



Oaks Mall Plaza Land Use Change & Rezoning

**Tax Parcels: 06655-050-001; 06655-050-002;
06655-050-003; 06655-050-004**

Neighborhood Workshop: April 17, 2024

Agenda

- Introductions
- Property Location & Description
- Brief background history of property
- Existing & Proposed Zoning & Land Use Maps
- Next Steps
- Contact Information
- Questions

Location Map/Aerial: 6700 Block of Newberry Road



Proposed Land Use & Zoning Changes

- **Tax Parcel Numbers:**

- 06655-050-001
- 06655-050-002
- 06655-050-003
- 06655-050-004

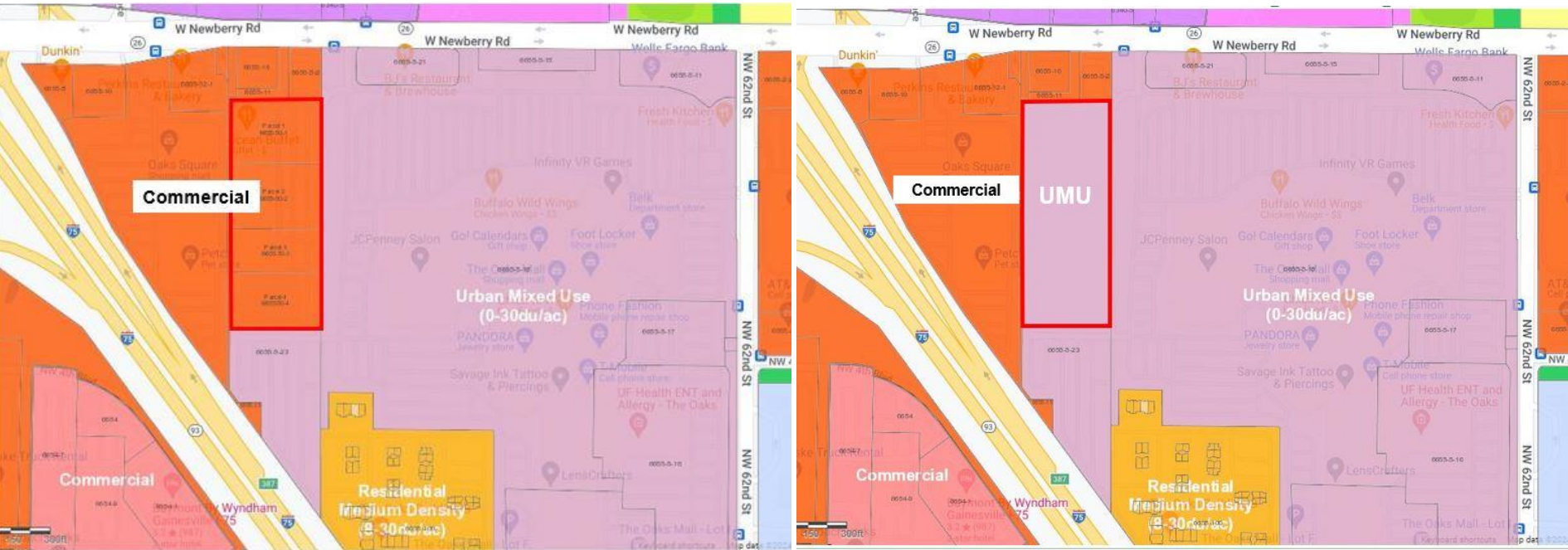
Land Use Map

From: Commercial	7.03 Ac. (+/-)
To: Urban Mixed Use (UMU)	7.03 Ac. (+/-)

Zoning Map

From: BUS	7.03 Ac. (+/-)
To: U8	7.03 Ac. (+/-)

Proposed Land Use Map Change

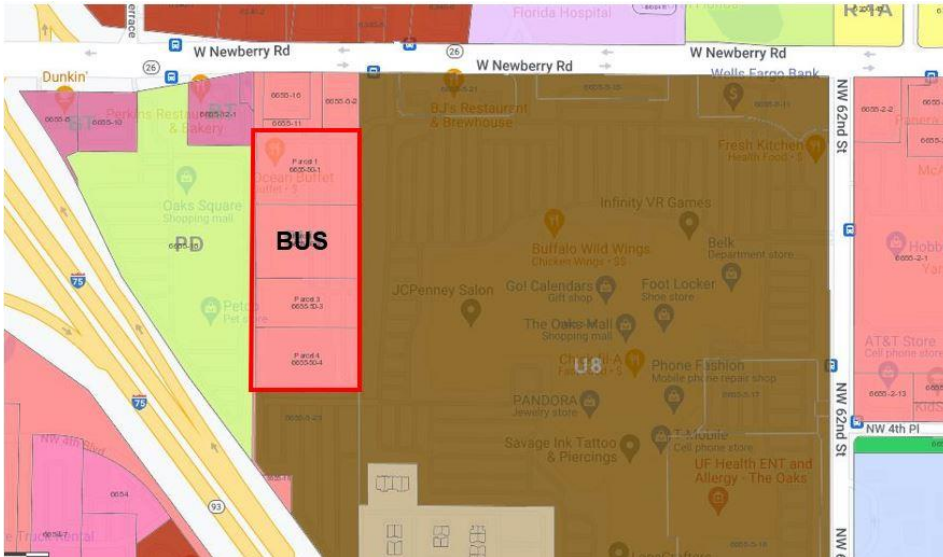


Proposed Land Use Map Change:

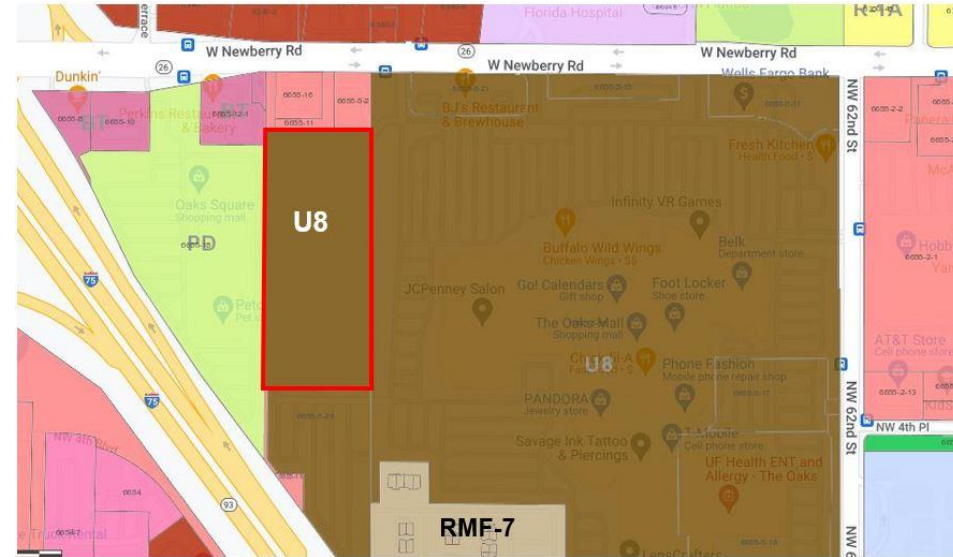
- From: Commercial (7.03 Ac. +/-)
- To: Urban Mixed Use (UMU) (7.03 Ac. +/-)

Proposed Zoning Map Change

Zoning Map (Existing)



Zoning Map (Proposed)



Proposed Zoning Map Change:

- From: BUS (7.03 Ac. +/-)
- To: U8 (7.03 Ac. +/-)

Comparison of Allowed Uses BUS to U8

BUS Zoning	U8 Zoning
Alcoholic Beverage Establishment	Single & multi-family dwellings
Business Services	Alcoholic Beverage Establishment
Day Care Center	Business services
Drive-through Facility	Day care center
Equipment rental & leasing, light	Drive-through facility (special regulations)
Gas or alternative fuel station	Gas or alternative fuel station (special regulations)
Hotel or motel	Hotel or motel
Large-scale retail	Laboratory, medical or dental
Liquor stores	Offices (medical, dental, or professional)
Office (medical, dental, or professional)	Vehicle services (special regulations)
Restaurant	Retail sales & restaurants
Retail sales	Veterinary services (special regulations)

Next Steps

- eda will submit the applications for rezoning & land use map change to the City of Gainesville
- City of Gainesville will review the applications
- City of Gainesville will notify neighboring property owners of the public hearing before the City Plan Board
- Plan Board Meeting (TBD: Approx. 3 months)
- City Commission meeting (TBD: Approx. 5 months)

Contact Information

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