### 150050G





Planning and Development Services

# **PB-15-30 ZON**

City Commission August 6, 2015

Legistar No. 150050

**Presentation by Dean Mimms, AICP** 



## **Zoning Change**

PB-14-30 ZON	Existing	Proposed
Zoning (9.9 ac)	BUS (General business), RMF-8 (8-30 units/ac)	MU-1 (8-30 units/acre mixed use low intensity district)



### AERIAL PHOTOGRAPH

Ň	Name	Petition Request	Petition Number
No Scale	eda engineers-surveyors-planners, inc., agent for Prairie View Trust and the City of Gainesville (GRU)	Rezone property from BUS: General Business and RMF-8: 8-30 units/acre Multiple-Family Residential district to MU-1: 8-30 units per acre Mixed-Use Low-Intensity	PB-15-30 ZON

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

8-30 units/acre Multiple-Family Residential RMF-8

Division line between two zoning districts

- BUS General Business
- 8-30 units/acre Mixed Use Low Intensity MU-1
- CON Conservation

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- PS Public Services and Operations
- PD Planned Development



#### EXISTING ZONING

ž	Name	Petition Request	Petition Number
No Scale	eda engineers-surveyors-planners, inc., agent for Prairie View Trust and the City of Gainesville (GRU)	Rezone property from BUS: General Business and RMF-8: 8-30 units/acre Multiple-Family Residential to MU-1: 8-30 units per acre Mixed-Use Low-Intensity	PB-15-30 ZON

Area

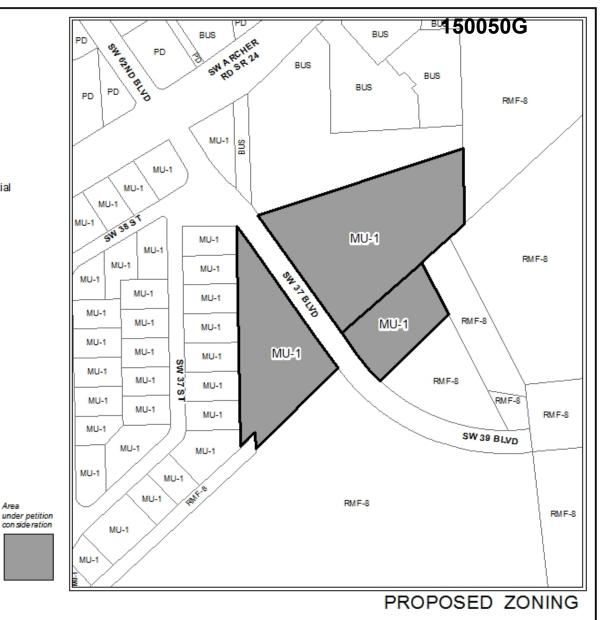
#### City of Gainesville **Zoning Districts**

- 8-30 units/acre Multiple-Family Residential RMF-8
- BUS General Business
- MU-1 8-30 units/acre Mixed Use Low Intensity

Division line between two zoning districts

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Area



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- Undeveloped, mostly forested, w/0.579-ac natural watershed feature that includes wetlands
- 8.25 ac BUS; 1.65 ac RMF-8
- MU-1 allows mix of non-residential & residential uses, will increase potential for future residential development of up to 30 du/ac because existing BUS is non-res'l category





- MU-1 consistent w/Comp. Plan, supports infill development, supports mixed-use development at appropriate location
- Regulated surface waters/wetlands provide habitat for 3 listed wading birds species, 2 listed plant species. Future development w/in Planning Parcel subject to applicable req'ts for avoidance & protection of regulated natural resources



### VILLE S with possion DA Lagrandian Compatibility & Consistency

## **Zoning Change is:**

- **Compatible w/surrounding area**
- Consistent w/Comp. Plan, including policies re: discouraging urban sprawl and encouraging mixed-use development where appropriate (e.g., w/in ¼ mi. of transit hubs)



Recommendation

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# City Plan Board to City Commission Approve Petition PB-15-30 ZON (Plan Board voted 6-0)

# Staff to City Commission Approve Petition & Ordinance