

**LEGISLATIVE #**

**110821G**



## Planning and Development Services

# PB-11-136 LUC

## Presentation to City Commission June 21, 2012

Legistar No. 110821

Dean Mimms, AICP


# Request for 0.27-ac property

	Existing	Proposed
Land Use	Alachua Co. COMM	UMU-2: 10 to 100 units per acre

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AERIAL PHOTOGRAPH

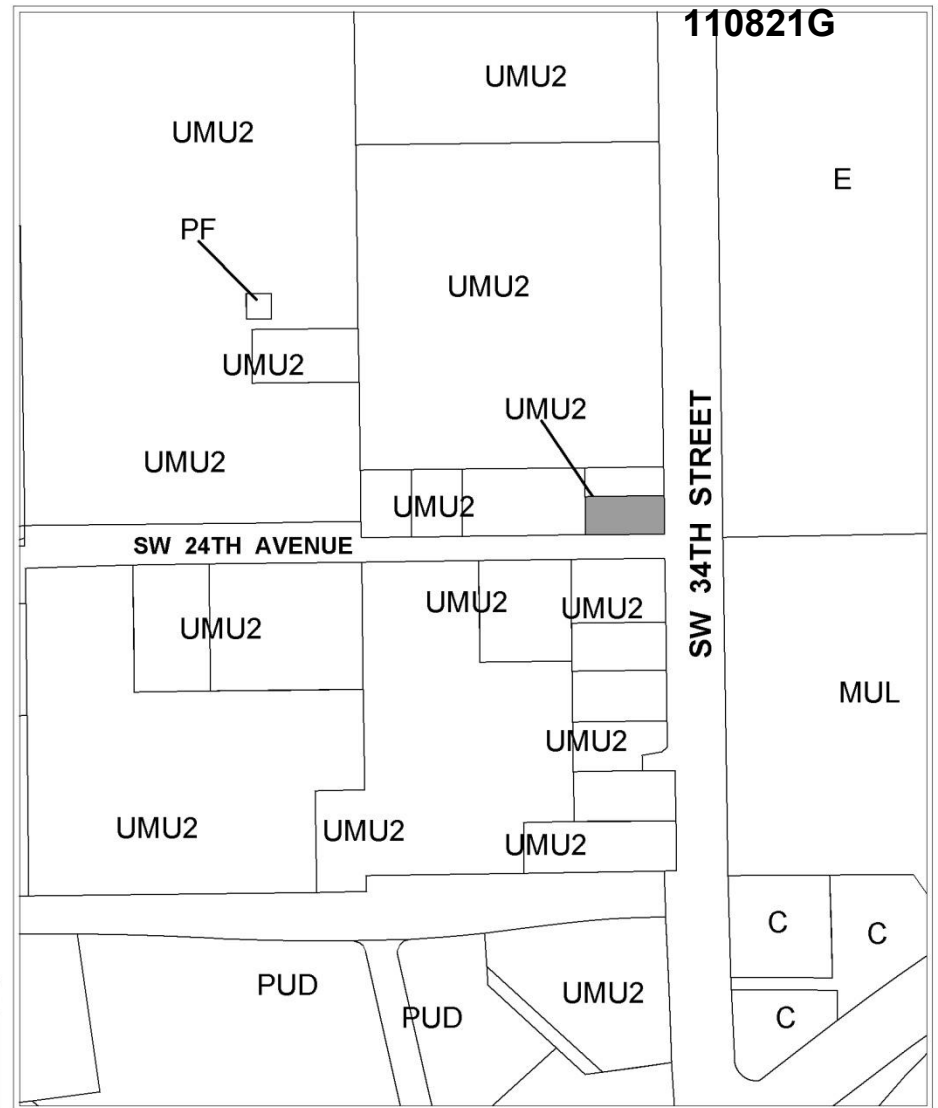
	Name	Petition Request	Map(s)	Petition Number
 <p>No Scale</p>	City Plan Board, applicant	Amend the FLUM from Alahua County Commercial (COMM) to City of Gainesville Urban Mixed Use 2 (UMU2).	4245	PB-11-136 LUC

### City of Gainesville Land Use Categories

- MU-L Mixed-Use Low Intensity (8-30 units per acre)
- C Commercial
- E Education
- PF Public Facilities
- PUD Planned Use Development

### Alachua County Land Use Categories

- COMM Commercial
- HIGH High Density Residential (14-24 units/acre)




*Area under petition consideration*



----- Division line between two zoning districts

### PROPOSED LAND USE

	Name	Petition Request	Map(s)	Petition Number
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**ED'S**  
**CLEANERS**  
THE BEST IN DRY CLEANING

DRIVE  
-121-  
↓  
WINDOW



Kelly's STOP

- **Dry cleaning business (Ed's Cleaners) until 2007. 2,288 sq. ft. bldg**
- **County-owned property in 396-ac Urban Village area**
- **UMU-2 appropriate for location and private development/redevelopment**
- **Negligible impact on affordable housing supply**

- **Consistent w/infill & redevelopment goals (FLUE Goal 2, Obj. 2.1)**
- **Developed site served by public utilities & adjacent existing roadways**
- **TCEA Zone M**
- **Accessible by car, bus, bicycle, walking**
- **RTS Routes 22, 34 & 28 weekdays**



# Key Issues

- **Proposed UMU-2 consistent w/Comp Plan, w/adjacent UMU-2 in Urban Village**
- **Contamination from chlorinated solvents, property in State of FL's Dry Cleaner Clean-up Program**
- **City land use required**

# Recommendation

**City Plan Board to City Commission:**

**Approve Petition PB-11-136 LUC**

**Plan Board voted 4:0**

**Staff to City Commission: Approve Petition**

**PB-11-136 LUC**

**Staff to City Plan Board: Approve Petition**

**PB-11-136 LUC**