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CITY OF GAINESVILLE
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FLORIDA

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**TO:** **Community Development Committee**

**FROM:** **Planning Department Staff** **DATE: Nov. 22, 2010**

**SUBJECT:** **Mixed Use/Activity Centers/Large Scale Retail Code Changes**

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Attached you will find the draft changes to the Land Development Code that will implement the activity center concept and provide regulations for large scale retail. While the proposed regulations are not perfect it does bring the land development code more in line with the concepts of the comprehensive plan. Staff has attempted to make the document easier to read and follow by removing the photos (graphics) from the documents, most of which did not convey a clear message. Staff will add more diagrams to the final document that will better demonstrate the design concept in a visual form.

Given that the City is working with mainly existing developed sites (redevelopment) and not undeveloped sites, it was important that we add some language addressing redevelopment. Staff added language that would require redevelopment of existing sites to comply with the new standards in the code when 51% or more of the existing development is removed or reconstructed or when 25% of the building area adds new development. The redevelopment and approval of the new development will require the adoption of a regulating plan for the entire development site. The regulating plan will be required and will specify the development boundary, the location of all existing streets, the location of required future streets/drives within the district, maximum building heights, side and rear yard setback requirements and build-to lines, a streetscape plan, the layout of future development sites (multiple structures/outparcels) and a parking plan for each building site.

Staff also added language that would require parcels zoned for mixed-use outside of the designated activity center areas to comply with the transition area standards and processes. Given that proposed regulations are better than what is currently in code and that they will bring the code more in line with the vision expressed in the Comprehensive Plan staff recommends the following options for the Committee in order of preference:

1. That the City Commission refer the proposed changes to MU-1 and MU-2 for Activity Centers to staff for revisions using the new proposed Innovation Zone District as a base for those revisions and initiate a petition to the Plan Board including amending the LDC to add provisions for large scale retail uses. (Staff could bring the petition to the CDC prior to going to the Plan Board for review and comment); or
2. That the City Commission refer the proposed changes for Large Scale Retail to staff to initiate a petition (this will involve making changes to MU-2 district to eliminate future development of large scale retail in the districts.
3. Allow staff to revise the Planning Works Document consistent with the Innovation Zone District Format and come back to the CDC in February.