



## Legislation Text

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File #: 140197., Version: 1

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### **Amend Land Development Code Section 30-65.2, Urban Mixed-use district 2 (UMU-2) (B)**

**Petition PB-14-77 TCH. eda engineers-surveyors-planners, inc., agent for City of Gainesville. Amend the Land Development Code Section 30-65.2, Urban Mixed-use district 2 (UMU-2) to update Figure 1.3 District Boundary Map, Figure 2.3 Street Types, and Figure 3.1 Height Limits, and add Division J Public administration (excluding Correctional institutions (IN- 9223)) as a use by right. Related to PB-14-75 LUC & PB-14-76 ZON. \*expected presentation time 3 minutes\***

This petition amends Land Development Code Section 30-65.2, Urban mixed-use district 2 (UMU-2) by updating Figure 1.3 District Boundary Map - Power District, Figure 2.3 Street Types - Power District, and Figure 3.1 Height Limits - Power District. This petition also adds Division J - Public administration (excluding Correctional institutions (IN- 9223)) as a use by right in the UMU-2 zoning district (UMU-2: 10 - 100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use district).

This petition is related to Petitions PB-14-75 LUC and PB-14-76 ZON, which respectively propose a land use change from Public and Institutional Facilities (PF) and Mixed-Use High-Intensity (up to 150 units per acre) to UMU-2, and, rezoning from Public services and operations district (PS) and CCD (Up to 150 units/acre central city district) to UMU-2 of an approximately 5.07-acre, City-owned, developed property that is the site of the Gainesville Regional Utilities (GRU) administration building and of GRU fleet management facilities.

The addition of Division J - Public administration (excluding Correctional institutions (IN- 9223)) as a use by right in the UMU-2 zoning district will ensure that GRU can continue its public administration use as a conforming use. Division J - Public Administration is a use permitted by right in the existing PS zoning district, and Division J - Public Administration (excluding Correctional institutions (IN- 9223)) is a use by right in the existing CCD zoning district that is in the northeast corner of the property.

The proposed updated Figures (District Boundary Map, Street Types, and Height Limits) pertain to the Power District (for which there is a Redevelopment Plan with associated development standards) and to the previously mentioned 5.07-acre, City-owned property that is the subject of related Petitions PB-14-75 LUC and PB-14-76 ZON. Petition PB-14-77 TCH is needed to modify the UMU-2 zoning district so that it can include the Power District. Any future rezonings to UMU-2 within the Power District would require revision of these Figures by an ordinance amending the Land Development Code.

Public notice was published in the Gainesville Sun on July 8, 2014. The City Plan Board held a public hearing on July 24, 2014, and voted 5-0 to approve the petition.

None.

City Plan Board to City Commission - The City Commission approve Petition PB-14-77 TCH.  
The Plan Board voted 5-0.

Staff to City Commission - The City Commission approve Petition PB-14-77 TCH.

Staff to City Plan Board - Staff recommends approval of Petition PB-14-77 TCH.