

LEGISLATIVE #

110109G



Planning and Development Services

PB-11-48 ZON

**City Commission
February 2, 2012**

**Presentation by Dean Mimms, AICP
(Legislative No. 110109)**

Request for 27.8-ac Tower Center property 110109G

	Existing	Proposed
Zoning	Highway oriented business services (BH), Administrative & Professional (AP)	General business district (BUS)

110109G



AERIAL PHOTOGRAPH



Name

City Plan Board, applicant

Petition Request

Change FLUM from Alachua County Commercial to City of Gainesville Commercial (C). Rezone from Alachua County Highway oriented business services district (BH) and Administrative and professional district (AP) to City of Gainesville General business district (BUS)

Map(s)

3940

Petition Number

PB-11-47 LUC
PB-11-48 ZON

City of Gainesville Zoning District Categories

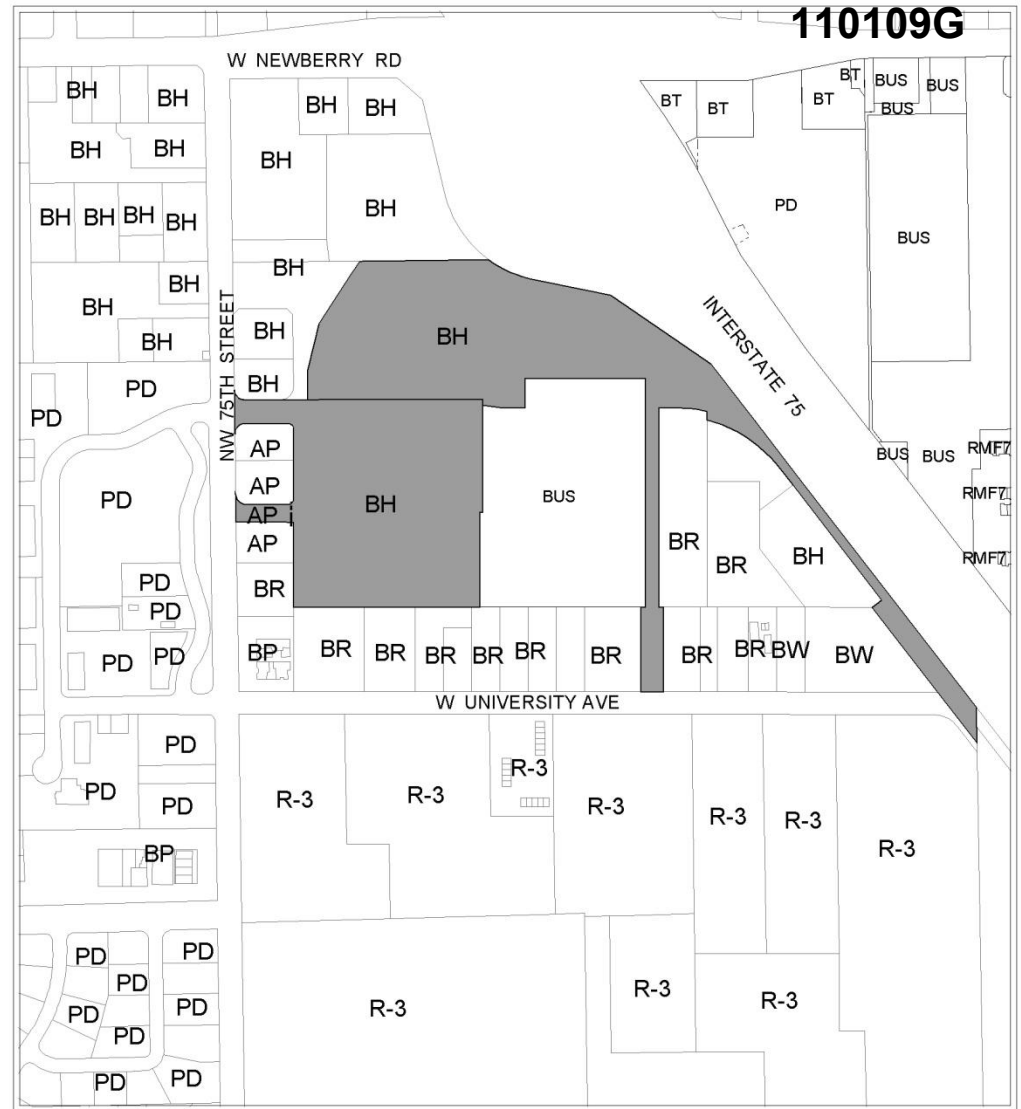
BUS General Business
BT Tourist-Oriented Business
RMF7 8-21 units/acre Multiple-Family Residential

Alachua County Zoning District Categories


AP Administrative/Professional
BH Highway-Oriented Business
BR Business, Retail Sales/Service
BW Wholesale/Warehousing
PD Planned Development
R-3 Multiple-Family Residential (14-24 DU/acre)

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

Area
under petition
consideration



EXISTING ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
	City Plan Board, applicant	Rezone from Alachua County Highway oriented business services district (BH) and Administrative and professional district (AP) to City of Gainesville General business district (BUS)	3940	PB-11-48 ZON

City of Gainesville Zoning District Categories

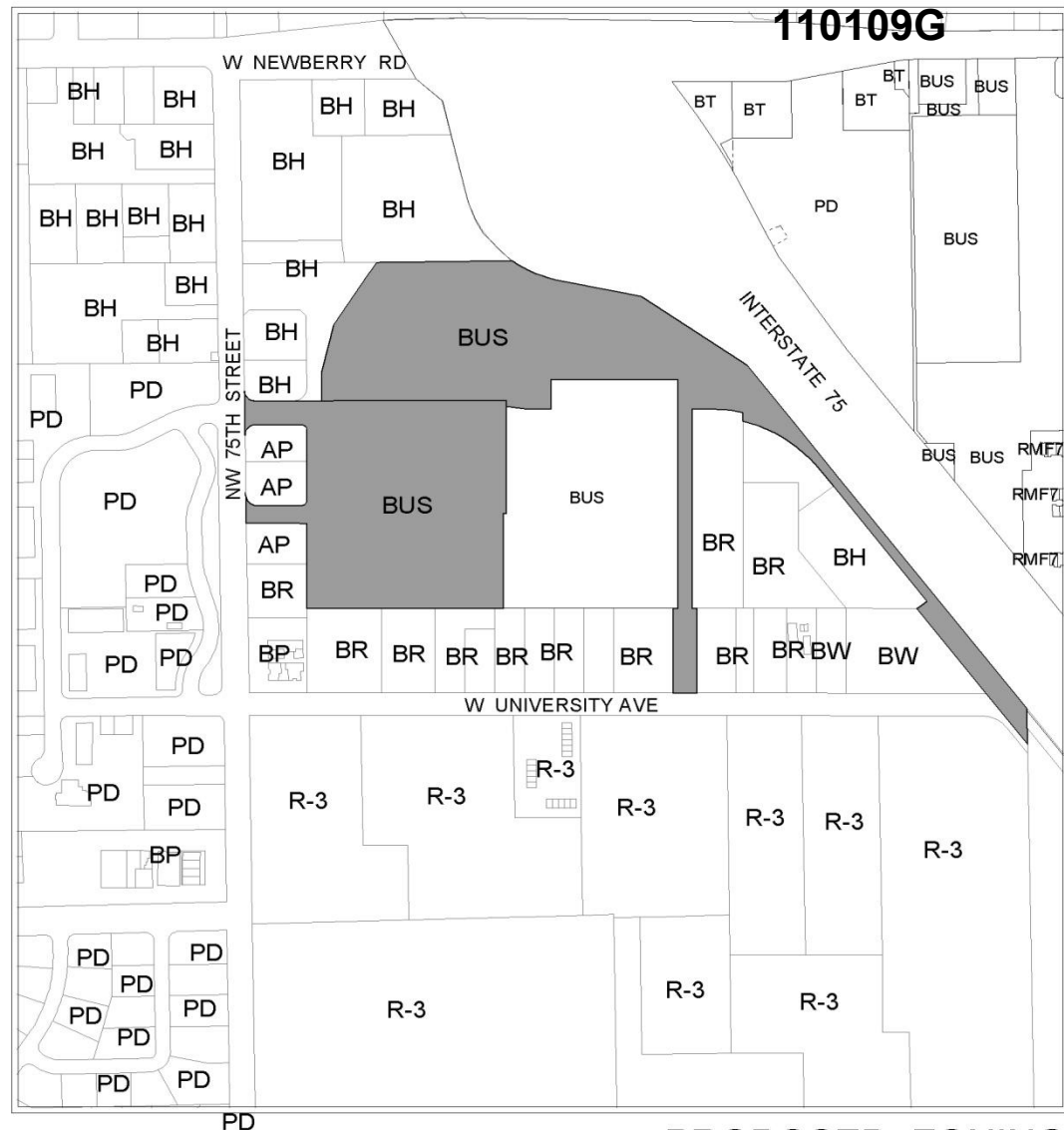
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PROPOSED ZONING

	Name	Petition Request	Map(s)	Petition Number
 No Scale	City Plan Board, applicant	Rezone from Alachua County Highway oriented business services district (BH) and Administrative and professional district (AP) to City of Gainesville General business district (BUS)	3940	PB-11-48 ZON

Petition / Background

- 27.8-acres, voluntarily annexed April 2010, includes 65,000 sq ft Tower Center built 1989, large stormwater retention pond
- Proposed BUS zoning compatible w/adjacent land use & zoning
- Property served by urban services and RTS, has no major environmental impacts or constraints
- TCEA Zone D

Key Issues - ZON

- Rezoning required to bring annexed property under City zoning regulations
- BUS zoning consistent w/related COM land use (adopted 1/5/12), w/Comp Plan, and is appropriate for this developed, commercial center

Recommendation

City Plan Board to City Commission

Approve Petition PB-11-48 ZON. Plan Bd voted 4:0

Staff to City Commission

Approve Petition PB-11-48 ZON

Staff to City Plan Board

Approve Petition PB-11-48 ZON