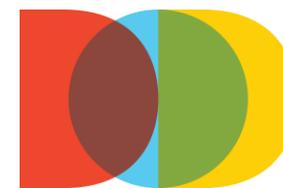


**PB-17-92 LUC**  
Legistar No. 170483

City Commission  
March 15, 2018

Prepared By: Dean Mimms, AICP



DEPT  
OF  
DOING

PB-17-92 LUC

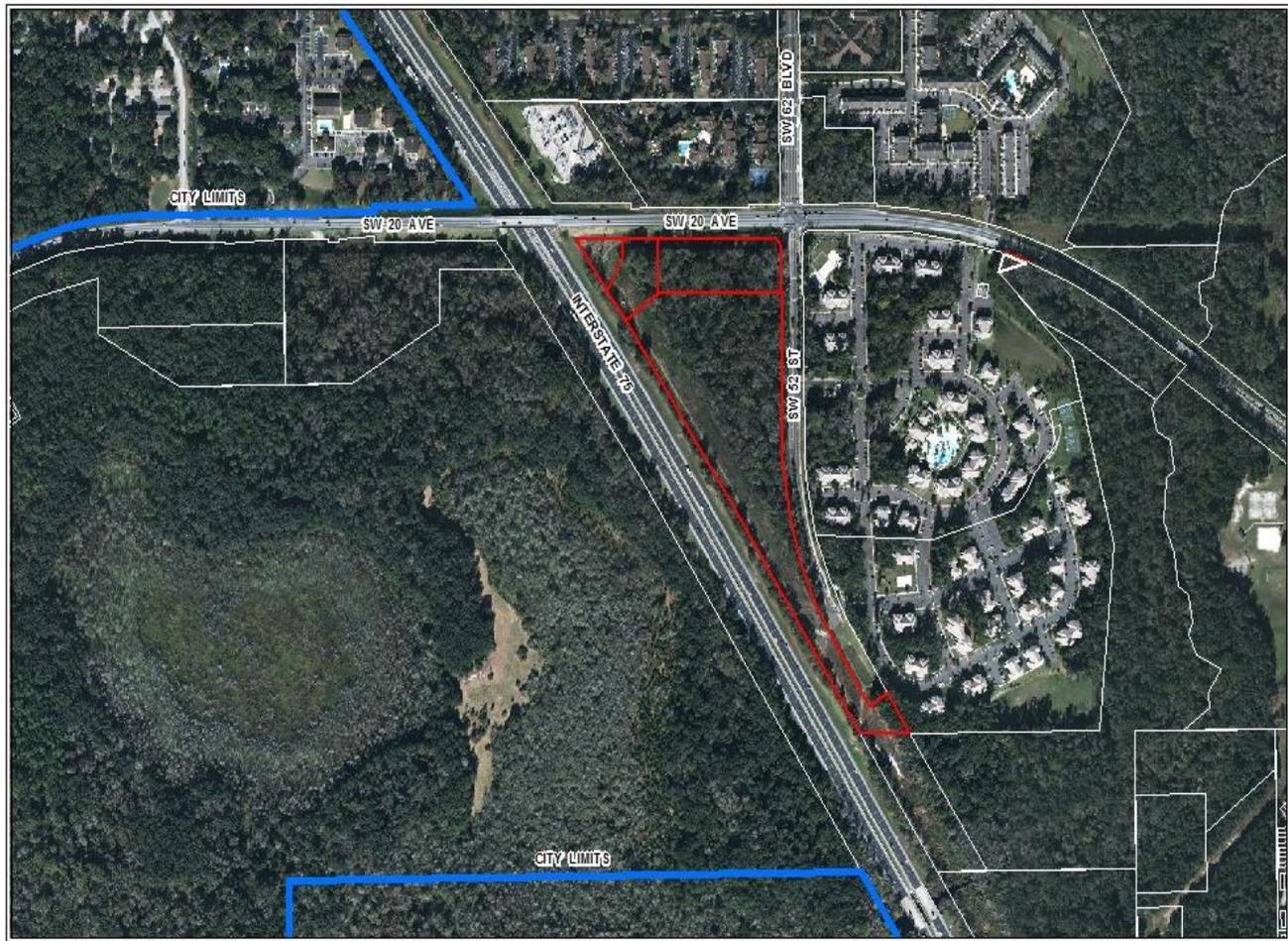
**CHW, Inc., agent for Legacy Fountains of  
Gainesville, LLC**

**18.5 acres, SW 20<sup>th</sup> AVE @ SW 52 ST**

**LUC → PUD & RM (12-30 units/ac) to MUL  
(Mixed-Use Low-Intensity:8-30 units/ac)**



# PB-17-92 LUC

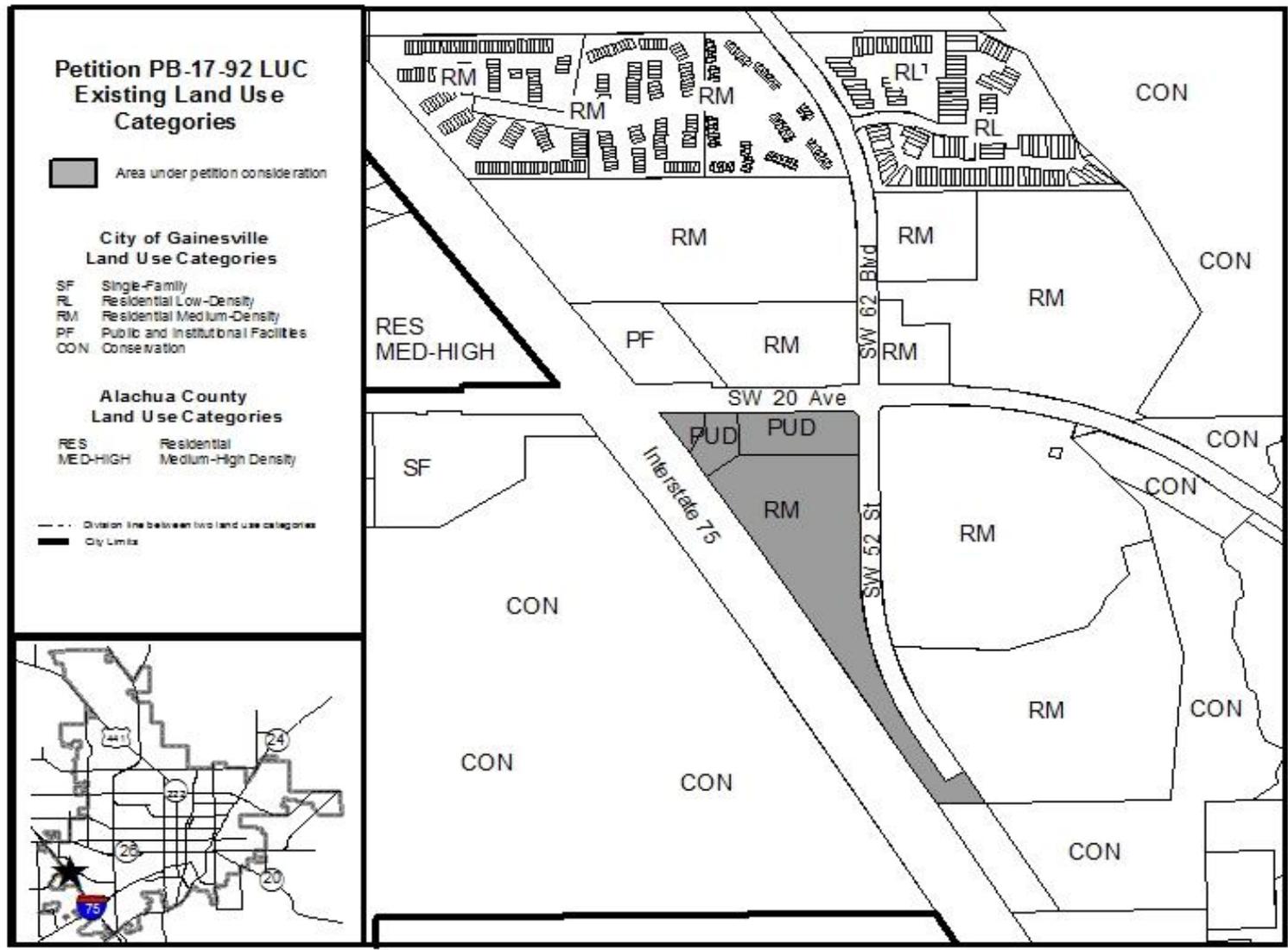


AERIAL PHOTOGRAPH

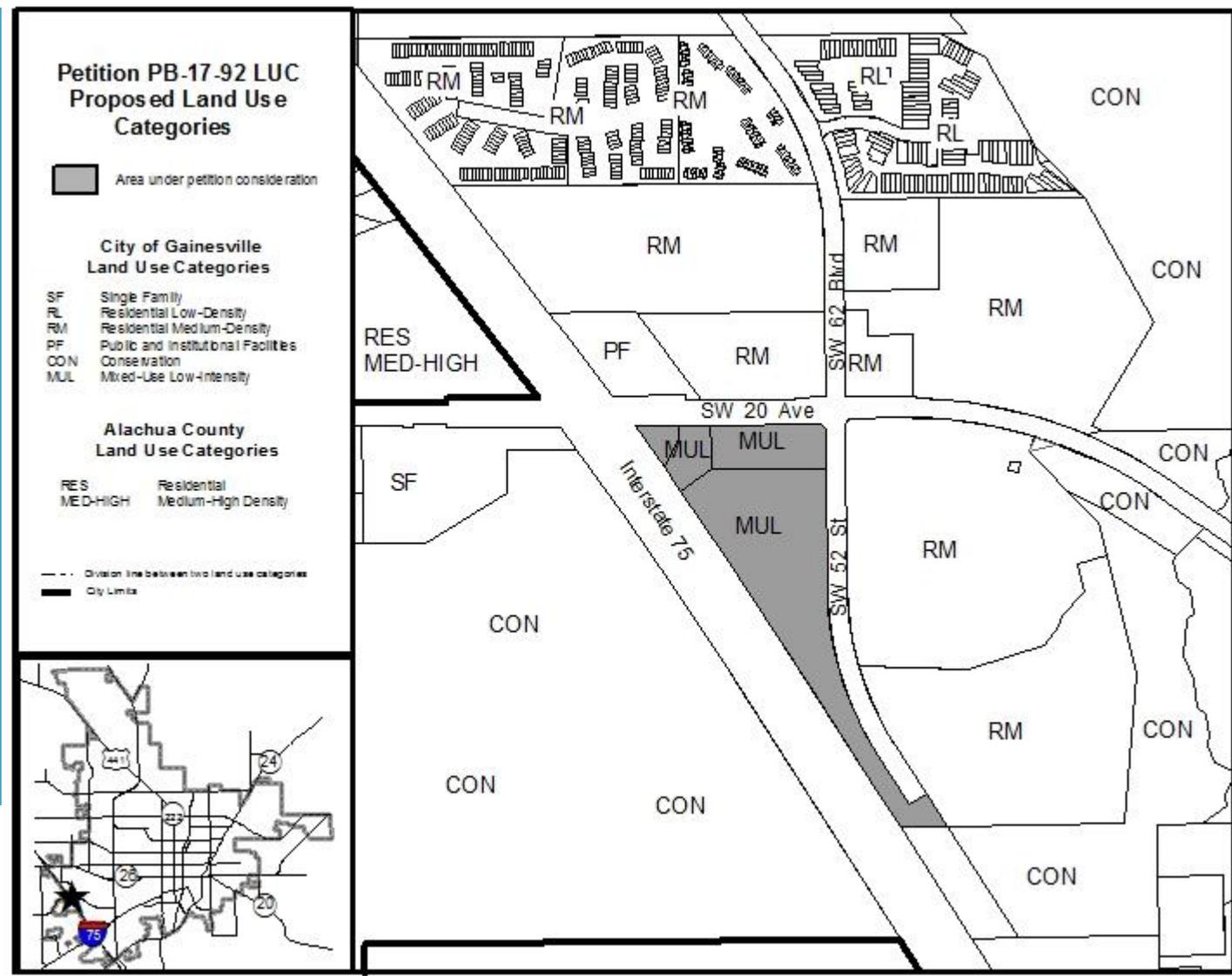
	Name	Petition Request	Petition Number
	CHW, Inc. agent for Legacy Fountains of Gainesville, LLC	Amend the City of Gainesville Future Land Use Map from Planned Use District (PUD) and Residential Medium-Density 8-30 units/acre (RM) to Mixed-Use Low-Intensity: 8-30 units/acre (MUL)	PB-17-92 LUC



# Existing Land Use



# Proposed Land Use



170483C

## LUC Review Criteria (FLUE Policy 4.1.3)

- Consistency with Comprehensive Plan
- Compatibility & Surrounding Uses
- Environmental Impacts / Constraints
- Support for Urban Infill and/or Redevelopment
- Impacts on Affordable Housing
- Impacts on Transportation System
- Availability of Facilities & Services
- Need for Additional Acreage
- Discouragement of Urban Sprawl
- Need for Job Creation, Capital Investment, Economic Development
- Need to Modify Land Use Categories & Development Patterns in Antiquated Subdivisions

## Key Points

- **Consistent with Comp. Plan – supports infill development in an urbanized area**
- **Increases Development Potential relative to current land use & zoning**

Recommendation

Staff to City Commission  
Approve Petition & Ordinance

City Plan Board to City Commission  
Approve Petition PB-17-92 LUC  
(Plan Board voted 6-0)