## LEGISLATIVE # 120617H









#### Planning and Development Services

# Legistar Item No. 120617 PB-12-130 ZON Jason Simmons February 7, 2013

## City of Gainesville Zoning Districts

12 units/acre Single-Family/Multiple-Family Residential RMF-5

RMF-6 8-15 units/acre Multiple-Family Residential BUS

**General Business** 

BA Automotive-Oriented Business W Warehousing and Wholesaling Planned Development PD

> Area under petition consideration

Division line between two zoning districts



BA

RMF6

#### **EXISTING ZONING**

Ň	Name	Petition Request	Map(s)	Petition Number
W Scale	C David Coffey, PA agent for Bank of America	Rezone Bank of America parcel from BA to BUS	3752	PB-12-130 ZON

BA

BA

#### **City of Gainesville Zoning Districts**

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RMF-6 BUS

General Business

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Planned Development PD



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Division line between two zoning districts

#### PROPOSED ZONING

RMF5

RMF6

RMF6

RMF6

Ň	Name	Petition Request	Map(s)	Petition Number
W Scale	C David Coffey, PA agent for Bank of America	Rezone Bank of America parcel from BA to BUS	3752	PB-12-130 ZON

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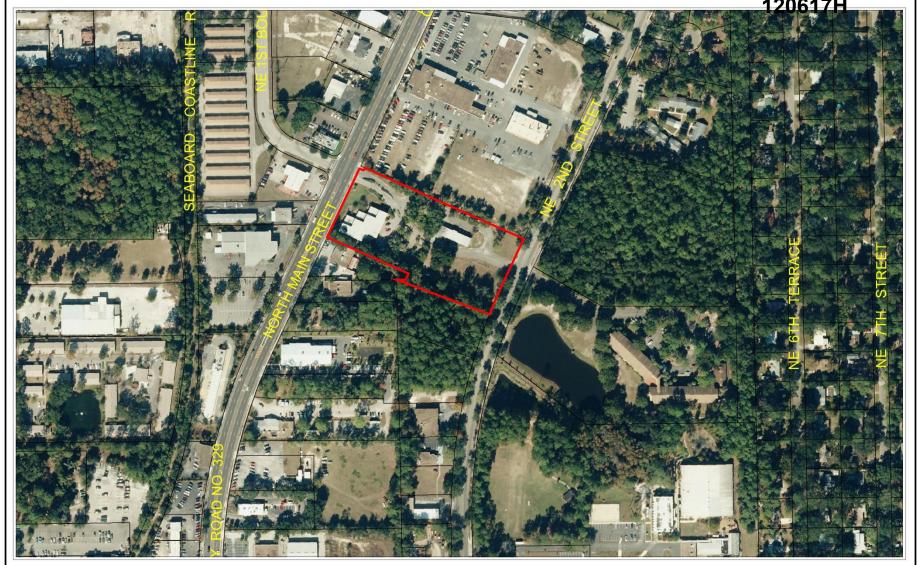
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#### AERIAL PHOTOGRAPH

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### **PB-12-130 ZON**

- The proposed medical offices are not allowed uses in BA zoning district
- BUS zoning is consistent with and will implement existing Commercial land use
- Adjacent properties on north, south, and west are either BA or BUS, with Commercial land use
- Change will facilitate redevelopment of vacant building and promote urban infill



## **PB-12-130 ZON**

- Estimated trip generation for offices indicates fewer trips than drive-through banks generate
- Uses in BUS less intense than allowed uses in BA
- Less intense uses more compatible with residential use to the east
- Consistent with Comprehensive Plan

## **STAFF RECOMMENDATION:**

Approve Petition PB-12-130 ZON.

 Approve <u>Ordinance 120617</u> on First Reading.

 Plan Board approved petition 6-0 on December 3, 2012.