



## Legislation Text

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**File #:** 041058, **Version:** 1

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### LAND DEVELOPMENT CODE AMENDMENT - NEW ZONING DISTRICT CATEGORIES, UMU-1 AND UMU-2 (B)

Ordinance No. 0-05-73; Petition 35TCH-05 PB

An ordinance of the City of Gainesville, Florida, creating new zoning district categories in the Land Development Code, called Urban Mixed-Use 1 (UMU-1: up to 75 units/acre) and Urban Mixed-Use 2 (UMU-2: up to 100 units/acre); providing regulations for UMU-1 and UMU-2; allowing up to an additional 25 units per acre with a special use permit; providing directions to the city manager; providing directions to the codifier; providing a severability clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

### COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

This is a request to add a new zoning district category to the City's Land Development Code Plan. The concept for this new category was developed after a city government fact-finding trip to Norfolk, Va. and New Haven, Conn. After the trip the City Commission formed the Urban Master Planning Committee. The committee recommended that the City adopt a flexible urban mixed-use land use and zoning district, allowing increased heights and densities, and allowing mixed uses including "tech transfer" uses.

The petition is related to 34CPA-05PB and proposes the zoning district that will be used to implement the Urban Mixed-Use land use category. The Urban mixed-use district (UMU) zoning district provides the detail listing of the uses allowed. The district is very similar to the other mixed-use categories with the exception that it allows Research and Development in the Physical, Engineering and Life Sciences ("tech transfer"), the full range of medical and health related facilities and, hotels and motels. The district will also allow a variety of residential units up to 75 units per acre without density bonus points.

The City Plan Board heard the petition and recommended approval with the condition that staff meet with developers of the College Park/University Height's area about the density prior to the City Commission hearing.

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City Staff is also recommending that Alcoholic beverage establishments be added to the list of permitted uses in accordance with article VI of the Land Development Code to accommodate existing businesses located in the new zone.

Public notice was published in the Gainesville Sun on May 3, 2005. Letters were mailed to property owners and surrounding property owners on May 4, 2005. The Plan Board held a public hearing May 19, 2005.

### CITY ATTORNEY MEMORANDUM

The City Commission considered Petition 35 TCH-05 PB on June 13, 2005. During this hearing, the City

Commission moved to create two urban mixed-use zoning categories (one up to 75 dwelling units per acre and the other up to 100 dwelling units per acre, each with up to 25 additional units per acre with Special Use permit) and established a 2-story minimum height throughout the urban mixed use land use categories. As well, alcoholic beverage establishments are added as a permitted use in the district by special use permit. The proposed ordinance reflects these changes.

This ordinance requires two public hearings. If adopted on first reading, the second and final reading will be held on Monday, November 28, 2005.

None