



City of Gainesville Agenda Item Report

File Number: 2024-464

Agenda Date: June 27, 2024

Department: Department of Sustainable Development

Title: 2024-464 Zoning Map Change Oaks Mall Plaza LD24-000048 ZON (B) 20240627

Department: Sustainable Development

Description: This is a request to rezone the subject property from General Business (BUS) to Urban 8 (U8).

Fiscal Note: N/A

Explanation: This project is proposing a zoning change to tax parcels 06655-050-001, 06655-050-002, 06655-050-003, & 06655-050-004, located in the 6700 block of Newberry Road, from General Business (BUS) to Urban 8 (U8), with a related future land use change to the parcels from Commercial (C) to Urban Mixed-Use (UMU). The tax parcels make up the Oaks Mall Plaza shopping center, which lies west of the Oaks Mall.

The applicants are requesting the change in order to encourage the redevelopment of the property that will be compatible with the development in the adjacent areas. The U8 zoning district allows for a mix of uses including residential uses that could spark redevelopment activity in the shopping center and would be compatible with the U8 zoned Oaks Mall property that lies to the east of the subject property. At this time, there is no specific development proposal in place. When a development is proposed, it will have to be compatible with the surrounding uses and their land use and zoning designations. In terms of land use, the subject parcels abut UMU designated properties on the east and south and Commercial designated properties on the north and west. The properties on the east and south have existing U8 zoning, while the properties on the north have BUS zoning, and the adjacent property to the west has Planned Development (PD) zoning. The proposed future land use amendment and rezoning will allow the redevelopment of a commercial property with a mix of uses including residential development that will be compatible with the surrounding uses in the area.

Strategic Connection:

- Goal 1: Equitable Community
- Goal 2: More Sustainable Community
- Goal 3: A Great Place to Live and Experience
- Goal 4: Resilient Local Economy
- Goal 5: “Best in Class” Neighbor Services

Recommendation: The City Plan Board approve Petition LD24-000048 ZON.