



Planning and Development Services

125LUC-08PB (080851)

126ZON-08PB (080850)

July 16, 2009

Petitions Summary

- **Land Use request:**
 - MUM (Mixed-use Medium-intensity) to COM (Commercial)
- **Zoning request:**
 - MU-2 (Mixed use medium intensity) to BA (Automotive-oriented business)
- **Staff recommended denial to Plan Bd**
- **Plan Bd rec'd denial 6-0 January 2009**
- **City Comm voted to approve April 2009**

Petitions Summary

- **Land use and zoning changes requested to enable redevelopment of vacated, 2.43-acre site (was Ryan's Steakhouse)**
- **Located in Neighborhood Activity Center at N Main ST and 23rd AVE**



Winn-Dixie

Big Lots

N. 23rd Avenue

N. Main Street

Prestige Lincoln Mercury

NE 23rd Avenue

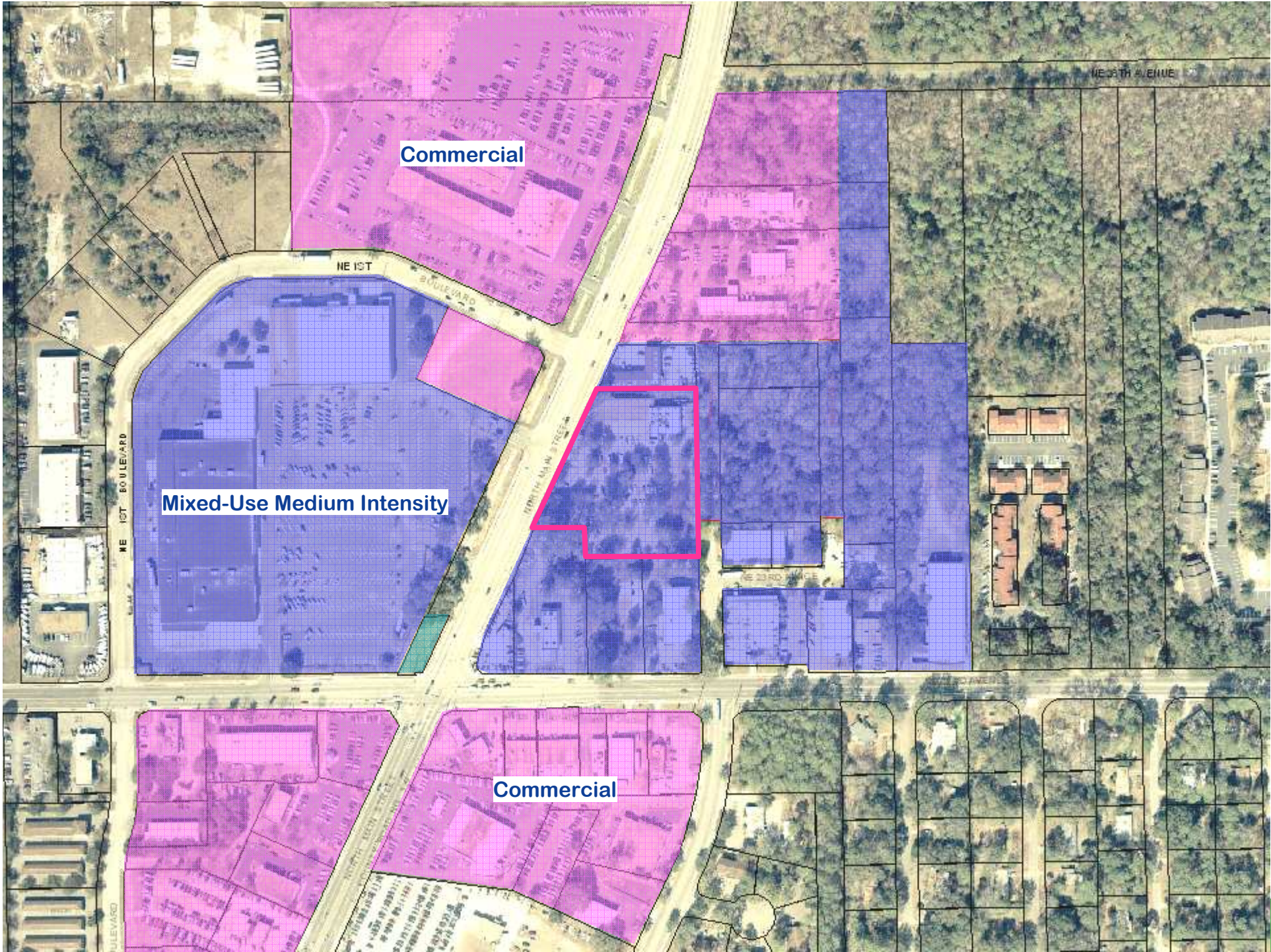
NE 1ST

NE 1ST BOULEVARD

NE 23rd Avenue

NE 23rd Avenue

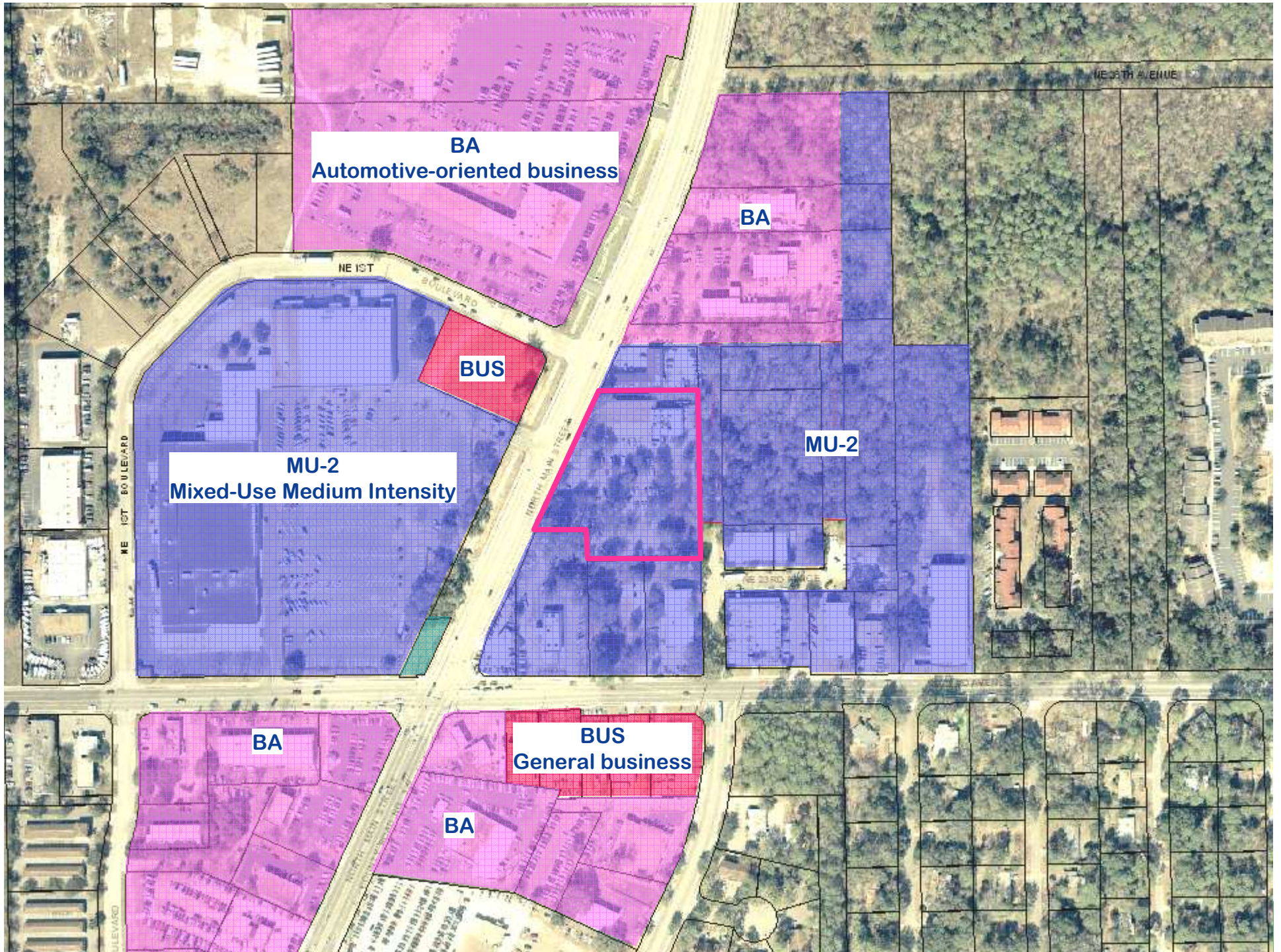
BOULEVARD



Commercial

Mixed-Use Medium Intensity

Commercial



BA
Automotive-oriented business

BA

BUS

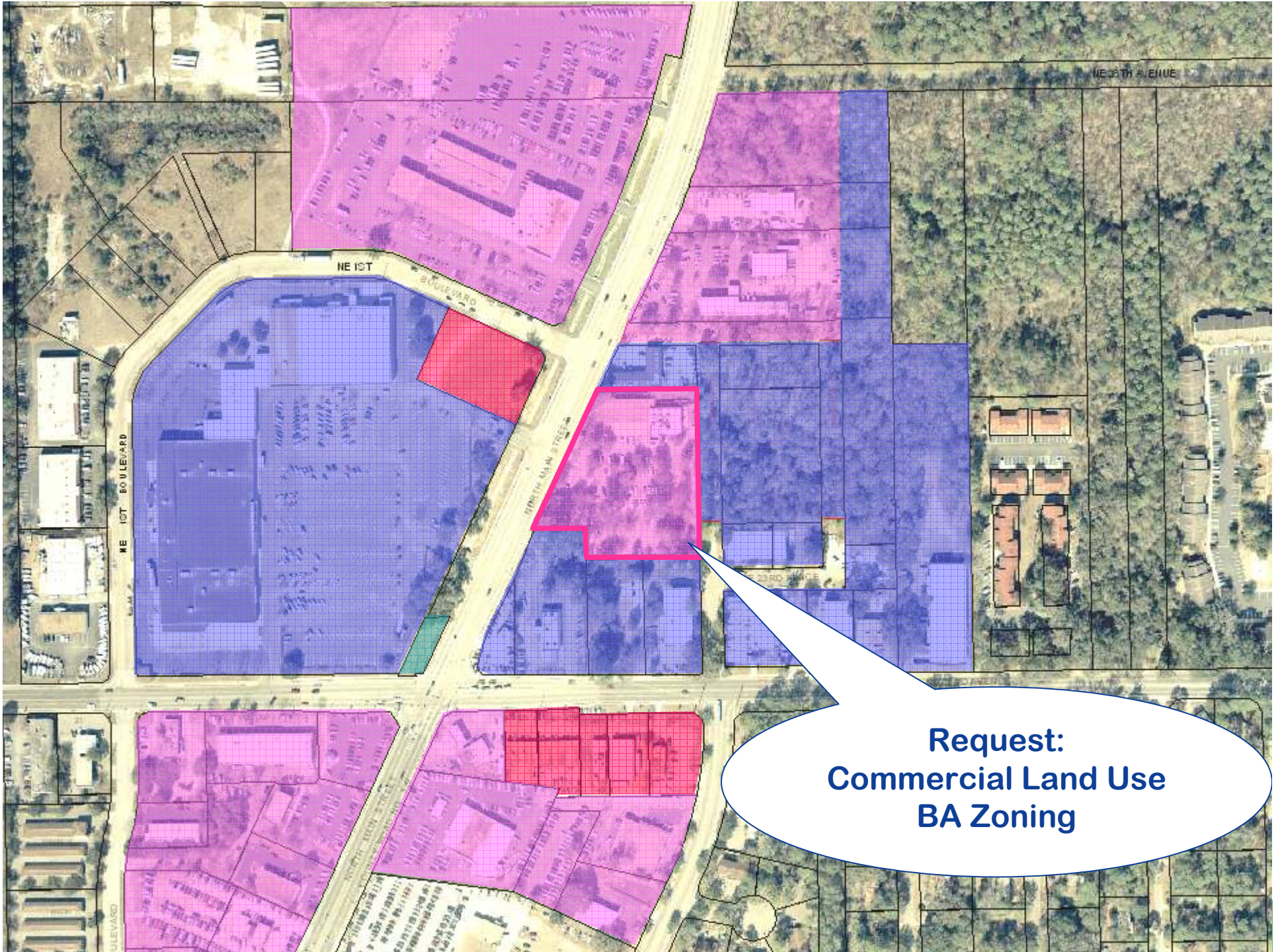
MU-2
Mixed-Use Medium Intensity

MU-2

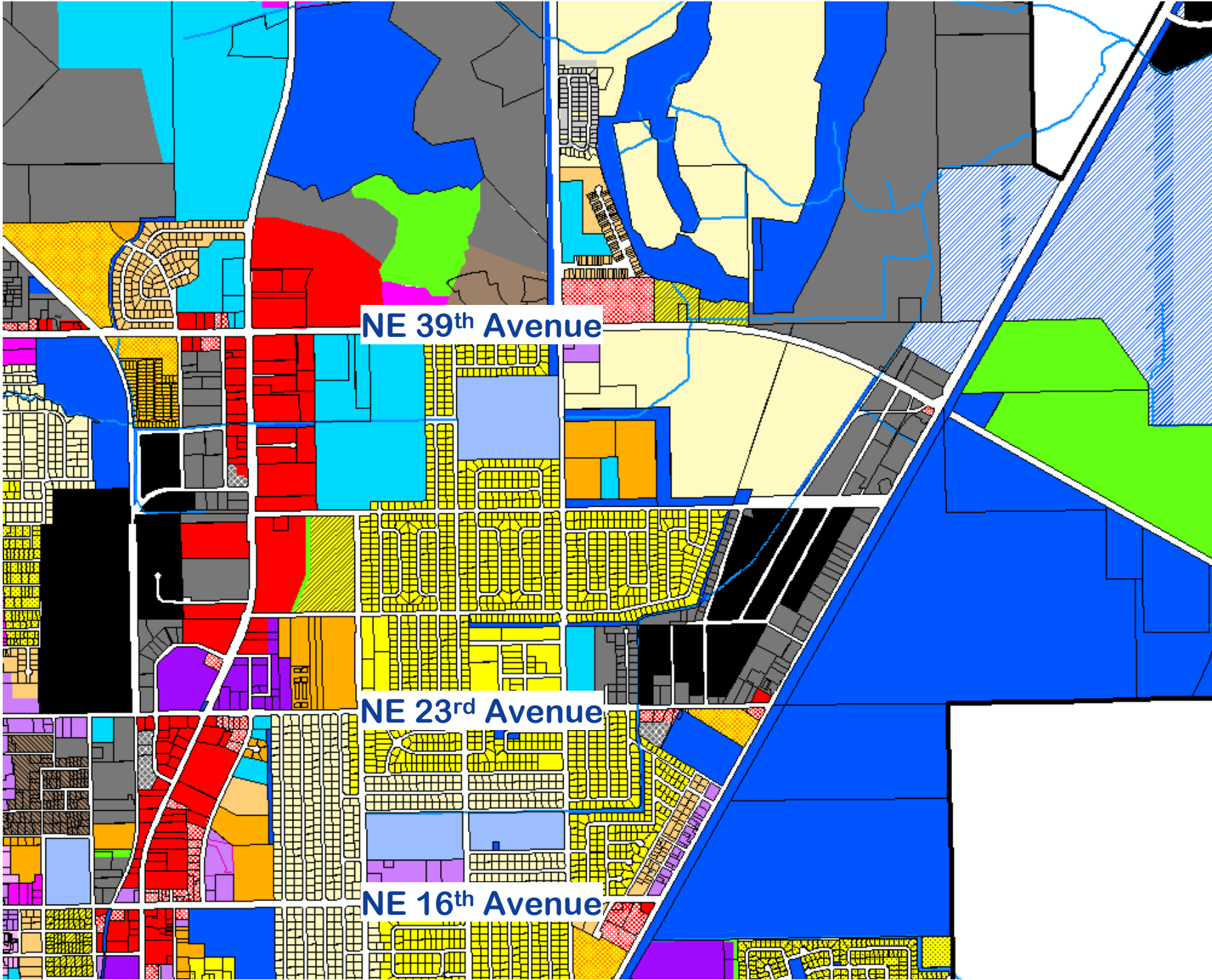
BUS
General business

BA

BA



**Request:
Commercial Land Use
BA Zoning**



NE 39th Avenue

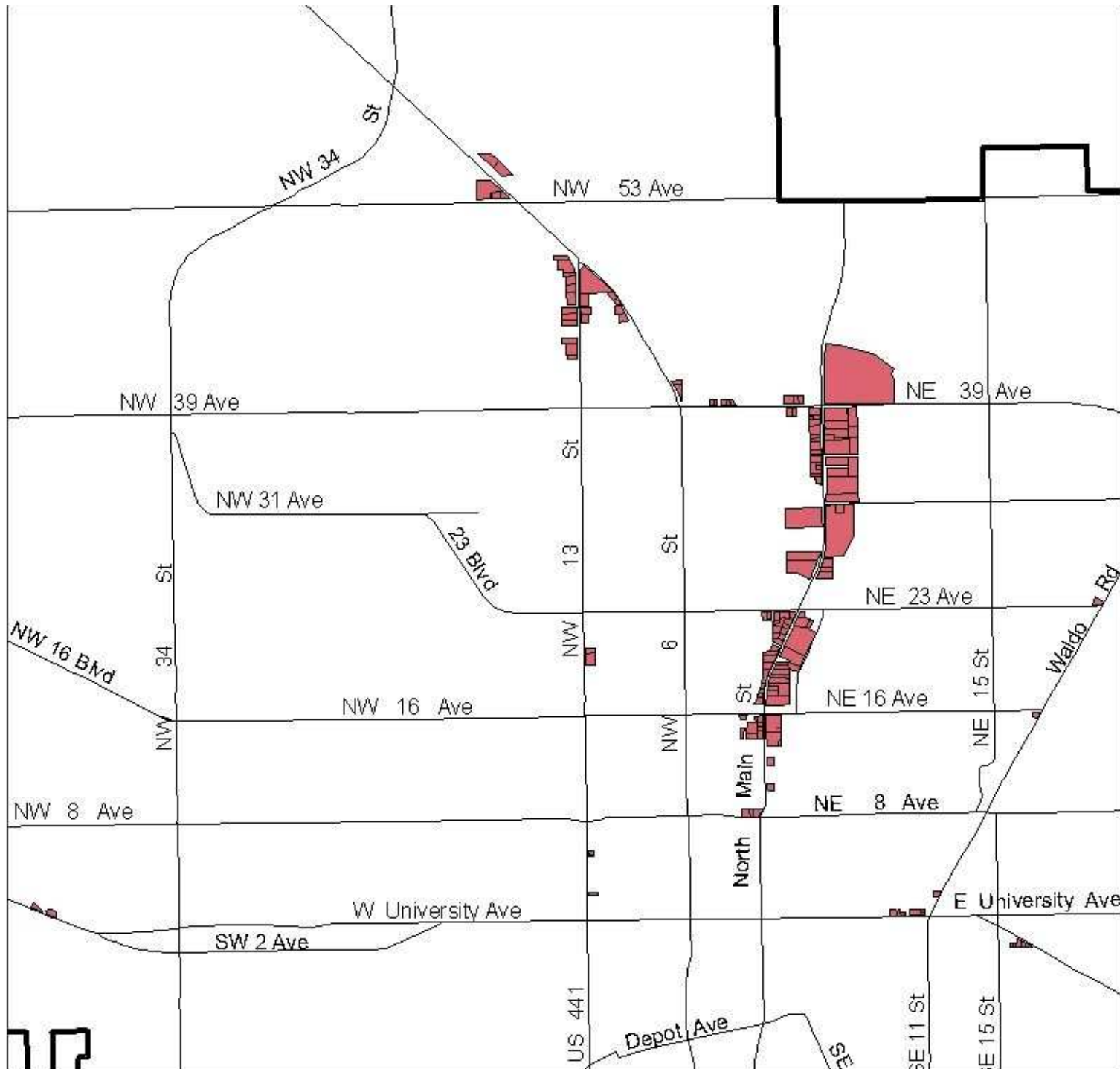
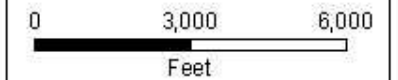
NE 23rd Avenue

NE 16th Avenue

City of Gainesville

Automotive-oriented
Business Districts (BA)

- Gainesville City Limits
- Streets
- BA Zoning Districts



This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size, or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map. For specific information, you are directed to contact the City of Gainesville, FL. Prepared by the Department of Planning and Development Services, 10-21-08. File: Jesse-2008/serail_BA-Zoning_10-21.mxd.

Summary of requests

	From	To
125LUC-08PB Future Land Use	Mixed-Use Medium-intensity (MUM)	Commercial (COM)
126ZON-08PB Zoning	Mixed use medium intensity (MU-2)	Automotive-oriented business (BA)