



Planning and Development Services

PB-12-162 ZON

**Presentation to City Commission
June 6, 2013**

Legislative No. 120840

Rezoning

for

N part of former Brasington Automotive site

Request for 0.71-ac property

	Existing	Proposed
Zoning	BA (Automotive-oriented business district)	MU-1 (Mixed-use low intensity: 8-30 units/ac)

120840B



NW 21ST AVENUE

NW 13TH STREET

AERIAL PHOTOGRAPH

 <p>No Scale</p>	Name	Petition Request	Map(s)	Petition Number
	George F. Young, Inc., Stuart Cullen, P.E., agents for Iris McWilliams	Rezone from Automotive-Oriented Business (BA) to Mixed-Use Low-Intensity (MU-1) district	3750	PB-12-162 ZON

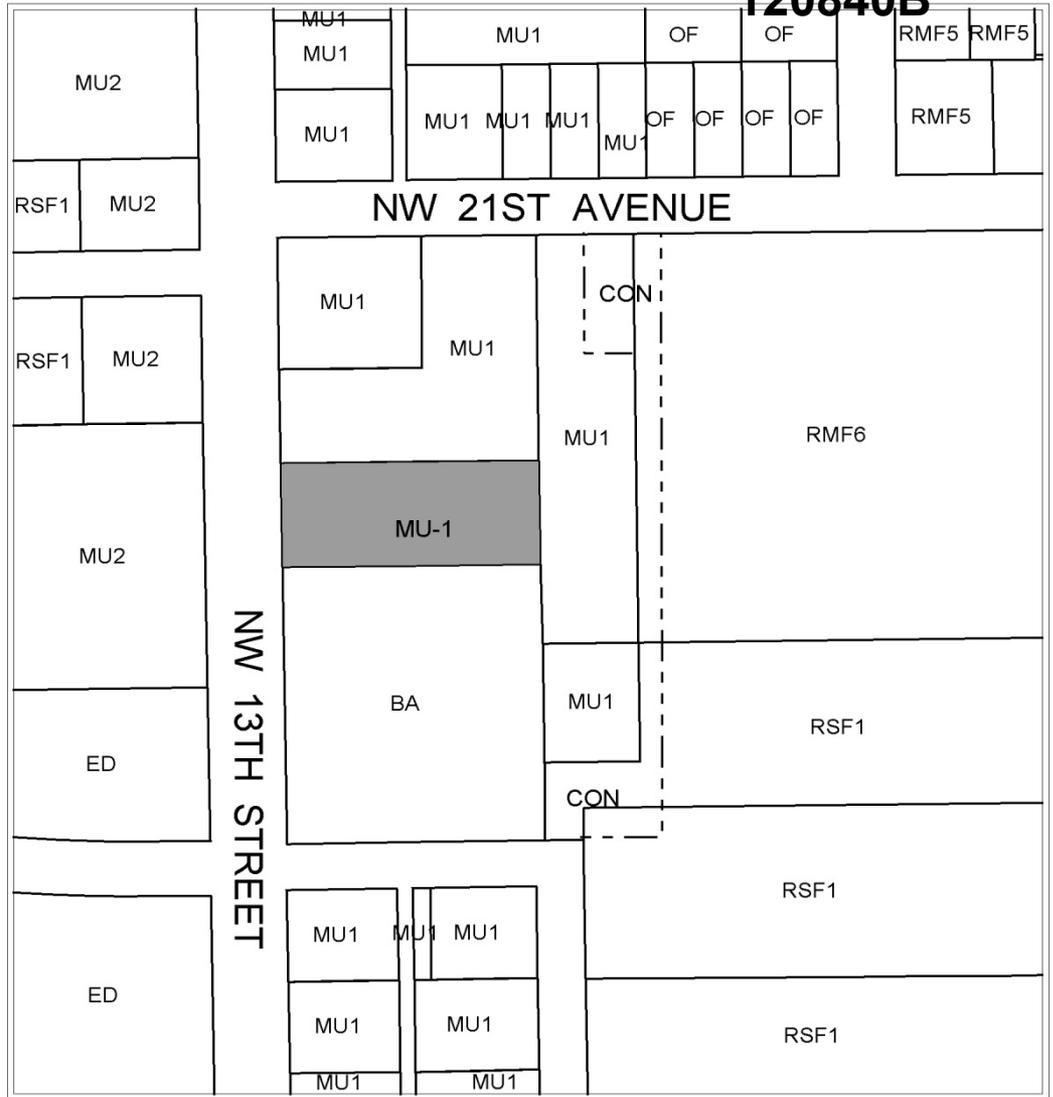
City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- OF General Office
- BA Automotive-Oriented Business
- MU-1 8-30 units/acre Mixed-Use Low-Intensity
- MU-2 12-30 units/acre Mixed-Use Medium-Intensity
- CON Conservation
- ED Educational Services

Area
under petition
consideration



----- Division line between two zoning districts



PROPOSED ZONING

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**BRASINGTON
CADILLAC - OLDSMOBILE
PARTS & SERVICE**



- **Auto. dealership 1935 - 2008**
- **Developed, vacated site w/6,700 sq ft front bldg & 1,960 sq ft warehouse at rear**

Petition / Background

- Served by urban services, no impact on adopted LOS (water/wastewater, solid waste, recreation, schools)
- TCEA Zone B
- RTS Routes 6, 8 & 29 along NW 13th ST
- No known contamination or other environmental issues

Highlights – ZON

- **Proposed MU-1 compatible w/adjacent MU-1 & surrounding area & predominant MU-1 east side NW 13th ST from NW 23rd - NW 16th AVE**
- **MU-1 would increase redevelop't opportunities by establishing compatible categories & allowing more uses**

Highlights – ZON

- **Consistent w/Comp. Plan goals, objectives & policies - incl'g those that encourage mixed-use (FLUE Goal 1, Policy 1.2.3) & redevelopment (FLUE Goal 2, Obj. 2.1)**

Staff to City Commission:

Approve the Ordinance