

Petition PB-17-28 LUC

Legistar No. 160981

City Commission
July 6th, 2017

Presentation by Dean Mimms, AICP

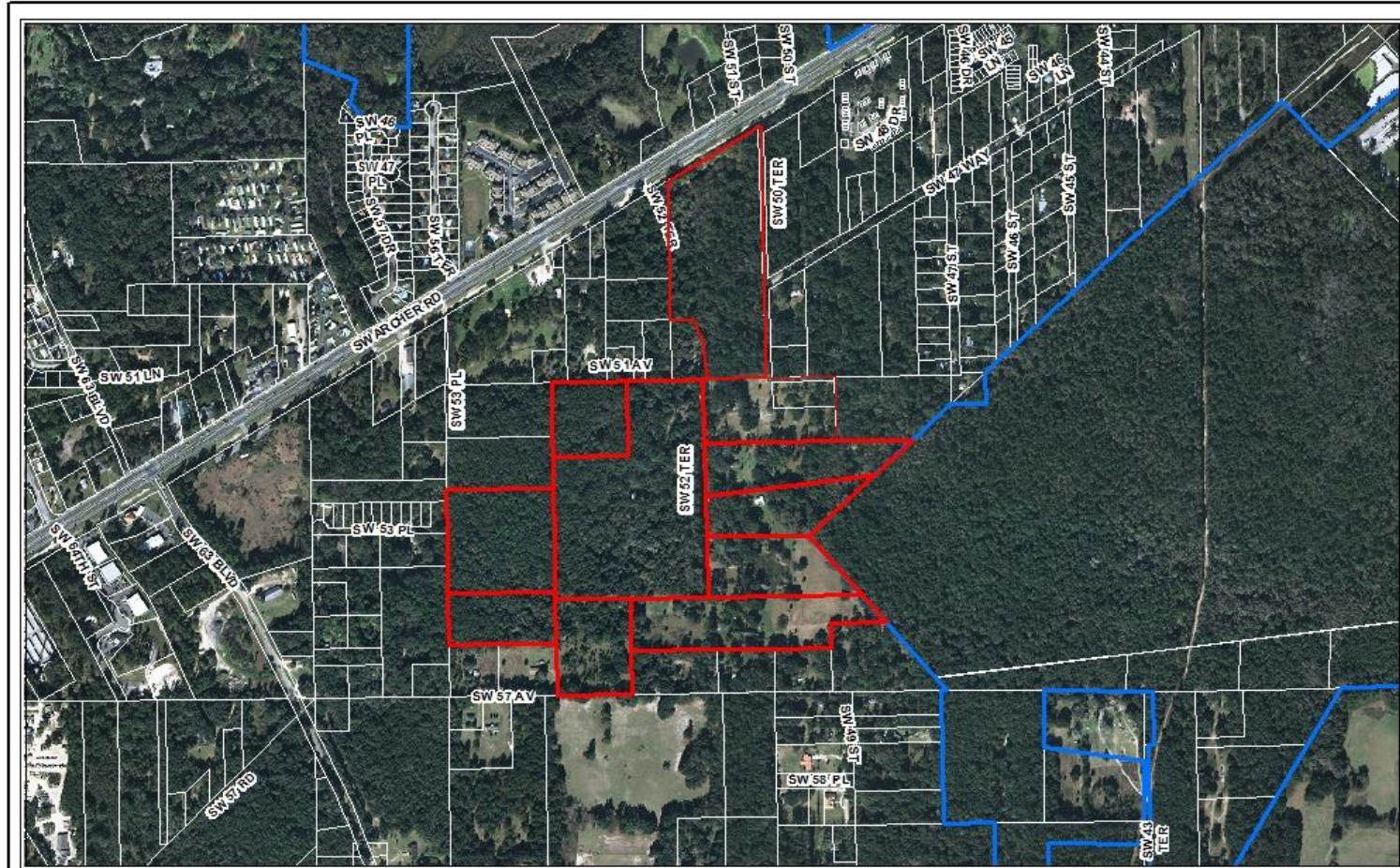


DEPT
OF
DOING

PB-17-28 LUC

PB-17-28 LUC	Existing (County)	Proposed
Land Use (108 ac)	RL Low Density Res'l (1-4 DU/acre)	SF Single-Family (8 units/ac)

Property & Vicinity



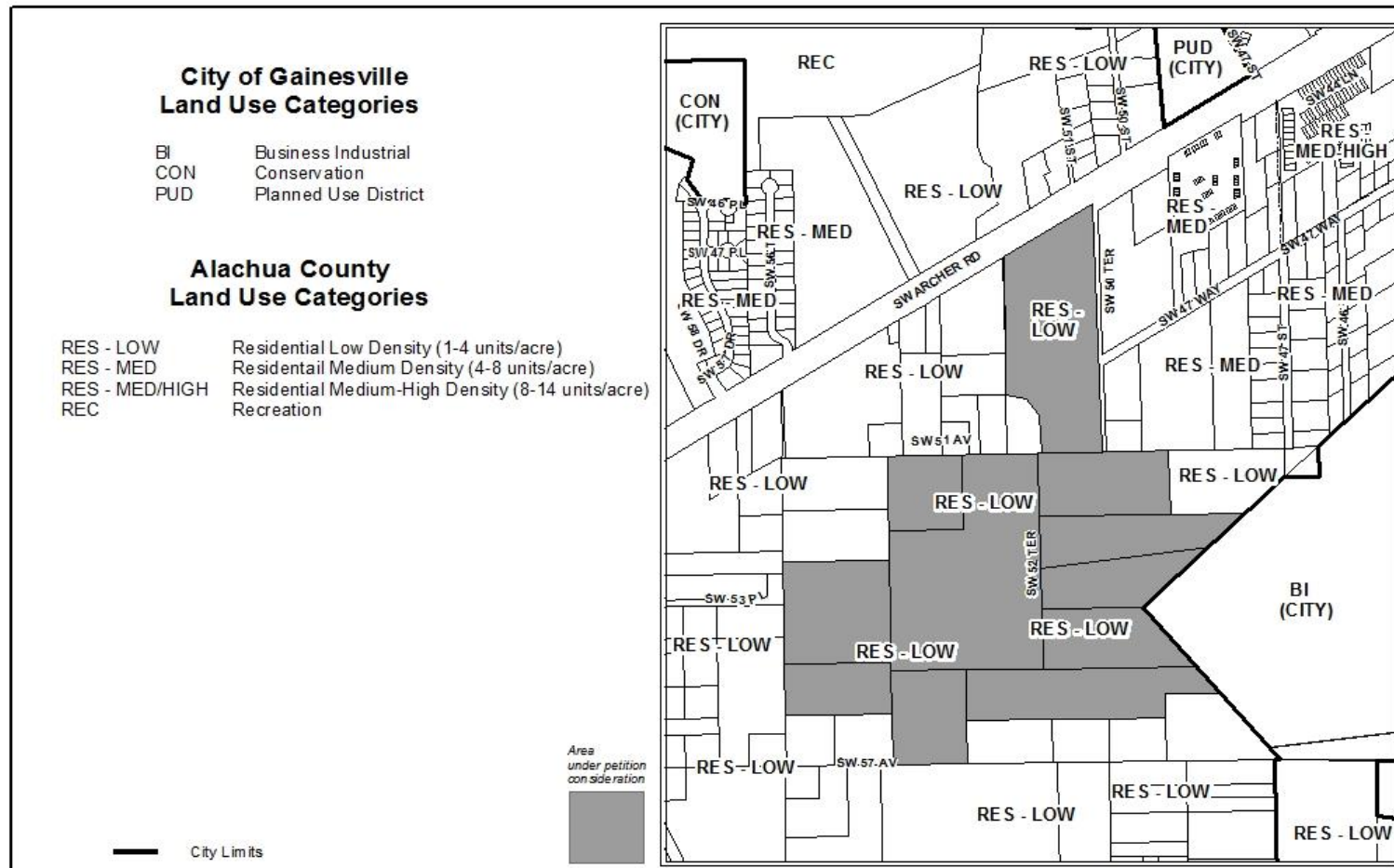
AERIAL PHOTOGRAPH




Name	Petition Request	Petition Number
City of Gainesville	Amend the City of Gainesville FLUM from Alachua County Low Density Residential (1-4 du/acre) to City of Gainesville Single Family (up to 8 units per acre)	PB-17-28 LUC



Existing Land Use



EXISTING LAND USE

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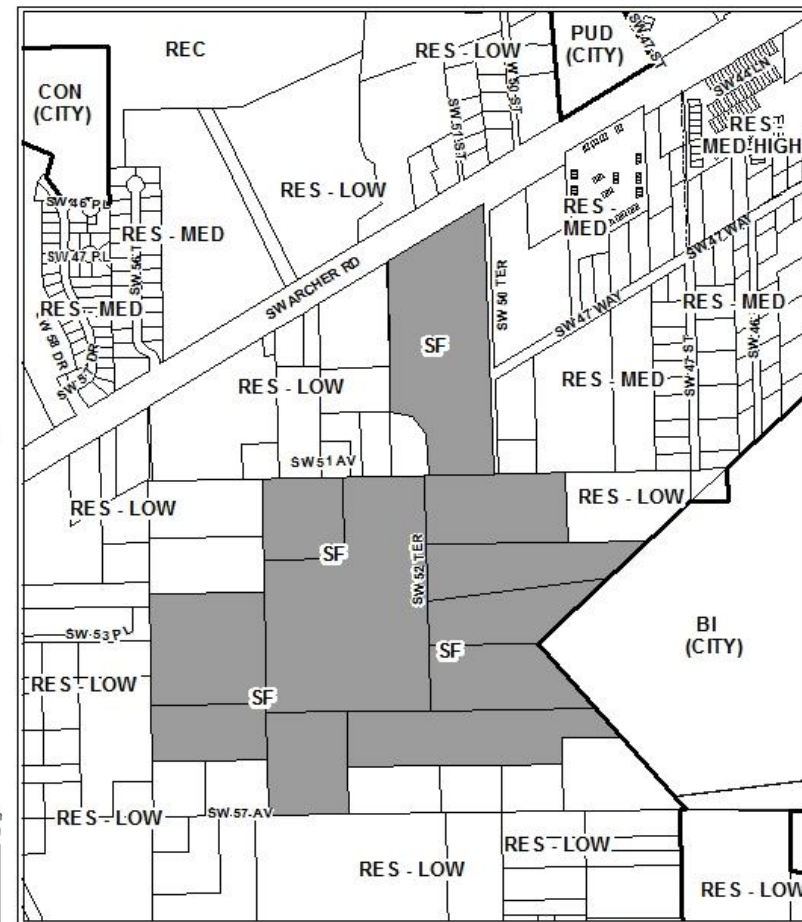
Proposed Land Use

City of Gainesville Land Use Categories


- SF Single Family
- BI Business Industrial
- CON Conservation
- PUD Planned Use District

Alachua County Land Use Categories

- RES - LOW Residential Low Density (1-4 units/acre)
- RES - MED Residential Medium Density (4-8 units/acre)
- RES - MED/HIGH Residential Medium-High Density (8-14 units/acre)
- REC Recreation



PROPOSED LAND USE

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Review

- 108-ac property (recent voluntary annexation) - dispersed single-family residential & undeveloped. No paved roads.
- Requested SF (up to 8 units/ac) net increase in potential residential units (relative to County RL (1-4 units/ac) land use
- Supportive of City objectives of discouraging urban sprawl & encouraging infill

Review

- Public Schools: West Urban CSA for Elementary Schools currently deficient
- No significant environmental issues
- TMPA Zone D
- City staff committed to coordinating long-range transportation planning with County staff

CELEBRATION POINTE
TOD

160981E

SW ARCHER ROAD

INTERSTATE
75

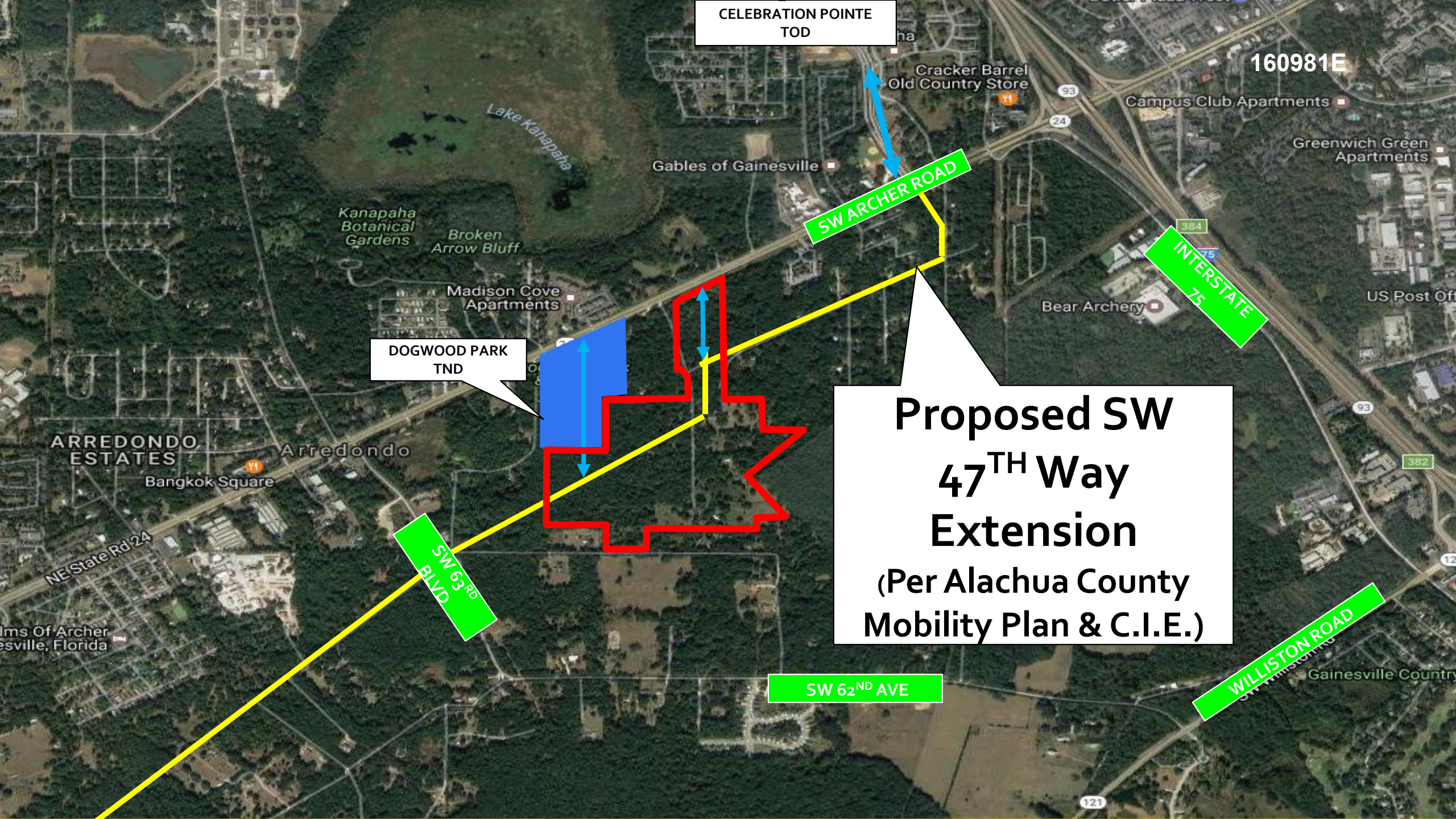
DOGWOOD PARK
TND

**Proposed SW
47TH Way
Extension**
(Per Alachua County
Mobility Plan & C.I.E.)

SW 63RD
BLVD

SW 62ND AVE

WILLISTON ROAD



Key Points

- City land use required
- Consistent w/ Comp. Plan
- Developer required to construct portion of SW 47th Way Extension
- Proposed update 5-Year Schedule of Capital Improvements of City CIE includes SW 47th Way Extension

Recommendation

Staff to City Commission
Approve Petition & Ordinance

City Plan Board to City Commission
Approve Petition PB-17-28 LUC
(Plan Board voted 5-0)

