







Planning and Development Services

PB-13-23 ZON

Presentation to City Commission June 20, 2013

Legislative No. 121036

(Related to Small-scale Land Use Amendment PB-13-22 LUC)



GAINE VILLE Rezone 1.86-ac property

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

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

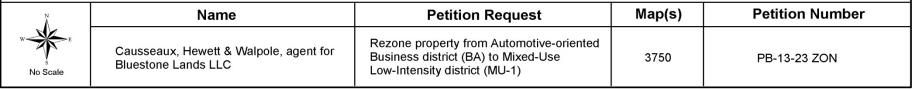
ED **Educational Services**

MU1 MU2 OF OF MU1 MU1 RMF5 MU1 MU1 NW 21ST AVENUE MU2 RSF1 RSF1 MU1 cdn i MU1 MU2 RSF1 RSF1 RMF6 MU1 BA STREET MU2 13TH RMF6 MU1 Š MU1 RSF1 ED CON NW 19TH LANE RSF1 MU1 MU1 MU1 MU1 ED RSF1 MU1 MU1 RSF1 MU1 MU1

Area under petition consideration

Division line between two zoning districts

PROPOSED ZONING





AERIAL PHOTOGRAPH

, ,	Name	Petition Request	Map(s)	Petition Number
No Scale	Causseaux, Hewett & Walpole, agent for Bluestone Lands LLC	Rezone property from Automotive-Oriented Business district (BA) to Mixed-Use Low Intensity district (MU-1)	3750	PB-13-23 ZON









Petition / Background

- Major car dealership 1935 2008, used car business since April 2012
- Developed site w/approx. 30,456 sq ft (auto showroom, warehouse bldg) needs redevelopment



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-1compatible w/area, incl'g MU-1 east side NW 13th ST between NW 23rd and NW 16th AVEs
- MU-1 would incr. redevelopment potential by allowing more uses & establishing ZON category more compatible w/those in corridor



Highlights – ZON

Consistent w/pertinent Comp Plan goals, objectives & policies, incl'g those that encourage:

- mixed-use development where appropriate
- redevelopment
- restriction of auto sales & service to N
 Main ST north of 16th AVE



Recommendation - ZON

Staff to City Commission Approve Petition and Ordinance

City Plan Board to City Commission
Approve Petition PB-13-23 ZON
Plan Bd voted 6-0