



Planning and Development Services

PB-12-166 ZON

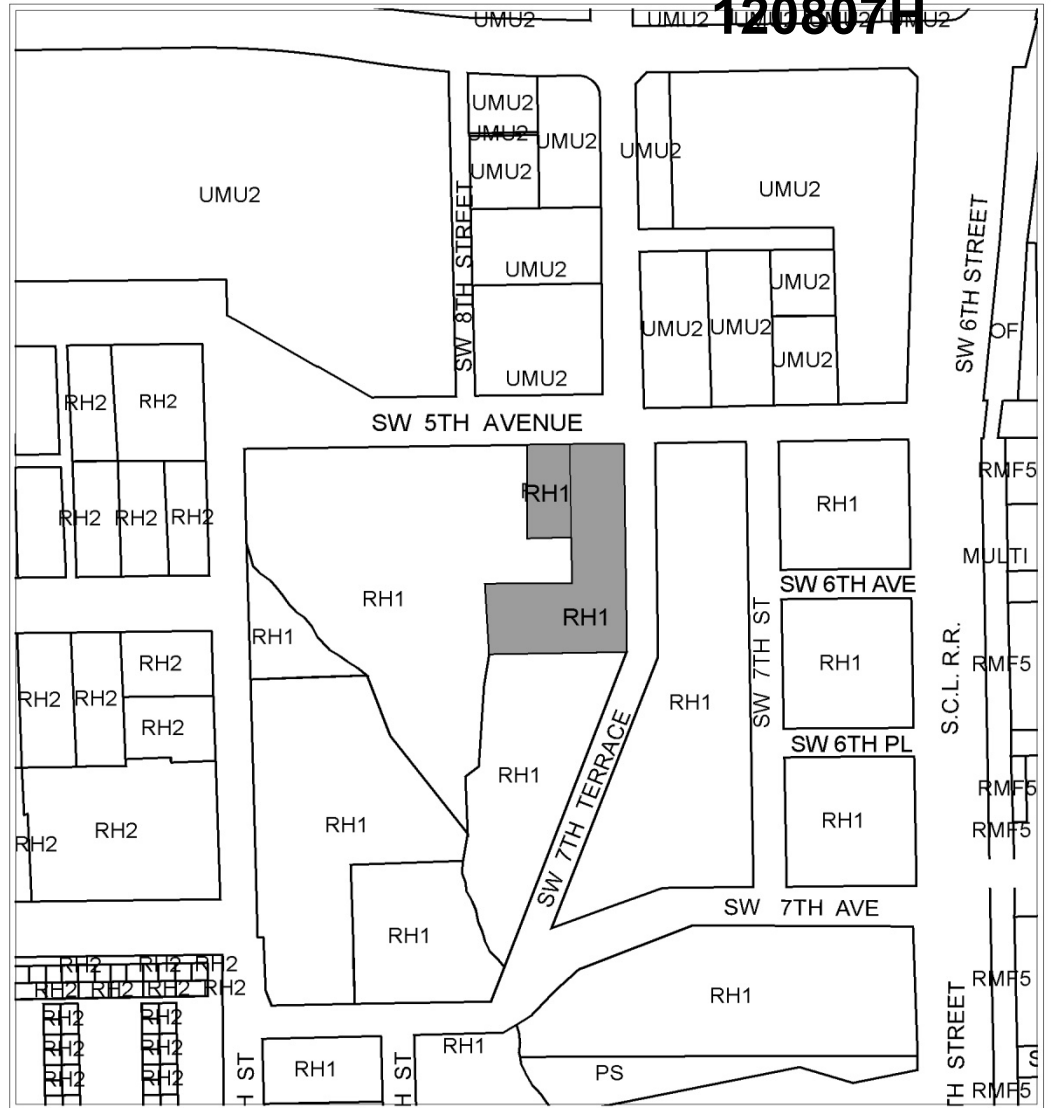
Legistar Item No. 120807

Jason Simmons

May 2, 2013

City of Gainesville Zoning Districts

- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RH-1 8-43 units/acre Residential High Density
- RH-2 8-100 units/acre Residential High Density
- OF General Office
- UMU2 10-100 du/acre; & up to additional 25 du/acre by special use permit
- PS Public Services and Operations



Area under petition consideration



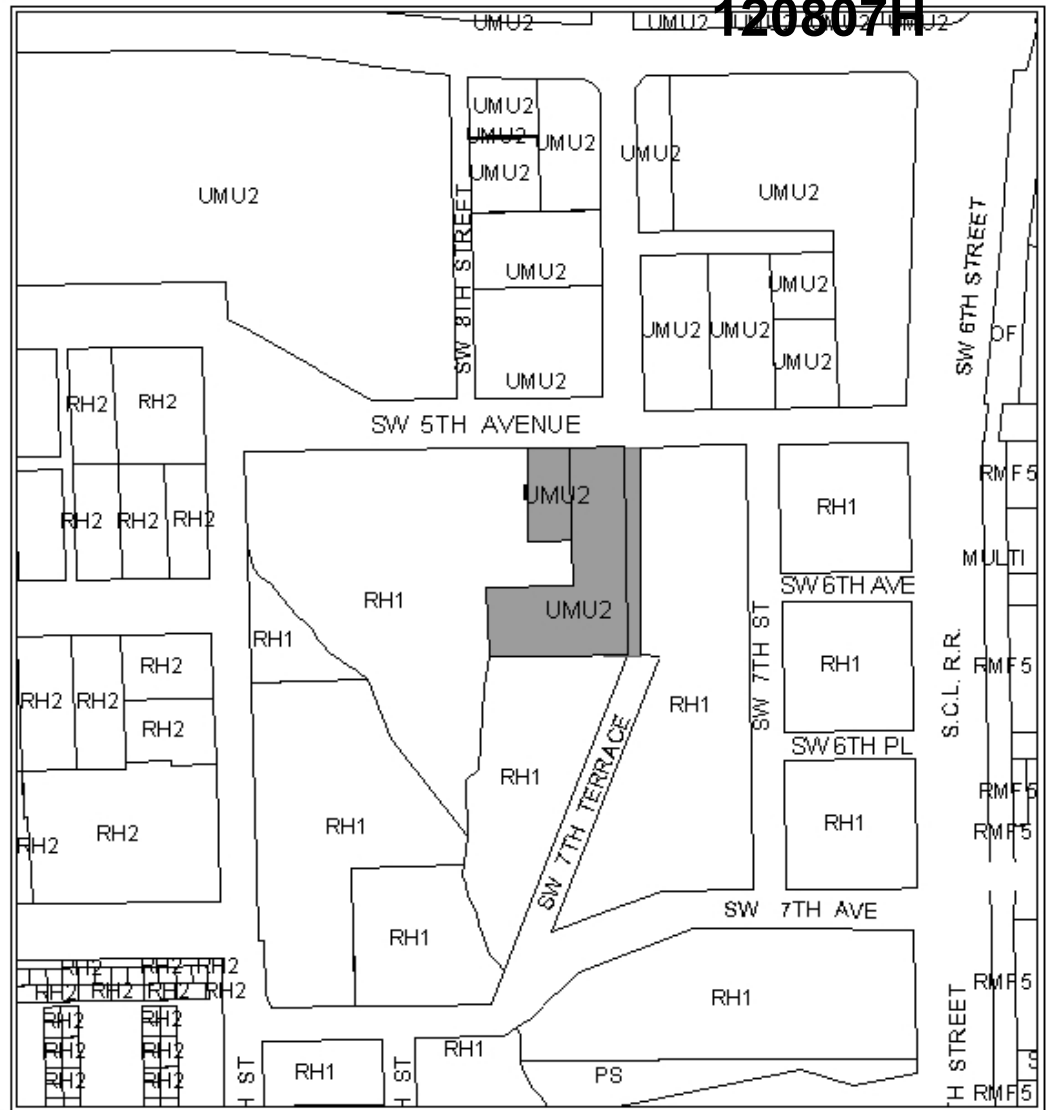
----- Division line between two zoning districts

EXISTING ZONING

	Name	Petition Request	Map(s)	Petition Number
	Causseaux, Hewett & Walpole, Inc agent for Heritage Investment Group of Gainesville, LLC	Rezone from Residential high density (RH-1) to Urban mixed use 2 (UMU2)	4050	PB-12-166 ZON

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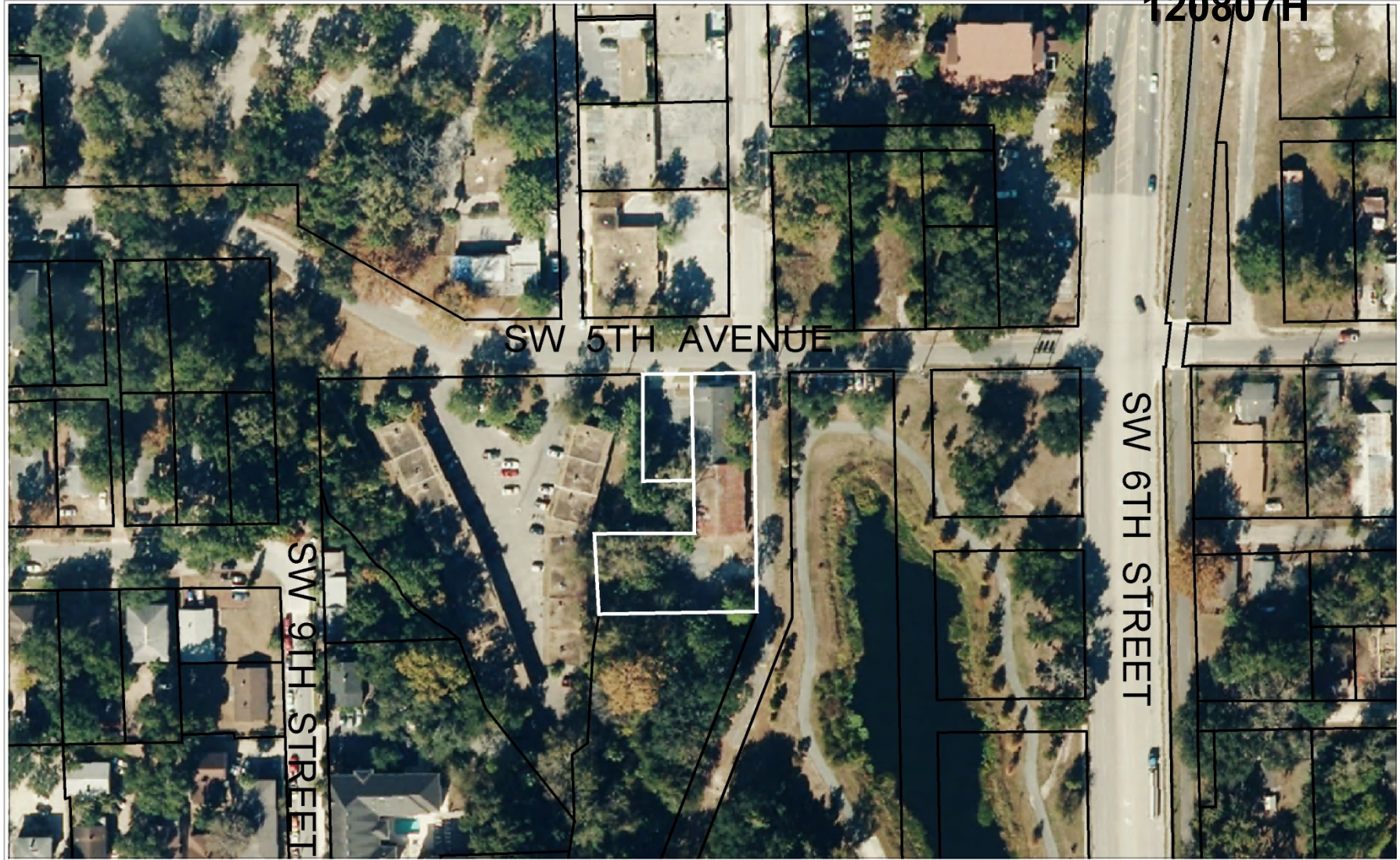
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PROPOSED ZONING

	Name	Petition Request	Map(s)	Petition Number
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120807H



AERIAL PHOTOGRAPH

 No Scale	Name	Petition Request	Map(s)	Petition Number
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- Site is currently in Univ. Heights SAP; will be removed from the SAP with approval of these petitions to UMU-2 & added to UMU-2 district maps
- UMU-2 zoning allows residential as well as office/research, retail & service uses
- High intensity UMU-2 would be adjacent to high density residential, within central core of city where density, pedestrian-oriented development & mix of uses is encouraged

- UMU-2 zoning encourages multi-modal mobility & uses compatible with each other and surrounding residential areas
- LDRs including streetscape & public realm requirements ensure pleasant/safe environment for pedestrians, bikes, transit & autos
- Site is in TCEA Zone A & within UF Context Area; must comply with CME Policy 1.1.14 concerning new MF residential development funding capital transit costs
- Zoning is consistent with Comprehensive Plan

- Zoning is consistent with Land Development Code
- Redevelopment of property is consistent with recent changes in area such as Innovation Square
- Proposal is compatible with RH-1 and UMU-2 zoning nearby and mixed character of area
- Residential development could provide more housing which may increase amount of affordable housing

STAFF RECOMMENDATION:

APPROVE PETITION

PB-12-166 ZON

APPROVE Ordinance 120807 on
First Reading