

**LEGISLATIVE #**

**120003G**



Planning and Development Services Department

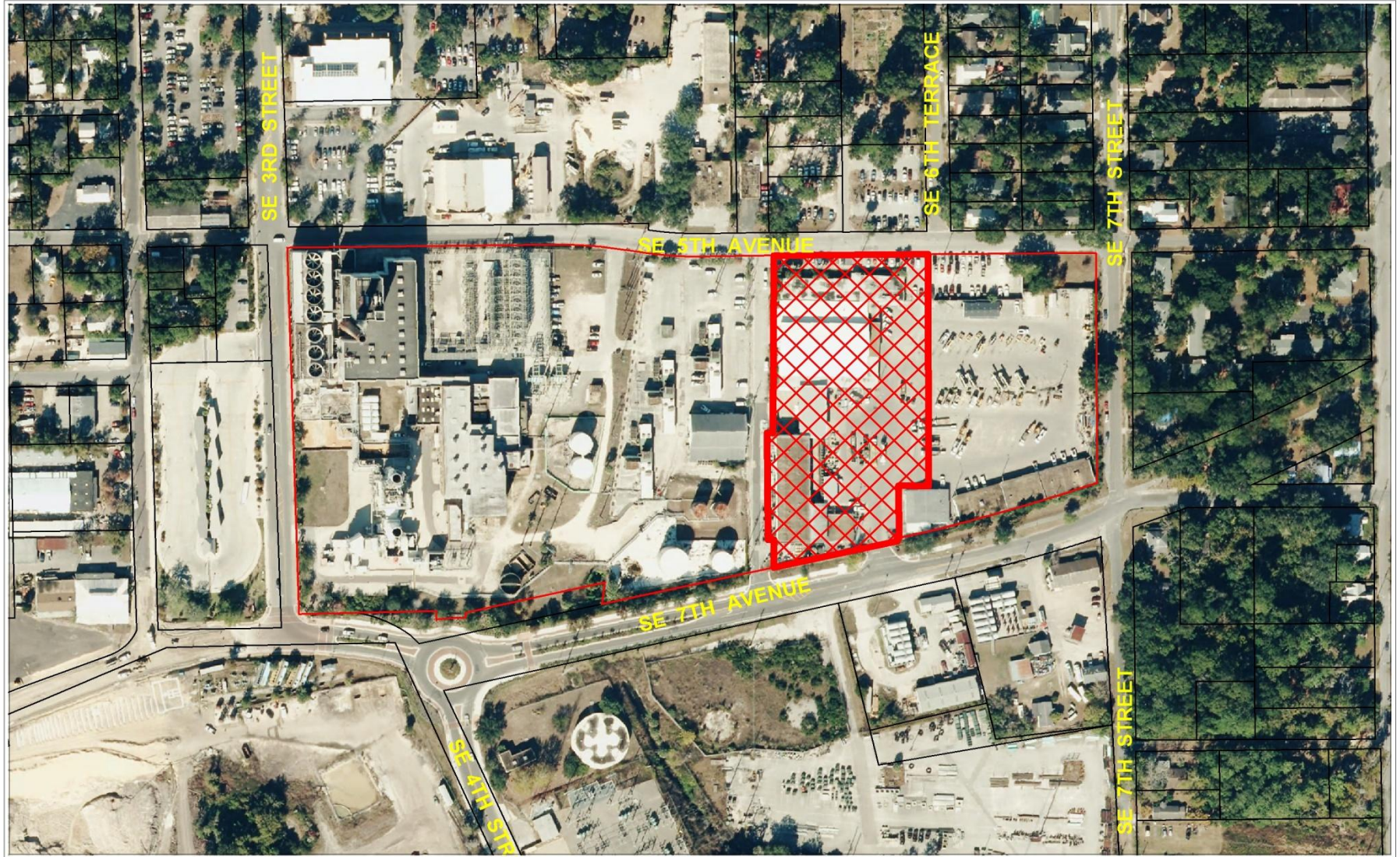
# **PB-12-35 ZON Ordinance 120003**

## **July 19, 2012**


## **Petition PB-12-35 ZON**

**(Related to Petition PB-12-34 LUC)**

**For a portion of City-owned property used by  
GRU; south side of downtown**



AERIAL PHOTOGRAPH

	Name	Petition Request	Map(s)	Petition Number
 <p>No Scale</p>	City of Gainesville, applicant	Amend FLUM from PF to MUH. Rezoning from PS to CCD.	4052	PB-12-34 LUC PB-12-35 ZON

# Request for 2.9-ac portion of City-owned property

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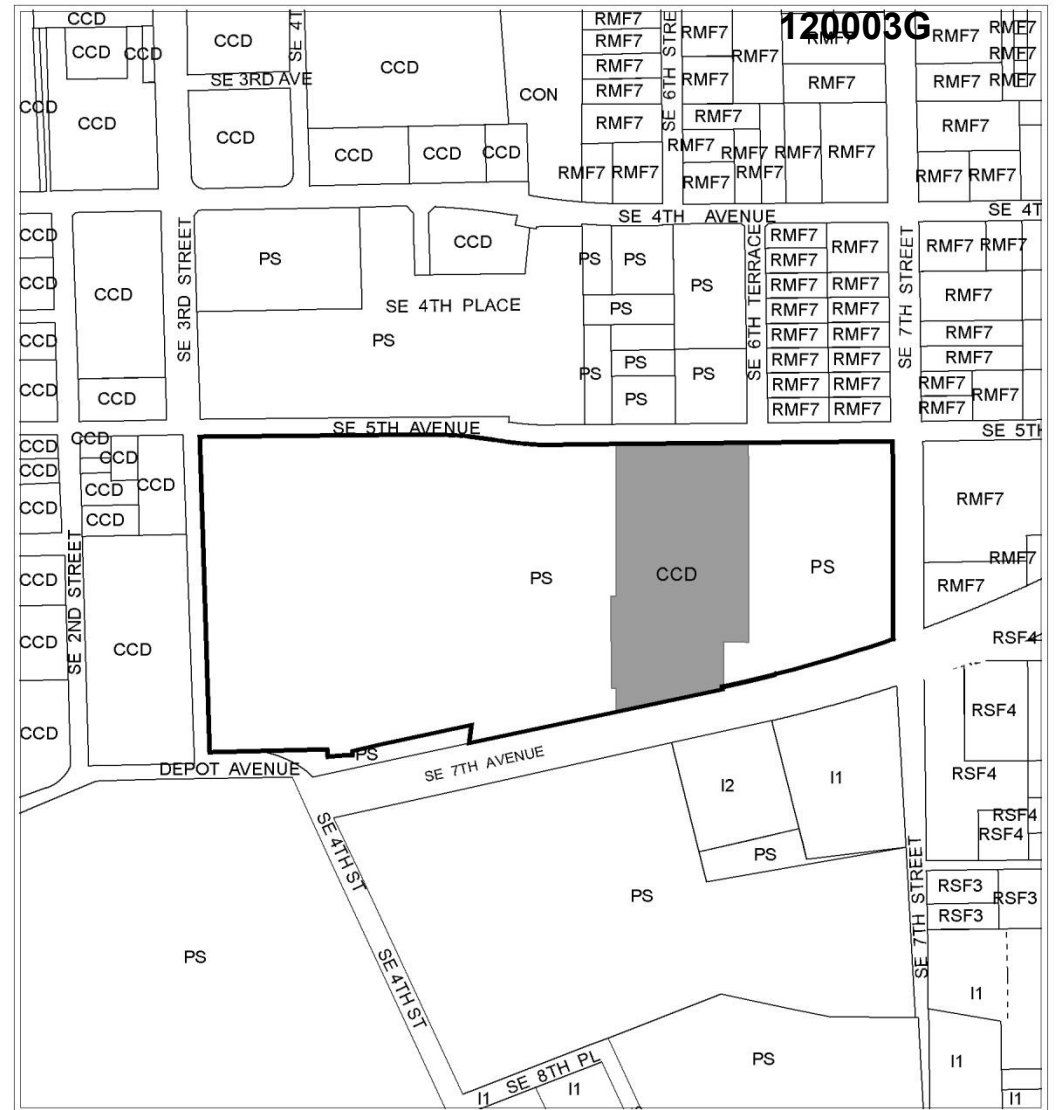
	Existing	Proposed
Zoning	<b>PS</b> (Public services & operations)	<b>CCD</b> (Up to 150 units/ac Central city district)

# City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RSF-2 4.6 units/acre Single-Family Residential
- RSF-3 5.8 units/acre Single-Family Residential
- RSF-4 8 units/acre Single-Family Residential
- RSF-R 1 unit/acre Single-Family Rural Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- RMF-7 8-21 units/acre Multiple-Family Residential
- RMF-8 8-30 units/acre Multiple-Family Residential
- RC 12 units/acre Residential Conservation
- MH 12 units/acre Mobile Home Residential
- RMU Up to 75 units/acre Residential Mixed Use
- RH-1 8-43 units/acre Residential High Density
- RH-2 8-100 units/acre Residential High Density
- OR 20 units/acre Office Residential
- OF General Office
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- CCD Up to 150 units/acre Central City
- UMU-1 Up to 75 units/acre Urban Mixed-Use
- UMU2 Up to 100 units/acre Urban Mixed-Use
- BI Business Industrial
- W Warehousing and Wholesaling
- I-1 Limited Industrial
- I-2 General Industrial
- A Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park
- PD Planned Development


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

Area  
under petition  
consideration

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## PROPOSED ZONING

	Name	Petition Request	Map(s)	Petition Number
	City of Gainesville, applicant	Amend FLUM from PF to MUH. Rezone from PS to CCD.	4052	PB-12-35 ZON

- **Developed, vacated GRU site with 1- story office bldg & 2-story warehouse**
- **“Power District” located in Downtown Redevelopment District**
- **Dec. 2011 MOU pertains to redevelopment of this part of Power District**

- **Served by urban services**
- **TCEA Zone A**
- **820 ft. from RTS Rosa Parks RTS  
Downtown Station**
- **Phase 1 & 2 environmental  
assessments done, no  
remediation needed**



# Highlights – ZON

- **CCD zoning supportive of CRA's Power District Catalyst Project and supportive of redevelopment. CCD zoning expands allowable property uses relative to current PS zoning.**
- **Consistent with related, proposed small-scale land use amendment**
- **Consistent w/infill & redevelopment Comprehensive Plan goals (FLUE Goal 2, Obj. 2.1) and of appropriate development of Innovation Zone (Policy 2.2.1)**

# Recommendation

**Approve Petition PB-12-35 ZON and  
Ordinance 120003**

**City Plan Board to City Commission:  
Approve Petition PB-12-35 ZON  
Plan Board voted 5-0 to approve**