



Planning and Development Services

PB-15-30 ZON

**City Commission
August 6, 2015**

Legistar No. 150050

Presentation by Dean Mimms, AICP


Zoning Change

PB-14-30 ZON	Existing	Proposed
Zoning (9.9 ac)	BUS (General business), RMF-8 (8-30 units/ac)	MU-1 (8-30 units/acre mixed use low intensity district)

150050G



AERIAL PHOTOGRAPH

	Name	Petition Request	Petition Number
 <p>No Scale</p>	eda engineers-surveyors-planners, inc., agent for Prairie View Trust and the City of Gainesville (GRU)	Rezone property from BUS: General Business and RMF-8: 8-30 units/acre Multiple-Family Residential district to MU-1: 8-30 units per acre Mixed-Use Low-Intensity	PB-15-30 ZON

City of Gainesville Zoning Districts

- RMF-8 8-30 units/acre Multiple-Family Residential
- BUS General Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- CON Conservation
- PS Public Services and Operations
- PD Planned Development




----- Division line between two zoning districts

Area under petition consideration



EXISTING ZONING

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Area
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PROPOSED ZONING

	Name	Petition Request	Petition Number
 No Scale	eda engineers-surveyors-planners, inc., agent for Prairie View Trust and the City of Gainesville (GRU)	Rezone property from BUS: General Business and RMF-8: 8-30 units/acre Multiple-Family Residential to MU-1: 8-30 units per acre Mixed-Use Low-Intensity	PB-15-30 ZON

Petition / Background

- **Undeveloped, mostly forested, w/0.579-ac natural watershed feature that includes wetlands**
- **8.25 ac BUS; 1.65 ac RMF-8**
- **MU-1 allows mix of non-residential & residential uses, will increase potential for future residential development of up to 30 du/ac because existing BUS is non-res'l category**

Key Issues –ZON

- **MU-1 consistent w/Comp. Plan, supports infill development, supports mixed-use development at appropriate location**
- **Regulated surface waters/wetlands provide habitat for 3 listed wading birds species, 2 listed plant species. Future development w/in Planning Parcel subject to applicable req'ts for avoidance & protection of regulated natural resources**

Zoning Change is:

- **Compatible w/surrounding area**
- **Consistent w/Comp. Plan, including policies re: discouraging urban sprawl and encouraging mixed-use development where appropriate (e.g., w/in $\frac{1}{4}$ mi. of transit hubs)**

City Plan Board to City Commission

Approve Petition PB-15-30 ZON
(Plan Board voted 6-0)

Staff to City Commission

Approve Petition & Ordinance