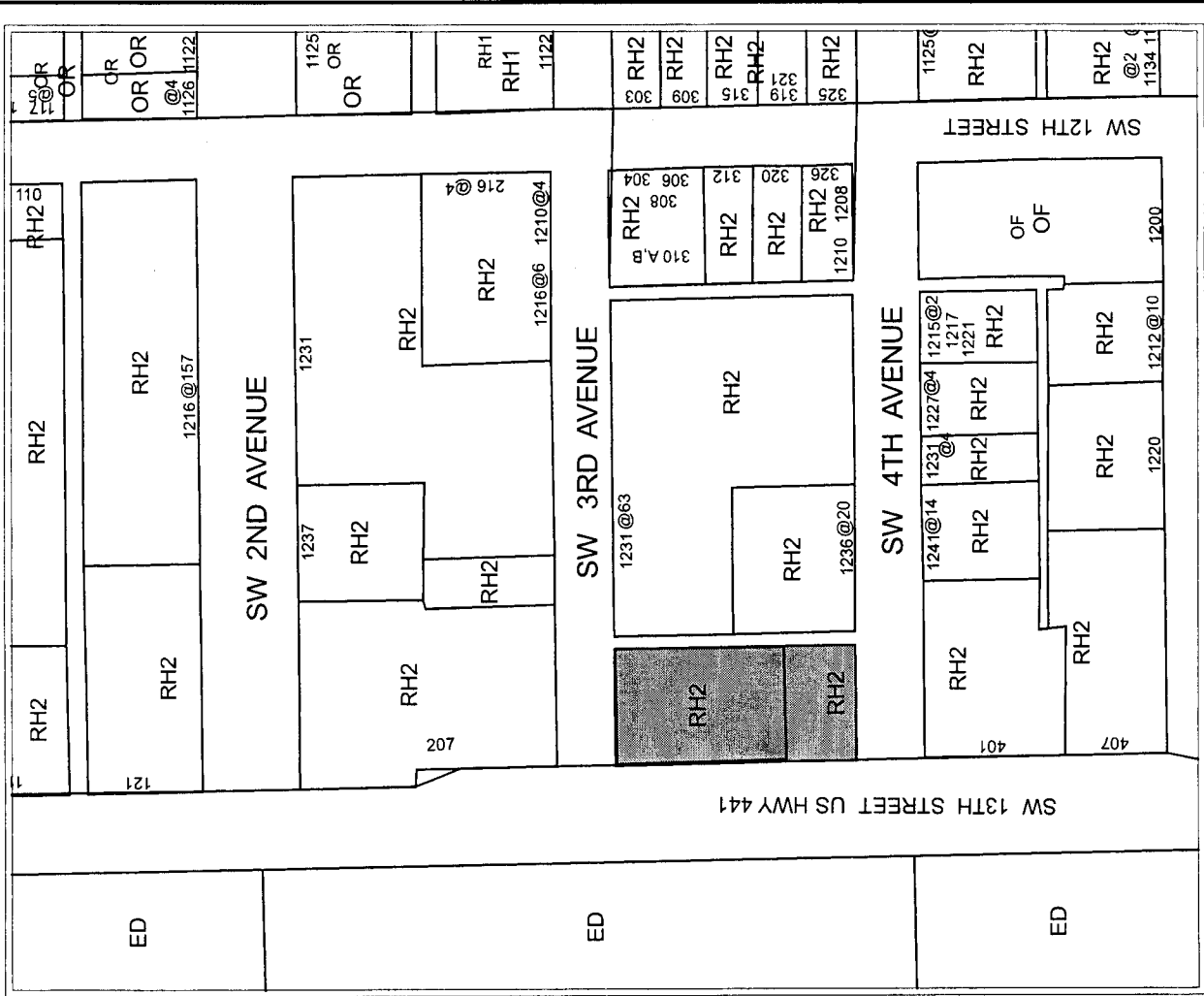
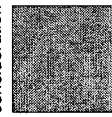
Ralph Hilliard
Planning Manager

Zoning Districts

- 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
- General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 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

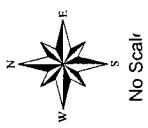
- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration



ZONING

Name	Petition Request	Map(s)	Petition Number
Causeaux & Ellington, Inc. agent for Trimark Corp.	From Residential High to Planned Use	4050	179ZON-04PB



PETITION RELATED MAPS
ARE
AVAILABLE FOR REVIEW

IN THE
OFFICE OF THE CLERK OF THE COMMISSION
1st Floor, City Hall, 200 East University Avenue

MONDAY THRU FRIDAY
(Excluding Holidays)
8AM TO 5PM