



Planning and Development Services

PB-12-159 LUC

Presentation to City Commission April 4, 2013

Legislative No. 120841

(Related to Petition PB-12-160 ZON)

Small-scale Land Use Amendment

	Existing	Proposed
Land Use (30' x 445', approximately 0.31 acres)	CON (Conservation)	RM (Res'l Medium Density: 8-30 units/ac)

120841H



AERIAL PHOTOGRAPH



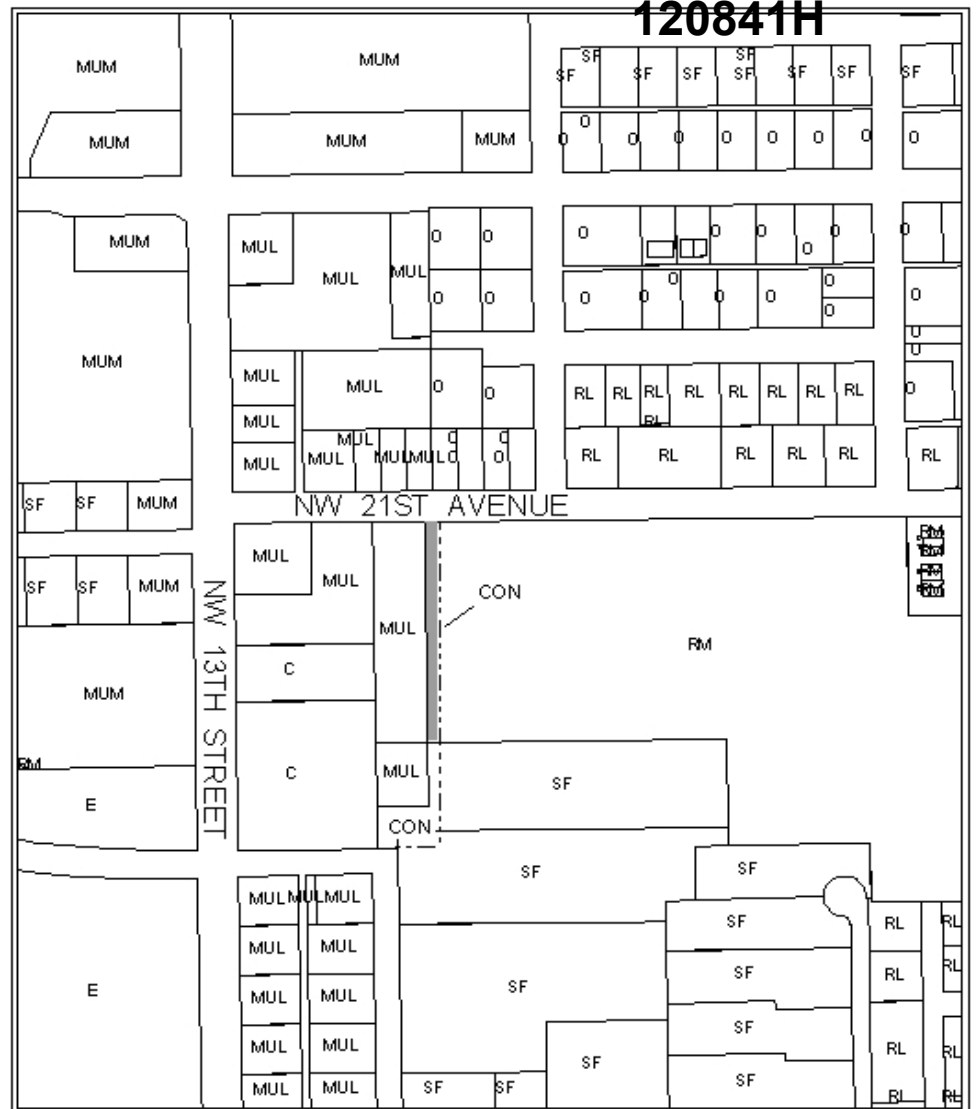
Name	Petition Request	Map(s)	Petition Number
George F. Young, Inc., agent for Hidden Lake SFR LLC	Amend the FLUM from Conservation (CON) to Residential medium density (RM)	3750	PB-12-159 LUC

City of Gainesville Land Use Designations


- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- O Office
- C Commercial
- E Education
- CON Conservation

----- Division line between two land use districts

Area
under petition
consideration



EXISTING LAND USE

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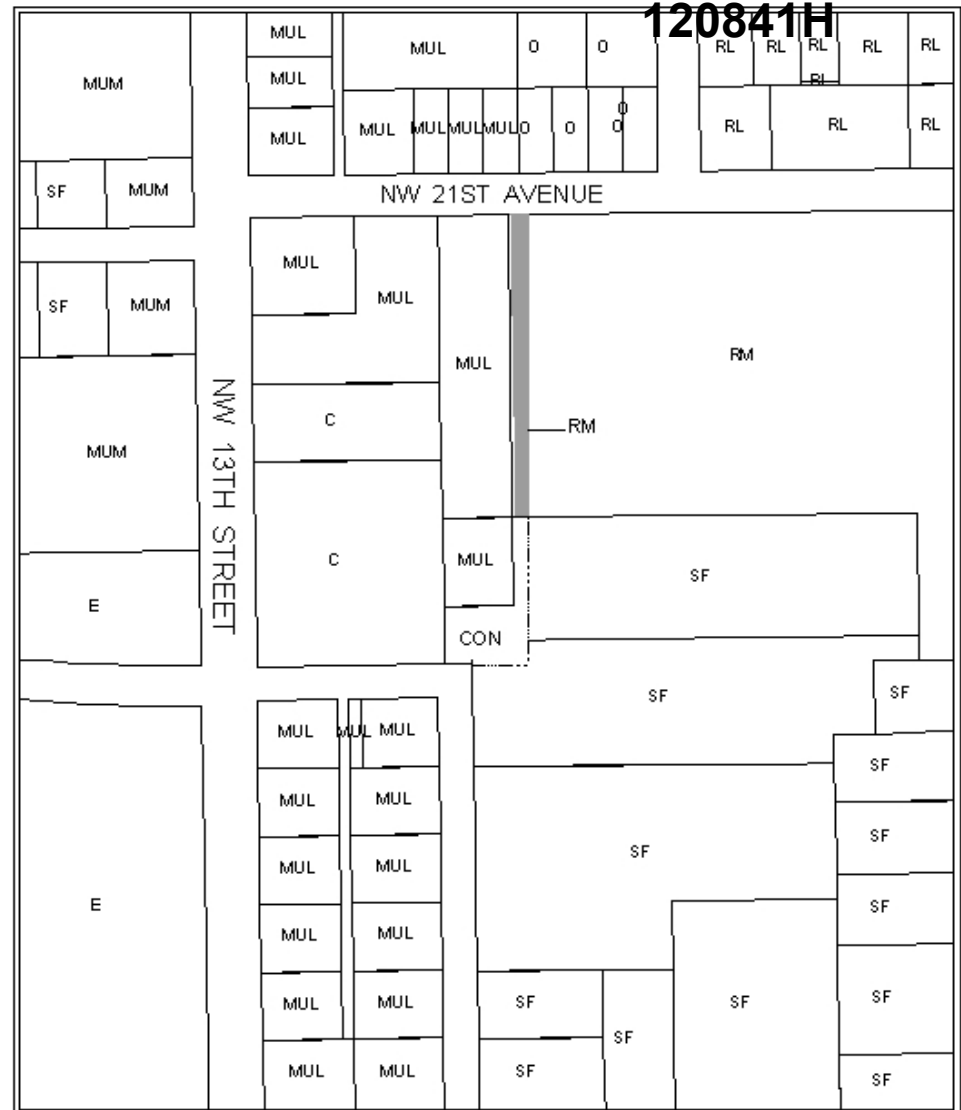
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Area under petition consideration



PROPOSED LAND USE

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Petition / Background

- **Narrow, vegetated 0.31-ac strip is west edge of 20.24-ac., 260-unit Hidden Lake apt. complex.**
- **Gainesville once used CON land use/zoning as buffer between land uses. City now has various LDRs for this purpose, including required landscape buffers.**

Conservation Category - Future Land Use Element

120841H

CONSERVATION – “This category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures, and infrastructure that will be allowed.”

- **No environmental issues identified for property (1/8/13 memo from Env't'l Coordinator) and proposed LUC**
- **No known contamination on property, which will be subject to review by City and County env't'l staff at time of development plan review (per County EPD's Gus Olmos, P.E., 3/13/13)**

Background


- **CON south of property (*not part of this petition*) area provides buffer for small surface water body (L. Meta) 200 ft. to southeast**

NW 21ST AVENUE

Remaining Conservation Area **120841H**

 Area to Remain CON

0 150 300 Feet



N



File: Jesse2013/Dean_PB-12-159LUC_03-12

NW 19TH LANE

NW 13TH STREET

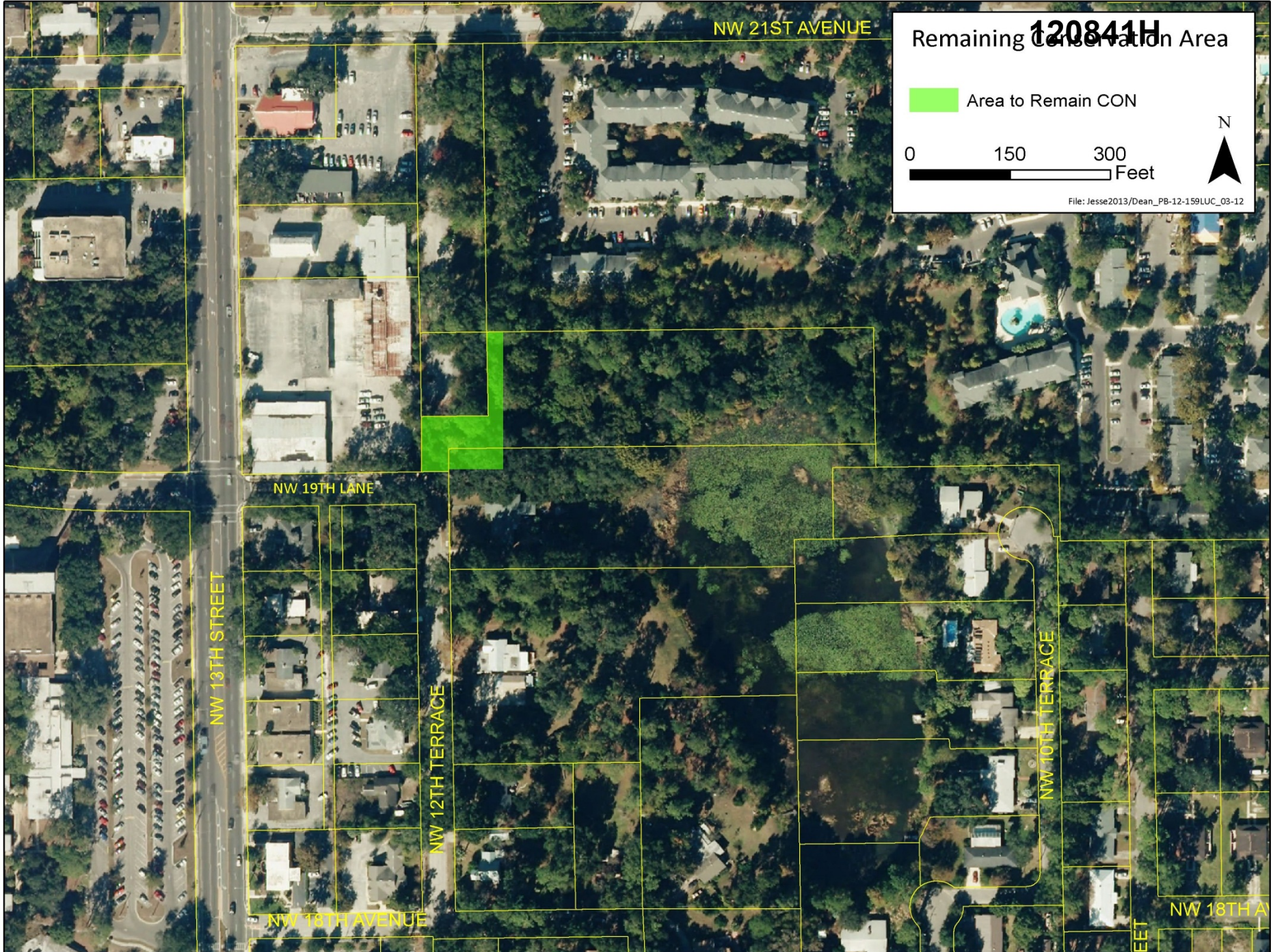
NW 12TH TERRACE

NW 10TH TERRACE

NW 18TH AVENUE

NW 18TH AVENUE

FEET



Petition / Background

- Served by urban services, no impact on adopted LOS for water/wastewater, solid waste, recreation, public schools
- TCEA Zone B
- RTS Routes 6, 8, 29 along NW 13 ST, Routes 6, 15 along nearby NW 23 AVE

Highlights – LUC

- **Proposed RM land use compatible w/adjacent properties & surrounding area**
- **Proposed RM land use supportive of residential infill development**

Highlights – LUC

- **Consistent w/various Comp. Plan goals, objectives and policies, including those that encourage infill and redevelopment (FLUE Goal 2, Obj. 2.1, Pol. 1.2.1)**
- **Requested LUC change to RM will facilitate future residential, infill development of site**

Recommendation – LUC

City Plan Board to City Commission:

Approve Petition PB-12-159 LUC

(Plan Board voted 4:2)

Staff to City Commission & to City Plan Board:

Approve Petition PB-12-159 LUC