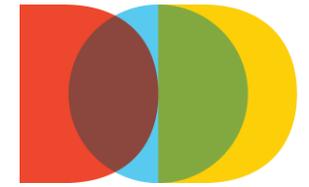


NIMBA Property Land Use Change

Petition PB-19-77 LUC
190287

Brittany McMullen, AICP

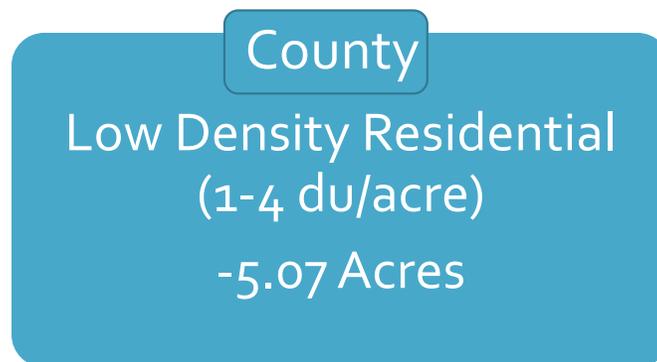
February 6, 2020



DEPT
OF
DOING

Request

- Amend the land use designation for the property from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville Mixed-Use Low Intensity (MUL): 8-30 dwelling units per acre.

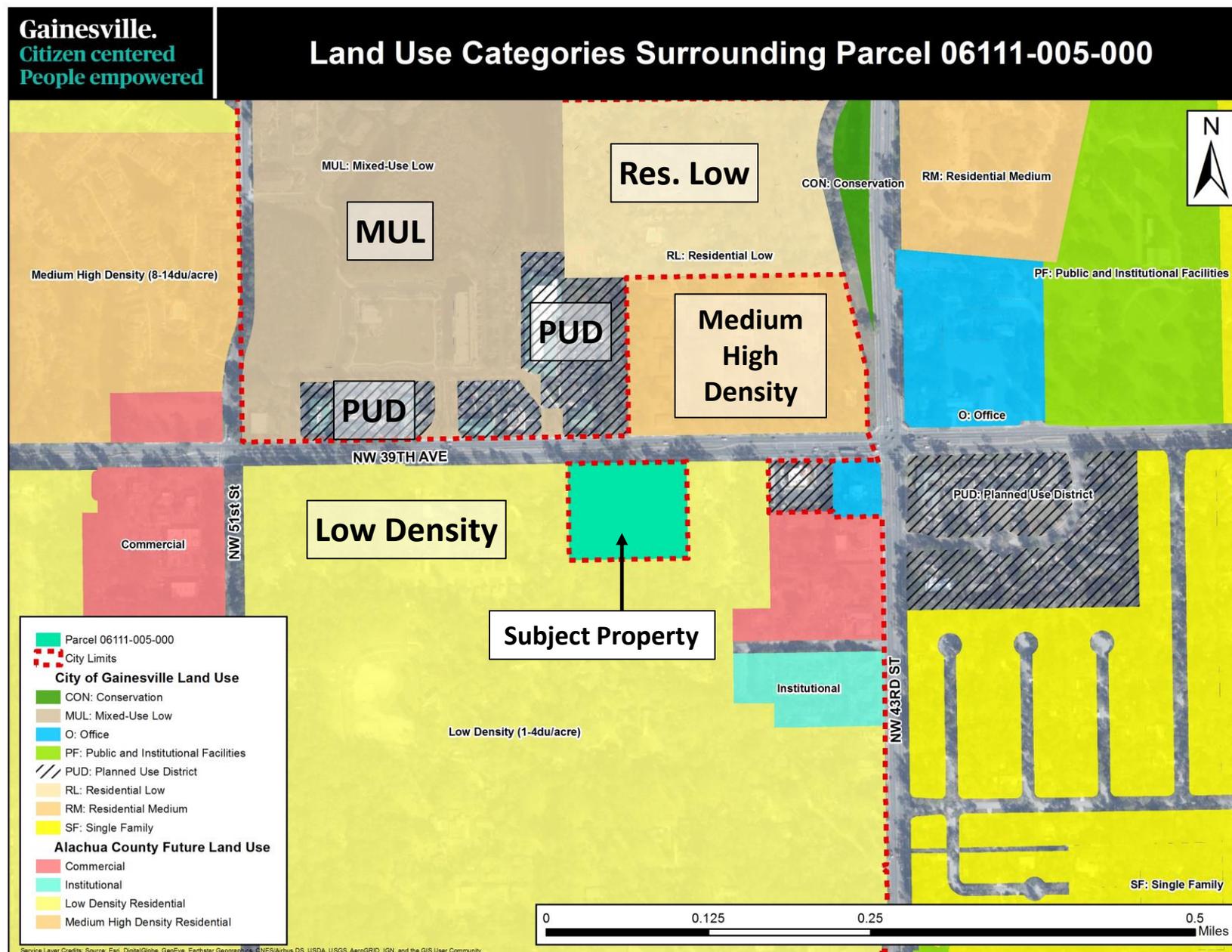


Overview

Voluntary Annexation 2-21-19

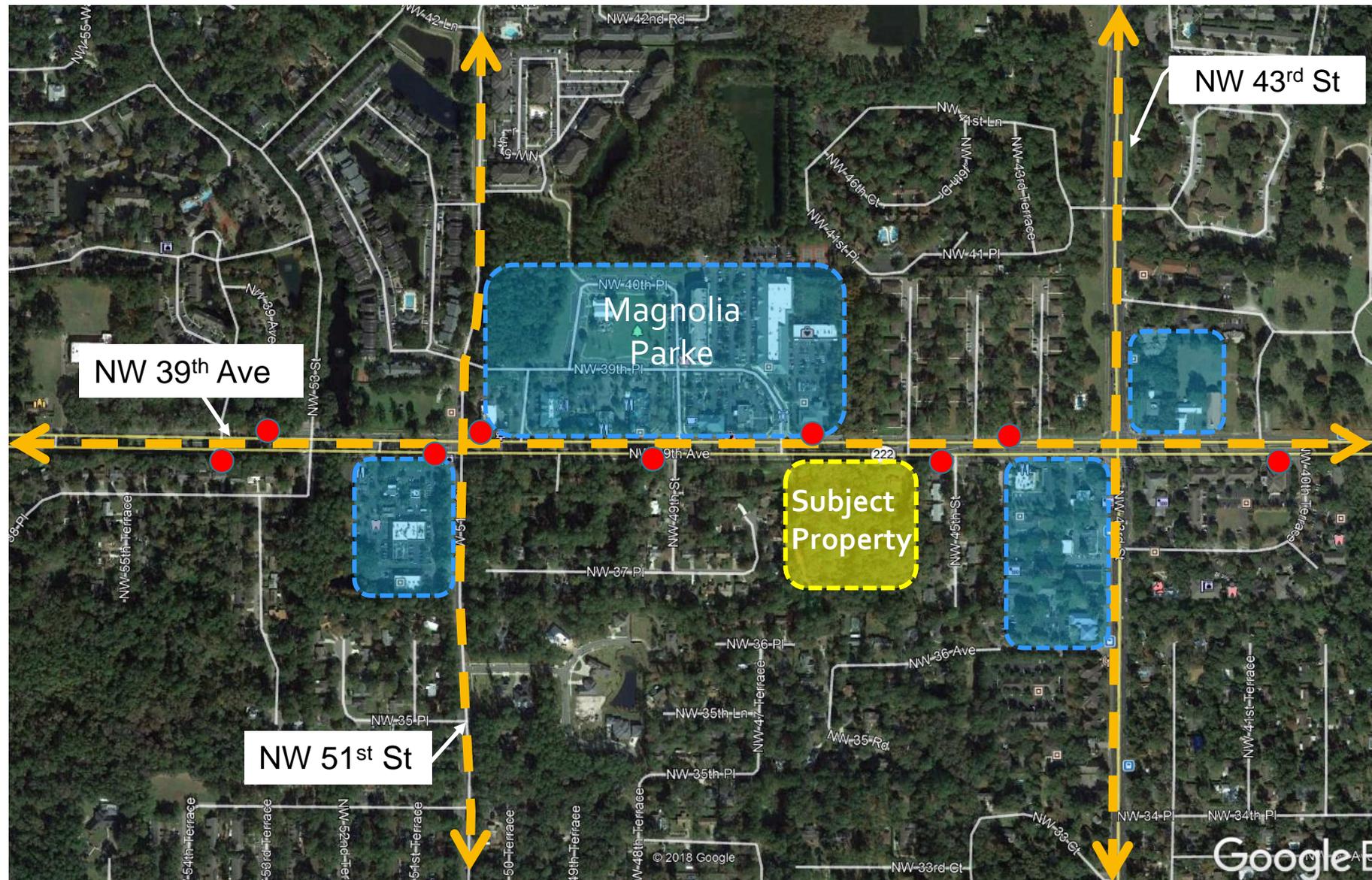


Adjacent Land Use



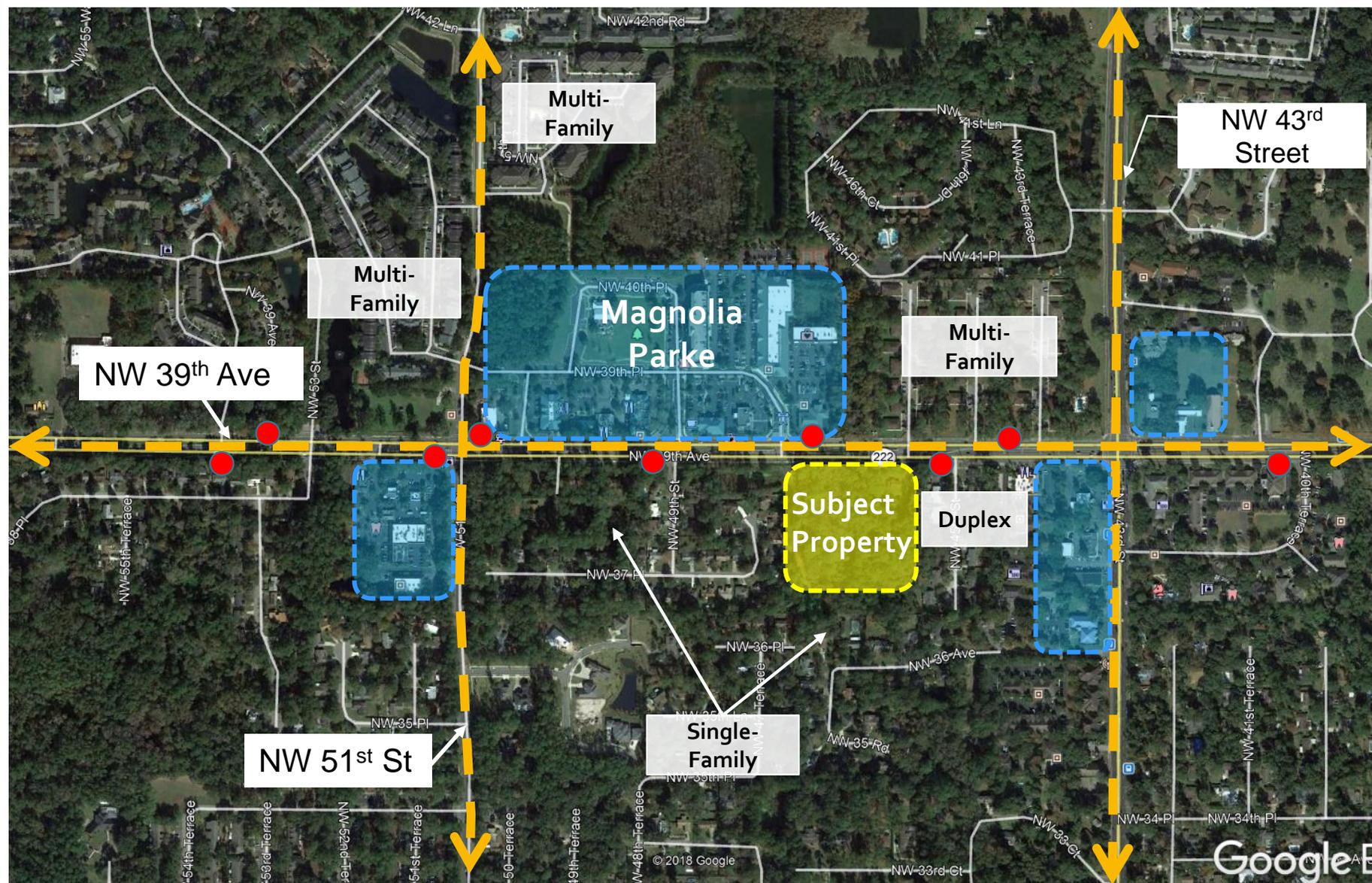
Context

Major Arterial – NW 39th Ave
 Changing Character
 RTS Bus Routes
 Environmental



Context

Residential single and multi-family



Review Criteria

Land use

1. Consistency with the Comprehensive Plan
2. Compatibility and surrounding land uses
3. Environmental impacts and constraints
4. Support for urban infill and/or redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system
7. An analysis of the availability of facilities and services
8. Need for the additional acreage in the proposed future land use category
9. Discouragement of urban sprawl
10. Need for job creation, capital investment, and economic development

Recommendation

Approve PB-19-77 LUC (Ord.190287) amending the Future Land Use Map from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville **Mixed-Use Low-Intensity (MUL): 8-30 dwelling units per acre.**