







Planning and Development Services

PB-14-76 ZON PB-14-77 TCH

Power District

City Commission October 16, 2014 Legistar No. 140030

Presentation by Dean Mimms, AICP



PB-14-54 ZON PB-14-76 ZON

Existing

Proposed

Zoning (12.22 ac) PS

(Public services & operations)

CCD

(Central City District)

UMU-2

(10-100 units/ac, up to 25 add'l units/ac by SUP)



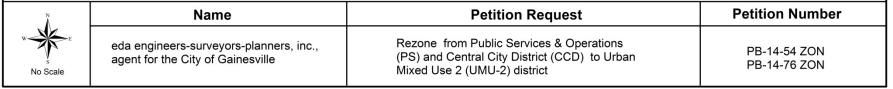
Text Change to Code

Petitions PB-14-53 TCH and PB-14-77 TCH amend UMU-2 zoning district to:

- Add Public Administration (excluding correctional institutions) as use by right
- Add Power District Boundary Map
- Add Figure showing Height Limits
- Add Figure showing Street Types



AERIAL PHOTOGRAPH



City of Gainesville Zoning Districts

RSF4 8 units/acre Single-Family Residential RMF7 8-21 units/acre Multiple-Family Residential

CCD Up to 150 units/acre Central City
UMU-2 Up to 100 units/acre Urban Mixed-Use

I-1 Limited Industrial I-2 General Industrial CON Conservation

PS Public Services and Operations

dCD RMF7 RM#40030G CON RMF7 RMF7 CCD CCD CCD RMF7 RMF7 RMF7 RMF7 CCD RMF7 CCD RMF7 RMF7 RMF7 RMF7 CCD CCD E RMF7 RMF7 CON RMF7 RMF7 RMF7 6TH RMF7 RMF7 CCD RMF7 CCD RMF7 CCD CCD RMF7 RMF7 RMF7 CCD RMF7 RMF7 🖔 RMF7 SE 4TH AVENUE RMF7 CCD RMF7 RMF7 RMF7 RMF7 RMF7 STREET PS PS PS RMF7 CCD RMF7 PS RMF7 3RD RMF7 RMF7 PS RMF7 PS RMF7 PS PS RMF7 RMF7 PS 以 RMF7 PS RMF7 RMF7 PS CCD RMF7 RMF7 RMF7 SE 5TH AVENUE ccb CCD RMF7 ccb CCD PS PS RMF7 CCD SE 7TH AVENUE STREET RSF4 H RSF4 12 PS RSF4 PS PS RSF3

Division line between two zoning districts

Name





eda engineers-surveyors-planners, inc., agent for the City of Gainesville

Area

under petition

consideration

Rezone parcels from Public Services & Operations (PS) and Central City District (CCD) to Urban-Mixed Use 2 (UMU-2) district

Petition Request

PB-14-54 ZON PB-14-76 ZON

Petition Number

City of Gainesville Zoning Districts

RSF4 8 units/acre Single-Family Residential RMF7 8-21 units/acre Multiple-Family Residential CCD Up to 150 units/acre Central City

UMU-2 Up to 100 units/acre Urban Mixed-Use Limited Industrial I-1 1-2 General Industrial

CON

Conservation PS **Public Services and Operations** dCD RMF7 RM#40030G CON RMF7 RMF7 CCD CCD CCD RMF7 RMF7 RMF7 RMF7 CCD RMF7 CCD RMF7 RMF7 RMF7 RMF7 CCD ccd CCD STREET RMF7 RMF7 CON RMF7 RMF7 RMF7 6TH RMF7 RMF7 CCD RMF7 CCD RMF7 CCD CCD RMF7 RMF7 RMF7 CCD RMF7 RMF7 🖔 RMF7 SE 4TH AVENUE RMF7 RMF7 RMF7 RMF7 RMF7 RMF7 STREET RMF7 CCD RMF7 RMF7 3RD UMU-2 RMF7 RMF7 RMF7 RMF7 RMF7 RMF7 SE S RMF7 RMF7 RMF7 CCD RMF7 RMF7 RMF7 SE 5TH AVENUE ccb CCD RMF7 ccb UMU-2 CCD PS RMF7 CCD SE 7TH AVENUE STREET RSF4 H RSF4 12 PS RSF4 PS PS RSF3

Area under petition consideration

Division line between two zoning districts

PROPOSED ZONING



eda engineers-surveyors-planners, inc., agent for the City of Gainesville

Name

Rezone parcels from Public Services & Operations (PS) and Central City District (CCD) to Urban Mixed-Use 2 (UMU-2) district

Petition Request

PB-14-54 ZON PB-14-76 ZON

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Petitions / Background

- City-owned, developed property (GRU operations)
- PS zoning severely limits redevelopment potential
- UMU-2 allows mix of residential, retail, service, office/research; will greatly increase redevelopment potential
- UMU-2: Max. 6 stories by right, 8 by SUP
- Proposed UMU-2 zoning is consistent w/Comprehensive Plan redevelopment goals



Recommendation

Staff and Plan Board to City Commission

Approve Petitions PB-14-76 ZON and PB-14-77 TCH

Approve Ordinance 140030

City Commission approved

Petitions PB-14-54 ZON and PB-14-53 TCH on August 21, 2014 as recommended by staff