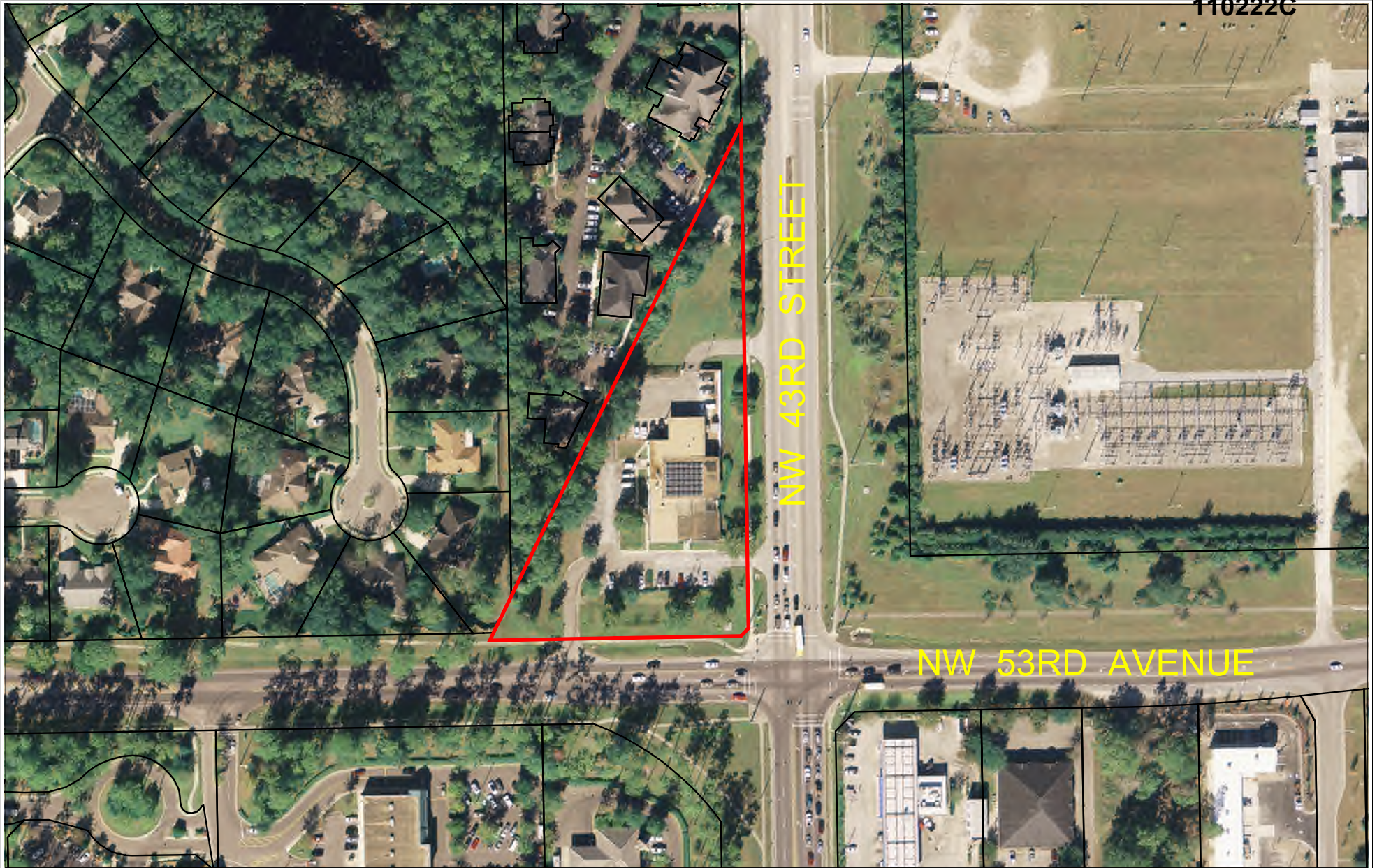


LEGISLATIVE #

110222#

Appendix B Supplemental Documents

110222C



AERIAL PHOTOGRAPH

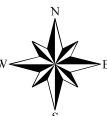
| | Name | Petition Request | Map(s) | Petition Number |
|--|---|--|--------|------------------------------|
|  No Scale | Eng, Denman and Associates, agent for the City of Gainesville | Amend the FLUM from Public Facilities (PF) to MUL (Mixed use low intensity). Rezone from PS (Public Services and Operations) to MU1 (Mixed use low intensity). | 3243 | PB-11-63 LUC PB-11-64 ZON |

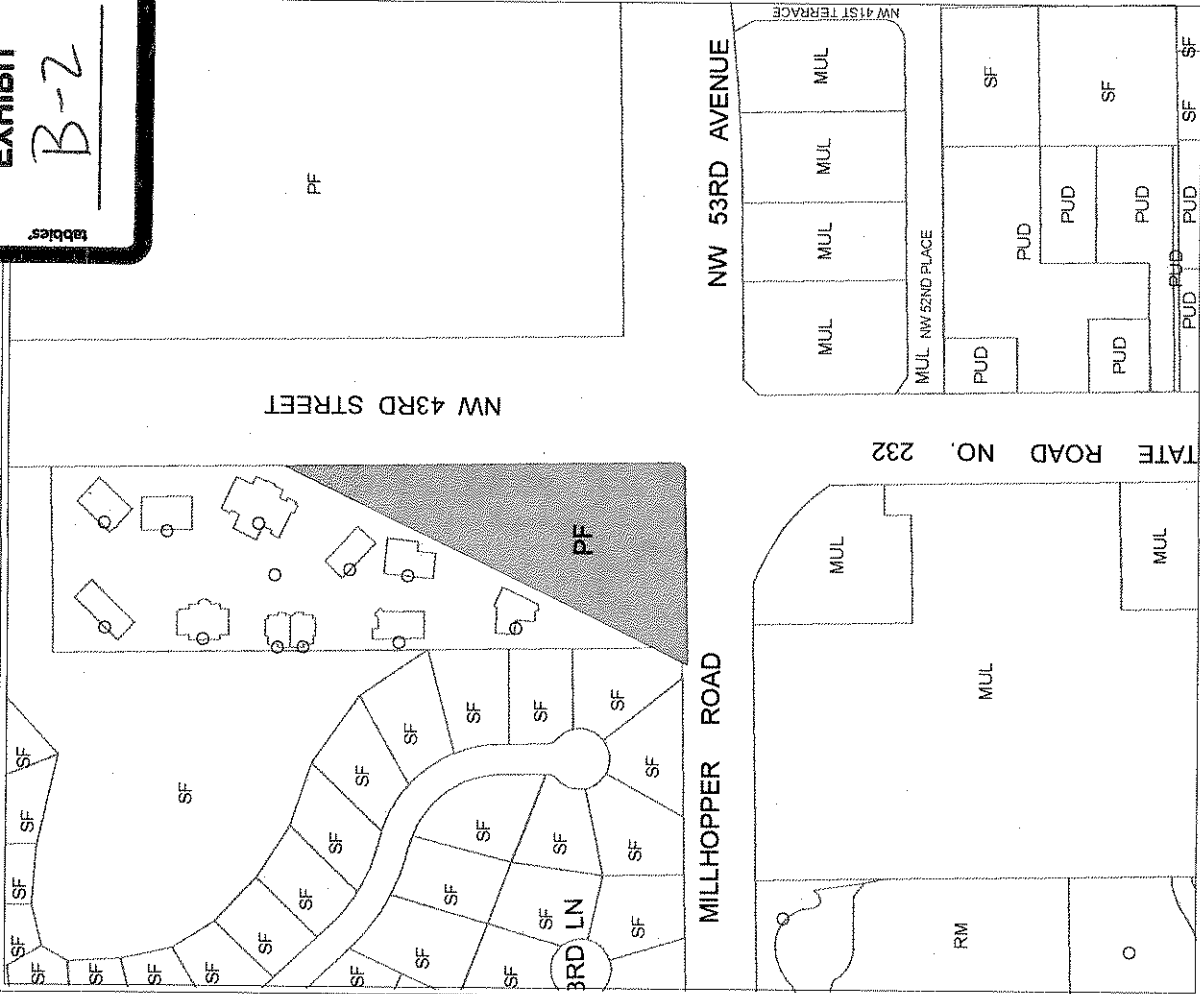
EXHIBIT
B-2

**City of Gainesville
Land Use Categories**

- SF Single-Family (up to 8 units per acre)
- R-L Residential Low-Density (up to 12 units per acre)
- R-M Residential Medium-Density (8-30 units per acre)
- R-H Residential High-Density (8-100 units per acre)
- MU-R Mixed-Use Residential (up to 75 units per acre)
- MU-L Mixed-Use Low Intensity (8-30 units per acre)
- MU-M Mixed-Use Medium Intensity (12-30 units per acre)
- MU-H Mixed-Use High Intensity (up to 150 units per acre)
- UMU-1 Urban Mixed-Use 1 (up to 75 units per acre)
- UMU-2 Urban Mixed-Use 2 (up to 100 units per acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration



| EXISTING LAND USE | |
|---|--|
| Name | Petition Request |
| Eng, Denman and Associates, agent for the City of Gainesville | Amend the FLUM from Public Facilities (PF) to MUL (Mixed use low intensity). |
| Map(s) | 3243 |
| Petition Number | PB-11-63 LUC |

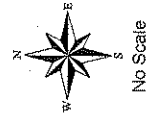


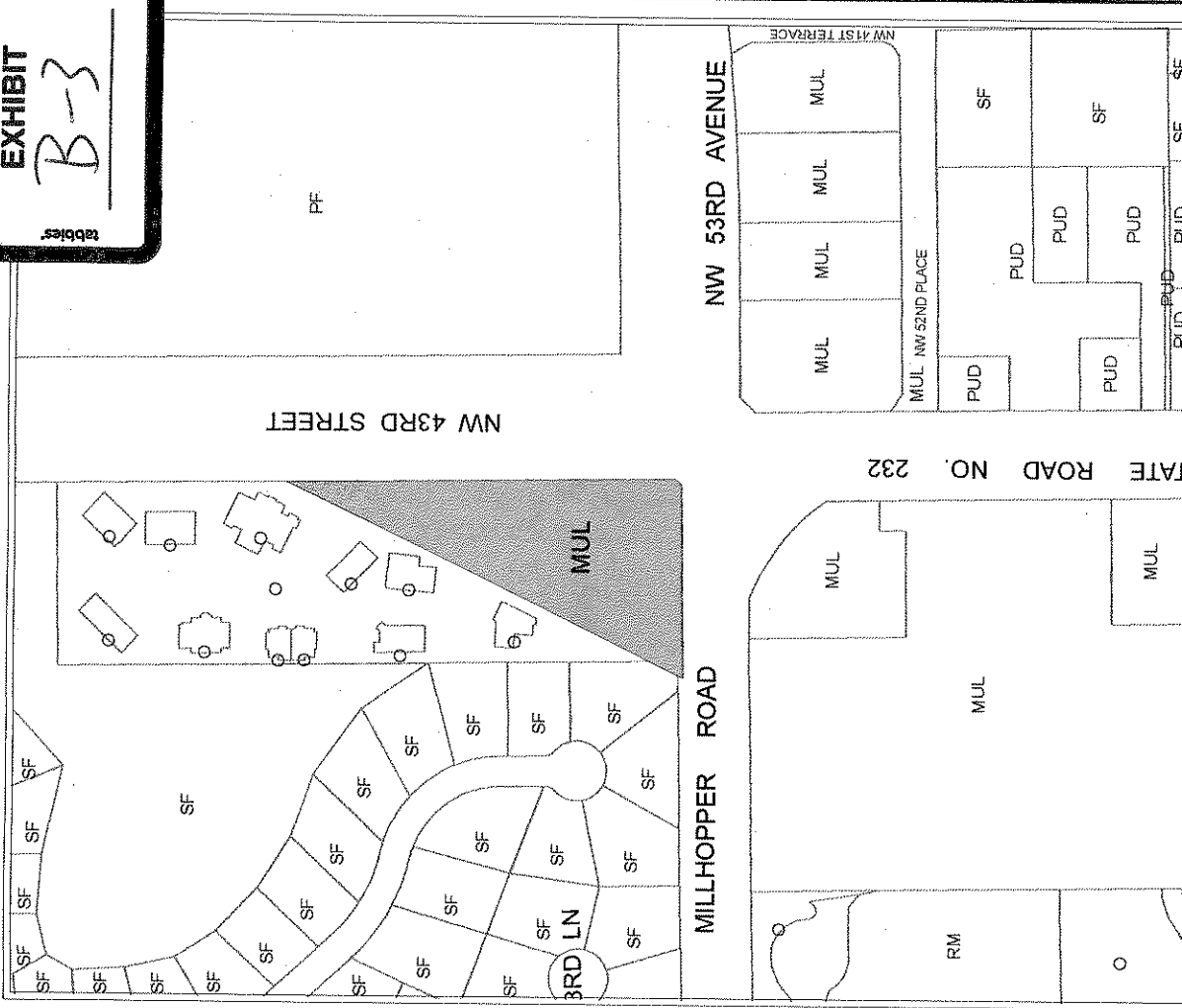
EXHIBIT
B-3

City of Gainesville Land Use Categories

- SF Single-Family (up to 8 units per acre)
- R-L Residential Low-Density (up to 12 units per acre)
- R-M Residential Medium-Density (8-30 units per acre)
- R-H Residential High-Density (8-100 units per acre)
- MU-R Mixed-Use Residential (up to 75 units per acre)
- MU-L Mixed-Use Low Intensity (8-30 units per acre)
- MU-M Mixed-Use Medium Intensity (12-30 units per acre)
- MU-H Mixed-Use High Intensity (up to 150 units per acre)
- UMU-1 Urban Mixed-Use 1 (up to 75 units per acre)
- UMU-2 Urban Mixed-Use 2 (up to 100 units per acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits

Area under petition consideration



PROPOSED LAND USE

| Name | Petition Request | Map(s) | Petition Number |
|---|--|--------|-----------------|
| Eng, Denman and Associates, agent for the City of Gainesville | Amend the FLUM from Public Facilities (PF) to MUL (Mixed use low intensity). | 3243 | PB-11-63 LUC |

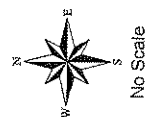


Exhibit B-4

Trip Generation Analysis

The following tables include trip generation information based on the existing development scenario and multiple possible future development scenarios:

Existing Development Scenario (Pre Land Use / Zoning Change)

| Land Use / ITE Category | Intensity | ADT Rate | ADT Total | AM Rate | AM Total | PM Rate | PM Total |
|----------------------------------|-----------|--|-----------|---|----------|--|-----------|
| Government Office Building (730) | 11,888 SF | 68.93 per 1,000 SF (50% Entering / 50% Exiting) | 819 Trips | 5.88 per 1,000 SF (84% Entering / 16% Exiting) | 70 Trips | 11.03 per 1,000 SF (74% Entering / 26% Exiting) | 131 Trips |

Future Development Scenarios (Post Land Use / Zoning Change)

| Land Use / ITE Category | Intensity | ADT Rate | ADT Total | AM Rate | AM Total | PM Rate | PM Total |
|--|---------------------|---|-------------|--|-----------|--|-----------|
| <u>Scenario 1:</u> Fast Food Restaurant with Drive-Through Window (934) | 60 Seats | 19.52 per Seat (50% Entering / 50% Exiting) | 1,171 Trips | 1.49 per Seat (53% Entering / 47% Exiting) | 89 Trips | 1.62 per Seat (50% Entering / 50% Exiting) | 97 Trips |
| <u>Scenario 2:</u> Gasoline Service Station (944) | 6 Fueling Positions | 169.56 per Fueling Position (50% Entering / 50% Exiting) | 1,017 Trips | 12.16 per Fueling Position (51% Entering / 49% Exiting) | 73 Trips | 13.87 per Fueling Position (50% Entering / 50% Exiting) | 83 Trips |
| <u>Scenario 3:</u> Specialty Retail Center (814) | 20,000 SF | 44.32 per 1,000 SF (50% Entering / 50% Exiting) | 886 Trips | 6.84 per 1,000 SF (48% Entering / 52% Exiting) | 137 Trips | 5.02 per 1,000 SF (56% Entering / 44% Exiting) | 100 Trips |
| <u>Scenario 4:</u> Medical-Dental Office Building (720) | 20,000 SF | 36.13 per 1,000 SF (50% Entering / 50% Exiting) | 723 Trips | 2.30 per 1,000 SF (79% Entering / 21% Exiting) | 46 Trips | 3.46 per 1,000 SF (27% Entering / 73% Exiting) | 69 Trips |
| <u>Scenario 5:</u> Residential Condominium/Townhouse (230) | 27 Units (10 u.p.a) | 5.81 per dwelling unit (50% Entering / 50% Exiting) | 157 Trips | 0.44 per dwelling unit (17% Entering / 83% Exiting) | 12 Trips | 0.52 per dwelling unit (67% Entering / 33% Exiting) | 14 Trips |