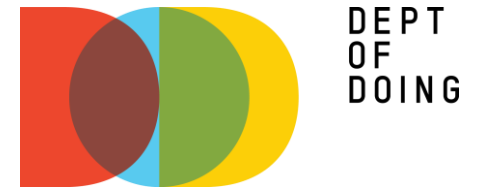


NIMBA Property Rezoning

Petition PB-19-78ZON
190288

Brittany McMullen, AICP
February 6, 2020



Request

- Rezone property from Alachua County Single Family Residential (R-1A): 1-4 du/acre to City of Gainesville Mixed Use Low Intensity (MU-1): 8-30 du/acre.

County

Single-Family Residential
(R-1A): 1-4 du/acre
-5.07 Acres



City

Mixed-Use Low Intensity
(MU-1): 8-30 du/acre
+5.07 Acres

Overview

Voluntary Annexation 2-21-19



Permitted Uses

MU-1

- Single and Multi-family residential
- Assisted Living Facility
- Bed and Breakfast Establishments
- Business Services
- Daycare Center
- Offices
- Personal Service
- Drive-through facilities
- Emergency Shelters
- Food Trucks
- Medical and Dental Laboratories
- Museums and Art Galleries
- Family Child Care Homes
- Light assembly, fabrication, processing
- Restaurants
- Retail Sales
- Veterinary Services

Review Criteria

- A. Compatibility of permitted uses and allowed intensity and density
- B. The character of the district and its suitability for particular uses
- C. The proposed zoning district of the property in relation to surrounding properties
- D. Conservation of the value of buildings encouraging the most appropriate use of land throughout the city.
- E. The applicable portions of any current city plans and programs
- F. The needs of the city for land areas for specific purposes
- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning
- H. The goals, objectives, and policies of the Comprehensive Plan
- I. The facts, testimony, and reports presented at public hearings

Recommendation

Approve Petition PB-19-78 ZON (Ord. 190288) providing a zoning designation of City of Gainesville **Mixed-Use Low-Intensity (MU-1): 8-30 dwelling units per acre.**