



Planning and Development Services

PB-16-58 ZON

**City Commission
September 1, 2016**

Legistar No. 160139

Presentation by Dean Mimms, AICP

Zoning Change

PB-16-58 ZON	Existing	Proposed
Zoning (1.03 ac)	RSF-1 (3.5 units/ac single-family residential)	UMU-1 (8-75 units/ac, up to 25 add'l units/ac by SUP, urban mixed use district)

160139D



AERIAL PHOTOGRAPH



Name	Petition Request	Petition Number
CHW, agent for Albert G. Fosmoe and Carmen S. Fosmoe, owners	Rezone property from RSF-1: 3.5 units/acre single-family residential district to UMU-1: 8 to 75 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district	PB-16-58 ZON

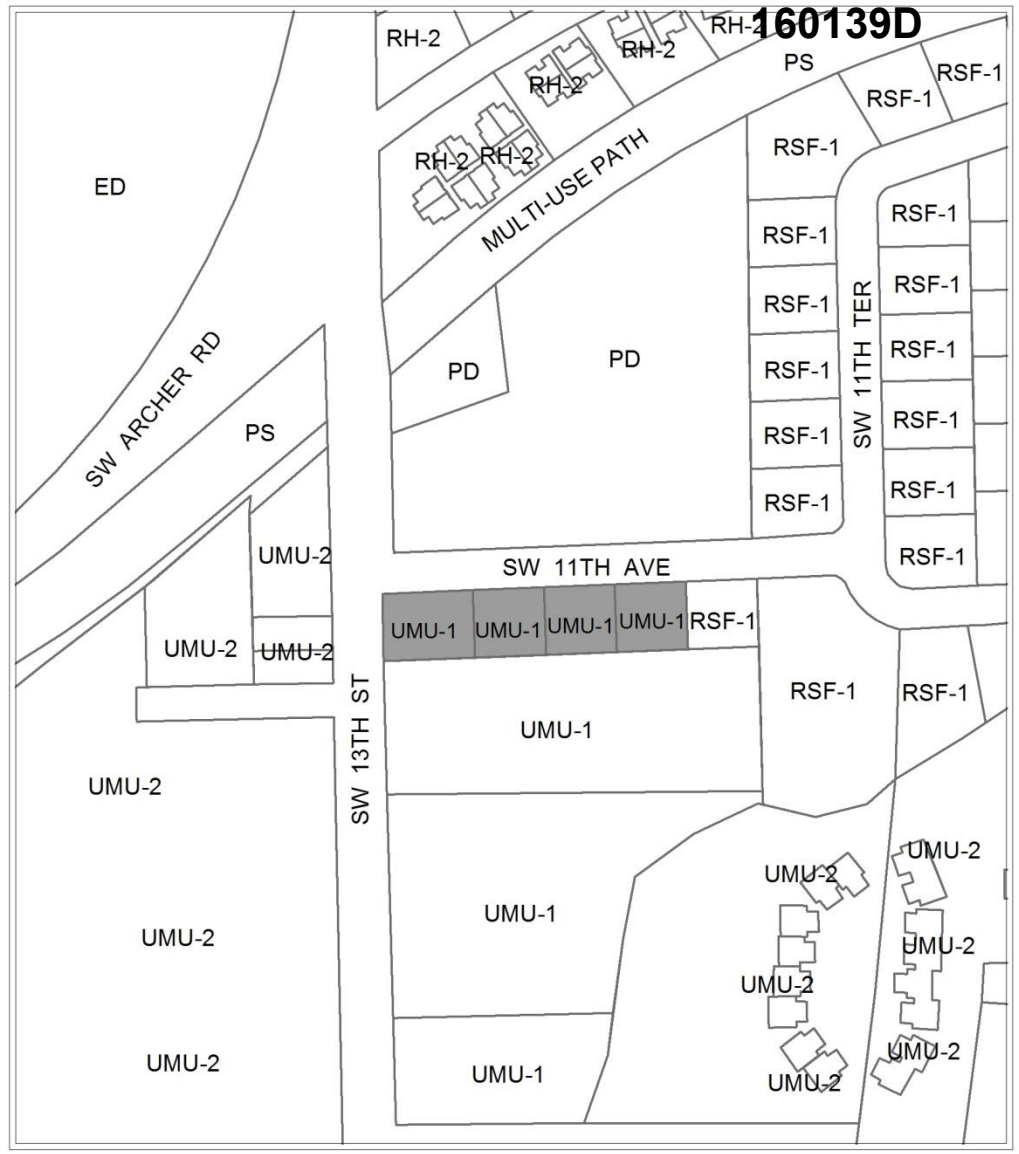
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City of Gainesville Zoning Districts


- RSF-1 3.5 units/acre Single-Family Residential
- RH-2 8-100 units/acre Residential High Density
- UMU-1 Up to 75 units/acre Urban Mixed-Use; up to 25 additional units per acre by special use permit
- UMU-2 Up to 100 units/acre Urban Mixed-Use; up to 25 additional units per acre by special use permit
- PS Public Services and Operations
- ED Educational Services
- PD Planned Development

Area under petition consideration

----- Division line between two zoning districts



PROPOSED ZONING

 No Scale	Name	Petition Request	Petition Number
	CHW, agent for Albert G. Fosmoe and Carmen S. Fosmoe, owners	Rezone property from RSF-1: 3.5 units/acre single-family residential district to UMU-1: 8 to 75 units/acre; up to 25 additional units/acre by special use permit, urban mixed-use district	PB-16-58 ZON

160139D

East along SW 11th AVE



160139D

West along SW 11th AVE



Petition / Background

- **Developed 1-acre (4 parcels) property, single-family houses near UF, UF Health hospitals, VA hospital**
- **In UF Context Area, College Park/Univ. Hgts. CRA**
- **Proposed in LDC Update & related Comp Plan Amendments for Urban Mixed-Use High Intensity land use, T-5 Urban Mixed-Use High Intensity zoning**
- **Consistent w/overall Comp Plan goal (Goal I, FLUE) of improving quality of life, insuring sustainable devel't pattern in part by providing mixed land uses w/in walking distance of important destinations**
- **UMU-1 will increase range of development opportunities by allowing mix of res'l & non-res'l uses**

- **UMU-1 zoning consistent w/Comprehensive Plan, supports mixed development at appropriate & strategic location**
- **Proposed UMU-1 zoning will substantially increase redevelopment potential**

Recommendation

**City Plan Board to City Commission
Approve Petition PB-16-58 ZON
(Plan Board voted 5-0)**

**Staff to City Commission
Approve Petition & Ordinance**