



Planning and Development Services


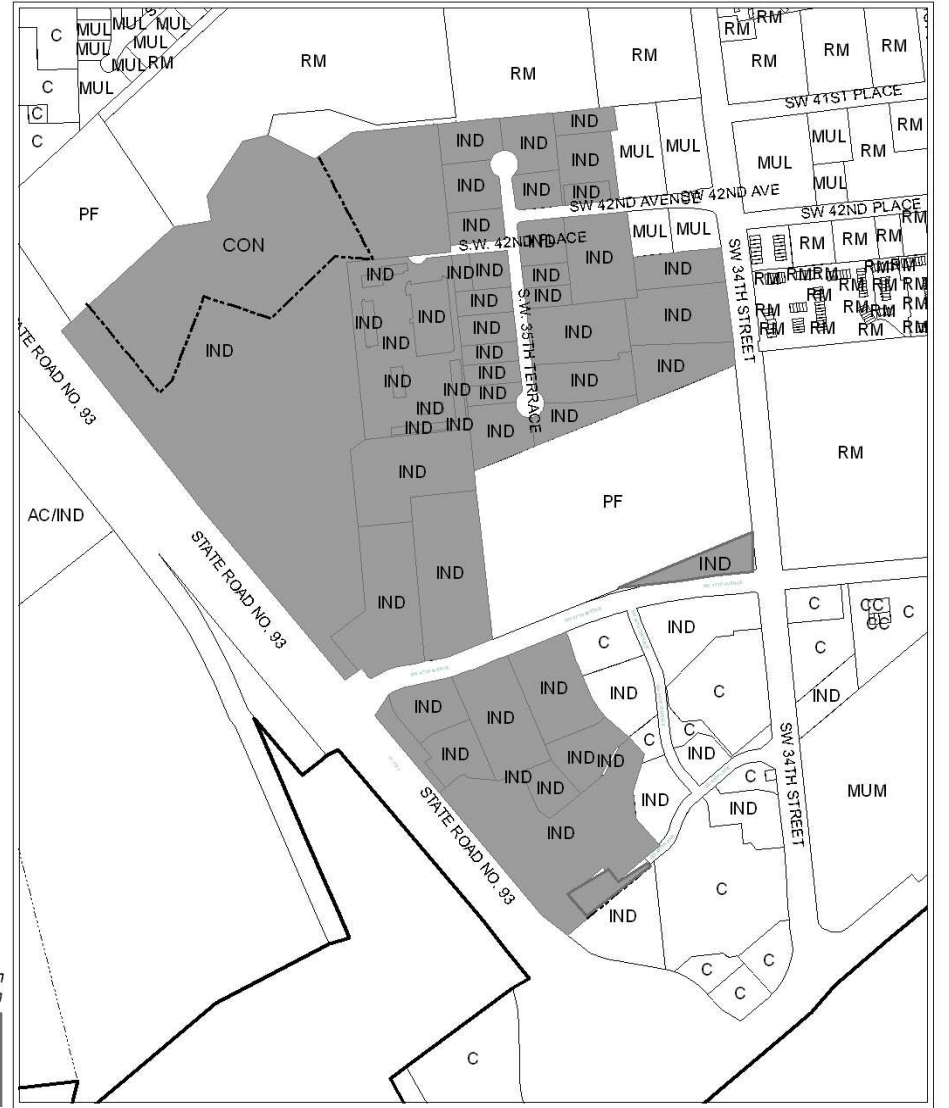
PZ-09-13 ZON
Legistar Item No. 090016
Jason Simmons
August 6, 2009

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)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

- Division line between two land use districts
- City Limits

Area under petition consideration

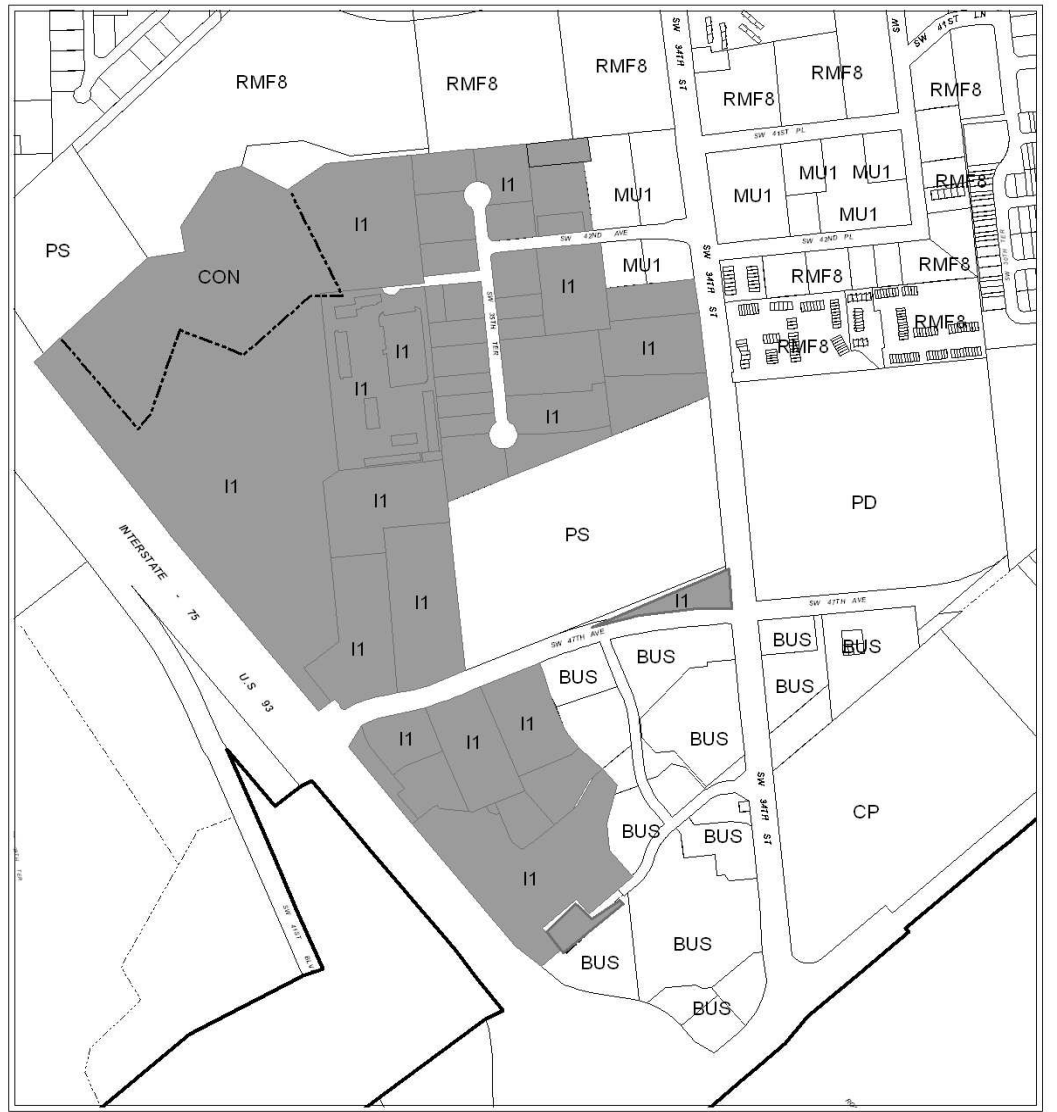
EXISTING LAND USE

 No Scale	Name	Petition Request	Map(s)	Petition Number
		Gainesville City Plan Board, applicant	Rezone Subject Properties from 11 to BI	4545, 4645


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
-



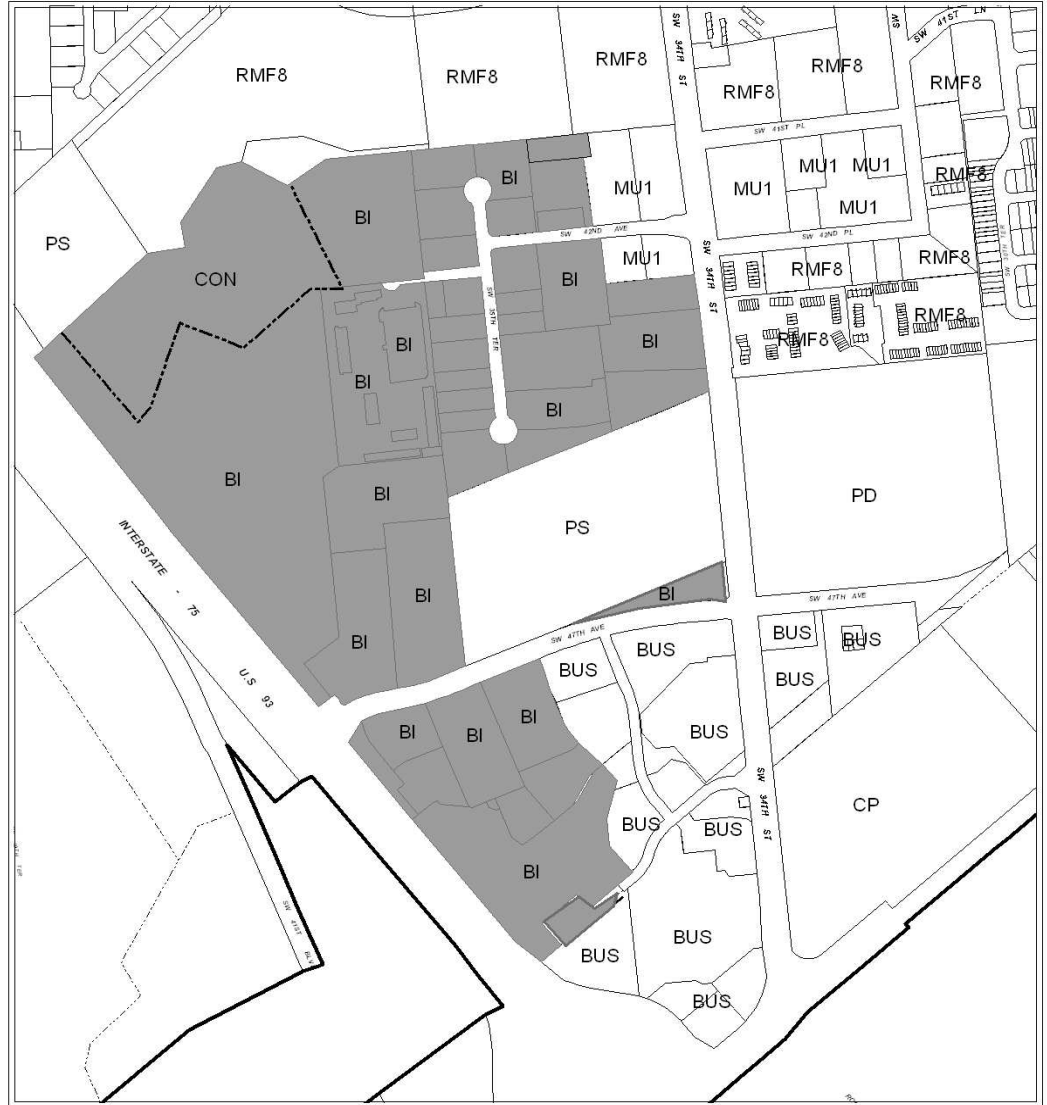
EXISTING ZONING

	Name	Petition Request	Map(s)	Petition Number
	Gainesville City Plan Board, applicant	Rezone Subject Properties from I1 to B1	4545, 4645	PZ-09-00013


Zoning District Categories

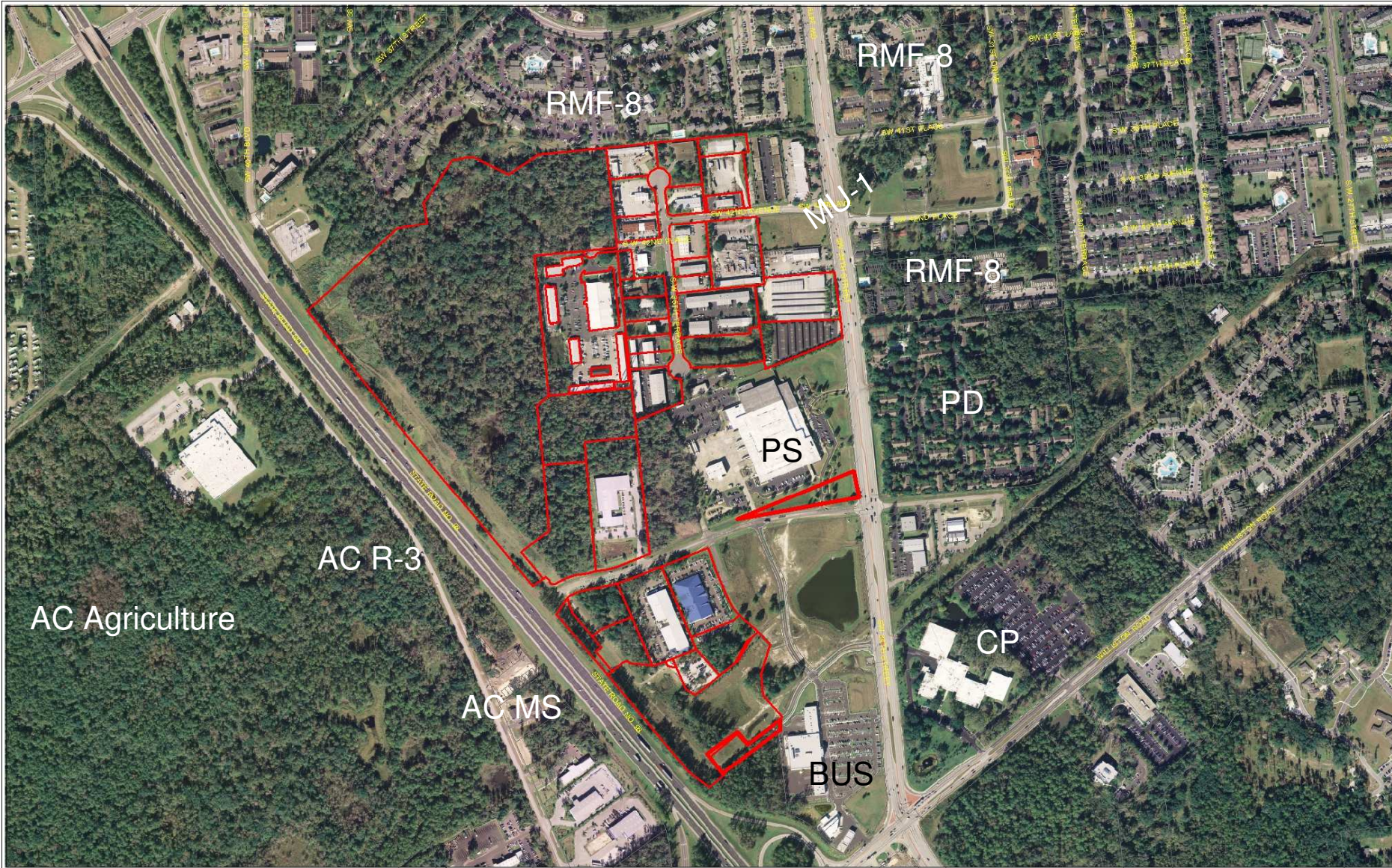
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PROPOSED ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
		Gainesville City Plan Board, applicant	Rezone Subject Properties from I1 to BI	4545, 4645



AERIAL PHOTOGRAPH

	Name	Petition Request	Map(s)	Petition Number
	Gainesville City Plan Board, applicant	Rezone Subject Properties from I1 to BI	4545, 4645	PZ-09-00013











1125
Cafe Accounting
1125
1125

LAUREL CROFTON, Spokesperson
1125
1125





PZ-09-13 ZON

- The B-I district allows the typical light industrial I-1 uses and will allow for a variety of office, business/retail, and research and development uses
- Compatible with the surrounding land use and zoning
- Will encourage urban infill and redevelopment of the area over time
- B-I district adopted on March 19, 2009

**STAFF
RECOMMENDATION:

APPROVAL**