



## Legislation Text

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**File #:** 100721., **Version:** 1

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### UMU-2 TEXT AMENDMENT (INNOVATION SQUARE) (B)

Ordinance No. 100721; Petition No. PB-10-145 TCH

An ordinance of the City of Gainesville, Florida, amending the Land Development Code and rezoning certain property; by adding new definitions to Section 30-23(c); by deleting the existing regulations for the urban mixed-use district 2 (UMU-2) as set forth in Section 30-65.2 of the Land Development Code and adopting new regulations for the urban mixed-use district 2 (UMU-2) as more specifically described in this ordinance; by repealing the existing map and adopting a new map of the Special Area Plan for University Heights as set forth in Appendix A, Section 6 of the Land Development Code; by removing obsolete references to the UMU-2 zoning district from the Special Area Plan for University Heights as set forth in Appendix A, Section 6 of the Land Development Code; by amending the zoning map atlas to remove all of the properties currently zoned UMU-2 from the Special Area Plan for University Heights overlay zoning district; providing directions to the City Manager; providing directions to the codifier; providing a severability clause; providing for operation to pending applications for development order; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

### PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance proposes to delete the existing Urban Mixed-Use District 2 (UMU-2) zoning regulations and adopt new form-based UMU-2 zoning regulations. In addition, this ordinance proposes to remove all UMU-2 zoned properties from the Special Area Plan for University Heights.

While the City's special area plan overlay zoning districts are form-based in their approach, this is the first time the City has taken such an approach with an underlying zoning district. Form-based codes differ from conventional zoning in that they focus more on the integrated built form by regulating the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks, and generally depict those relationships through diagrams and other visuals. By contrast, conventional zoning focuses on segregating uses and controlling density and intensity.

The City hired Perkins & Will, an architecture and planning firm with experience in designing science and technology buildings, to assist in the drafting of regulations to facilitate the type of development that is planned for the UMU-2 zoning district. Perkins & Will worked with the Planning and Development Services Department, the Public Works Department, the Gainesville Community Redevelopment Agency and various community stakeholders in drafting proposed UMU-2 zoning regulations. The new regulations combine some conventional zoning standards with form-based urban design standards for placement of buildings and parking, building articulation and design, and standards for the design of the public realm along the street. The regulations also contain illustrative figures.

The intent of the proposed new UMU-2 zoning regulations is to promote and encourage economic development in commercial and mixed-use areas near the University of Florida, while directing this development to occur with a certain urban vision for the design of streets and buildings. The area affected by this ordinance includes much of the University Heights North and South neighborhoods, the area around the Shands Cancer Center and the Veterans Administration Hospital, and an area south of Depot Avenue and west of SW 6th Street. This ordinance will remove

the UMU-2 zoned property that is currently within the Special Area Plan for University Heights from the extra level of zoning regulations in the Special Area Plan, and will place them under these new regulations for the base zoning district of UMU-2.

The goal for these regulations is to provide a concise, straightforward, flexible framework that will facilitate high quality development, while also ensuring high quality design in the built environment. After public notice the City Plan Board held a public hearing on January 27, 2011 and, by a vote of 7-0, recommended the City Commission approve the Petition, with revisions. On March 17, 2011, the City Commission approved the Petition, with further revisions, by a vote of 7-0.

#### CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. Should this ordinance pass on first reading, second and final reading will be held on July 7, 2011.