



## Planning and Development Services

**125LUC-08PB (080851)**

**126ZON-08PB (080850)**

**July 16, 2009**

# Petitions Summary

- **Land Use request:**
  - MUM (Mixed-use Medium-intensity) to COM (Commercial)
- **Zoning request:**
  - MU-2 (Mixed use medium intensity) to BA (Automotive-oriented business)
- **Staff recommended denial to Plan Bd**
- **Plan Bd rec'd denial 6-0 January 2009**
- **City Comm voted to approve April 2009**

# Petitions Summary

- **Land use and zoning changes requested to enable redevelopment of vacated, 2.43-acre site (was Ryan's Steakhouse)**
- **Located in Neighborhood Activity Center at N Main ST and 23<sup>rd</sup> AVE**



Winn-Dixie

Big Lots

N. 23rd Avenue

N. Main Street

Prestige Lincoln Mercury

NE 35TH AVENUE

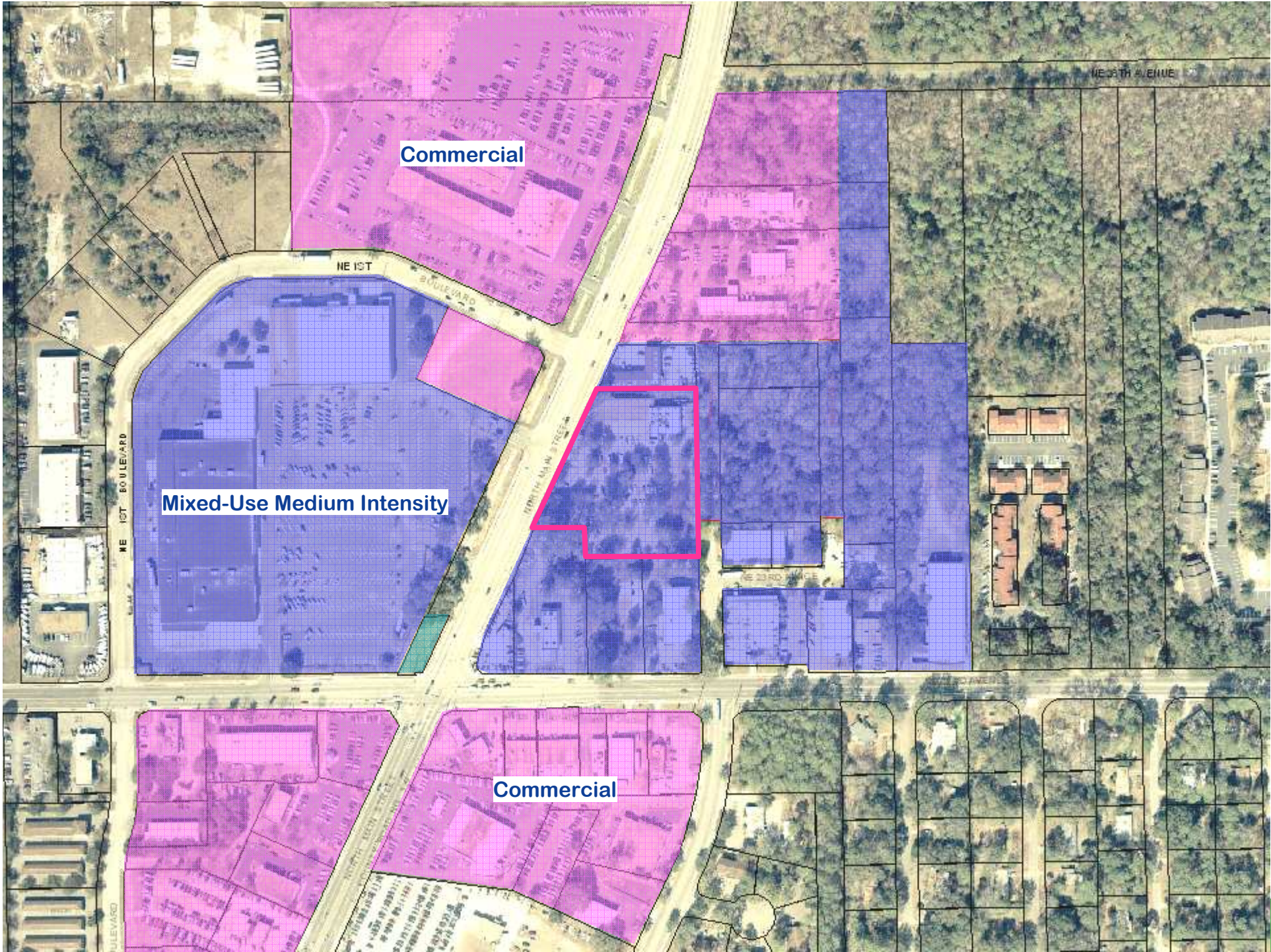
NE 1ST

NE 1ST BOULEVARD

NE 23RD AVENUE

NE 23RD AVENUE

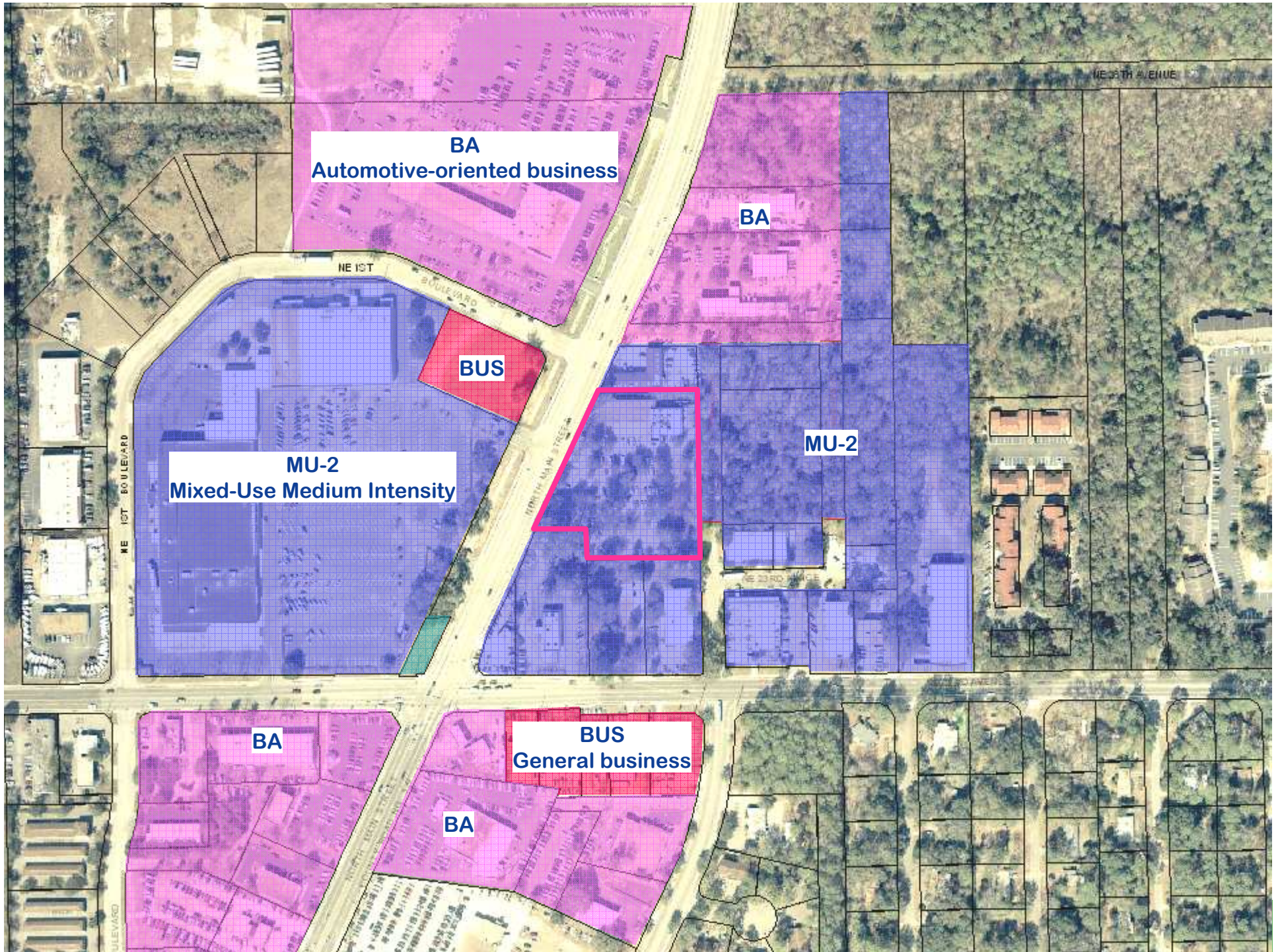
BOULEVARD



Commercial

Mixed-Use Medium Intensity

Commercial



**BA**  
Automotive-oriented business

**BA**

**BUS**

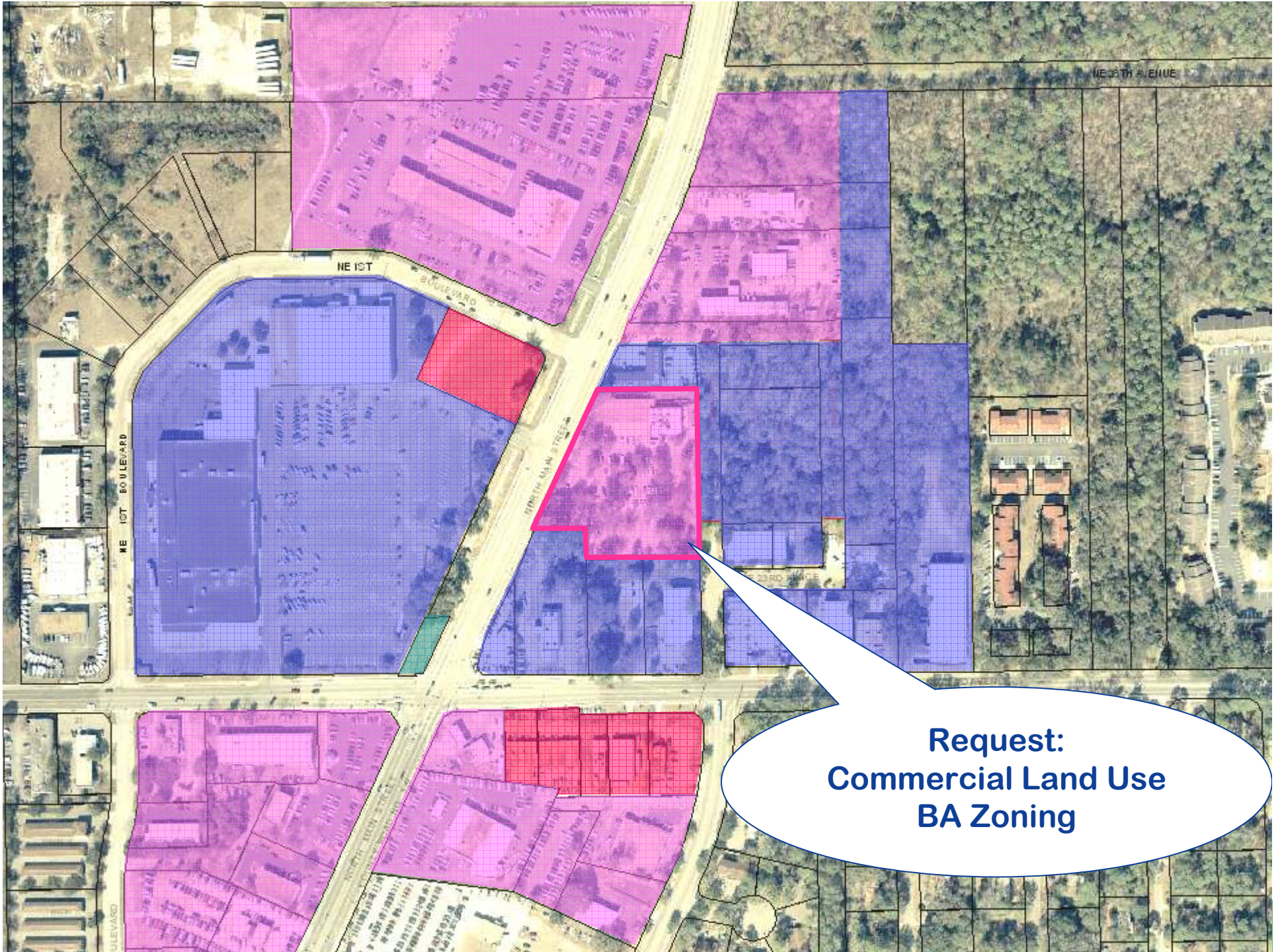
**MU-2**  
Mixed-Use Medium Intensity

**MU-2**

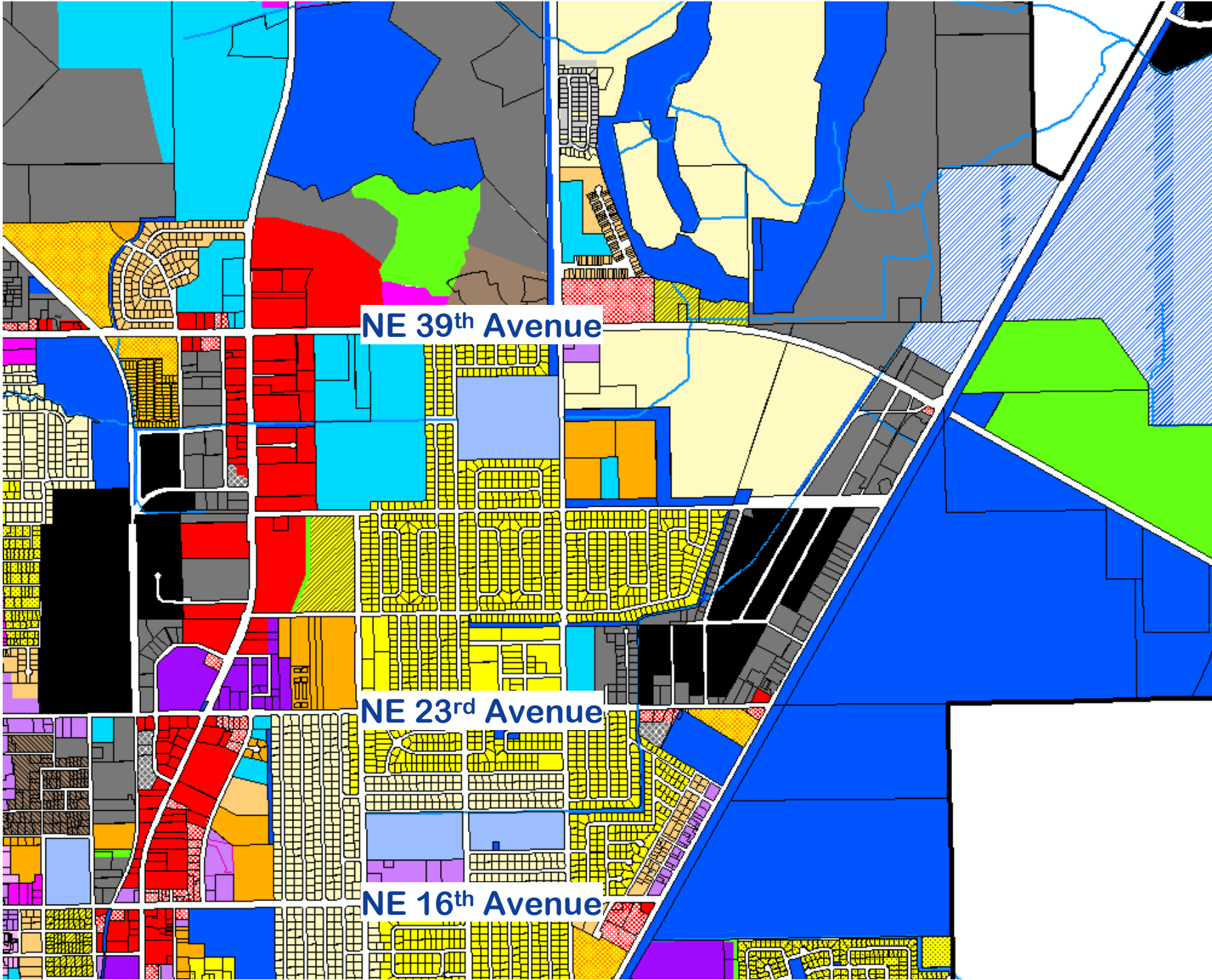
**BUS**  
General business

**BA**

**BA**



**Request:  
Commercial Land Use  
BA Zoning**



NE 39th Avenue

NE 23rd Avenue

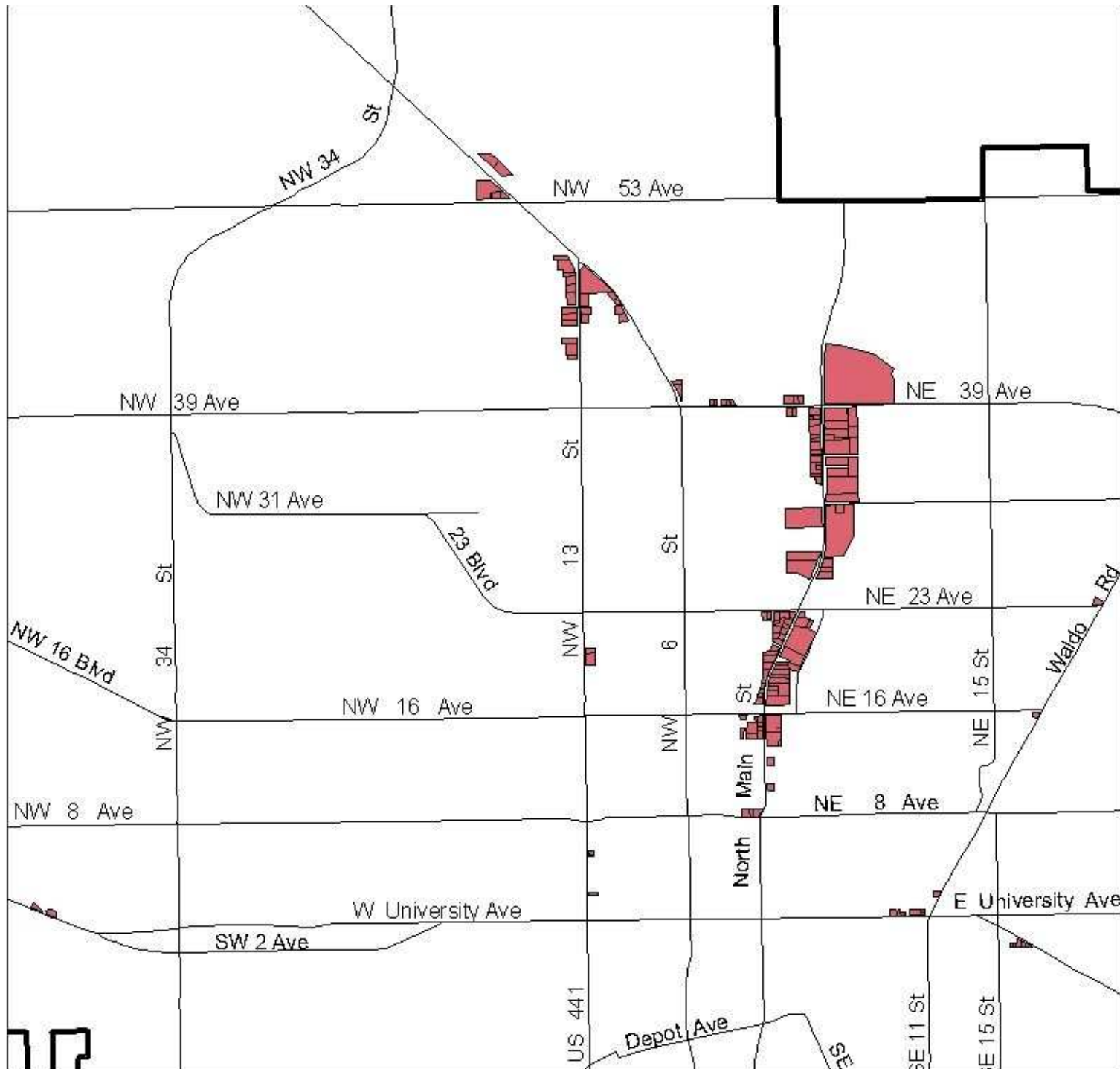
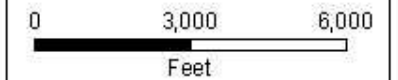
NE 16th Avenue



## City of Gainesville

Automotive-oriented  
Business Districts (BA)

- Gainesville City Limits
- Streets
- BA Zoning Districts



This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size, or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map. For specific information, you are directed to contact the City of Gainesville, FL. Prepared by the Department of Planning and Development Services, 10-21-08. File: Jesse-2008/serai\_BA-Zoning\_10-21.mxd.

# Summary of requests

	From	To
<b>125LUC-08PB Future Land Use</b>	<b>Mixed-Use Medium- intensity (MUM)</b>	<b>Commercial (COM)</b>
<b>126ZON-08PB Zoning</b>	<b>Mixed use medium intensity (MU-2)</b>	<b>Automotive- oriented business (BA)</b>