



## Legislation Text

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File #: 150749., Version: 3

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### **Ordinance No. 150749; Petition No. PB-15-155 ZON**

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 0.627 acres of property generally located at 1947 N Main Street, as more specifically described in this ordinance, from General Business (BUS) to Automotive-Oriented Business District (BA); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

#### PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance will rezone a developed, 0.63-acre property located at 1947 N Main Street (east side of Main) from General Business (BUS) to Automotive-Oriented Business District (BA). This corridor is increasingly used for automotive business purposes, as envisioned by the Gainesville Comprehensive Plan. This rezoning will eliminate one of the few properties fronting North Main Street between North 16th and NE 23rd Avenues that do not have BA zoning. This property contains a single-story, 4,331 square-foot, concrete block building that was built in 1975. It was the site of a retail futon and bedding store until several years ago, and the building is currently vacant.

The applicant has received several inquiries about use of the property for automotive uses that are not allowed by the property's current BUS zoning. Unlike the BUS district, the BA zoning district allows: Automotive dealers (MG 55); the wholesale distribution of Motor vehicles, parts and supplies (IN 501); and Automotive repair, services and parking (MG-75). The surrounding properties have BA zoning as does most of the North Main Street corridor between NE 16th Avenue and NE 39th Avenue.

The proposed rezoning to BA is consistent with the City's Comprehensive Plan and its policy of continuing to restrict auto sales and relatively intense auto service to North Main Street north of North 16th Avenue.

The City Plan Board held a public hearing on February 25, 2016, and voted 5-0 to approve the petition.

None.

#### CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective immediately upon adoption.

