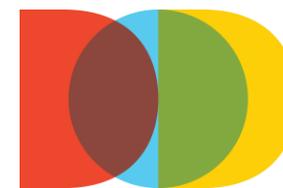


PB-17-93 ZON
Legistar Nos. 170484

City Commission
March 15, 2018

Prepared By: Dean Mimms, AICP



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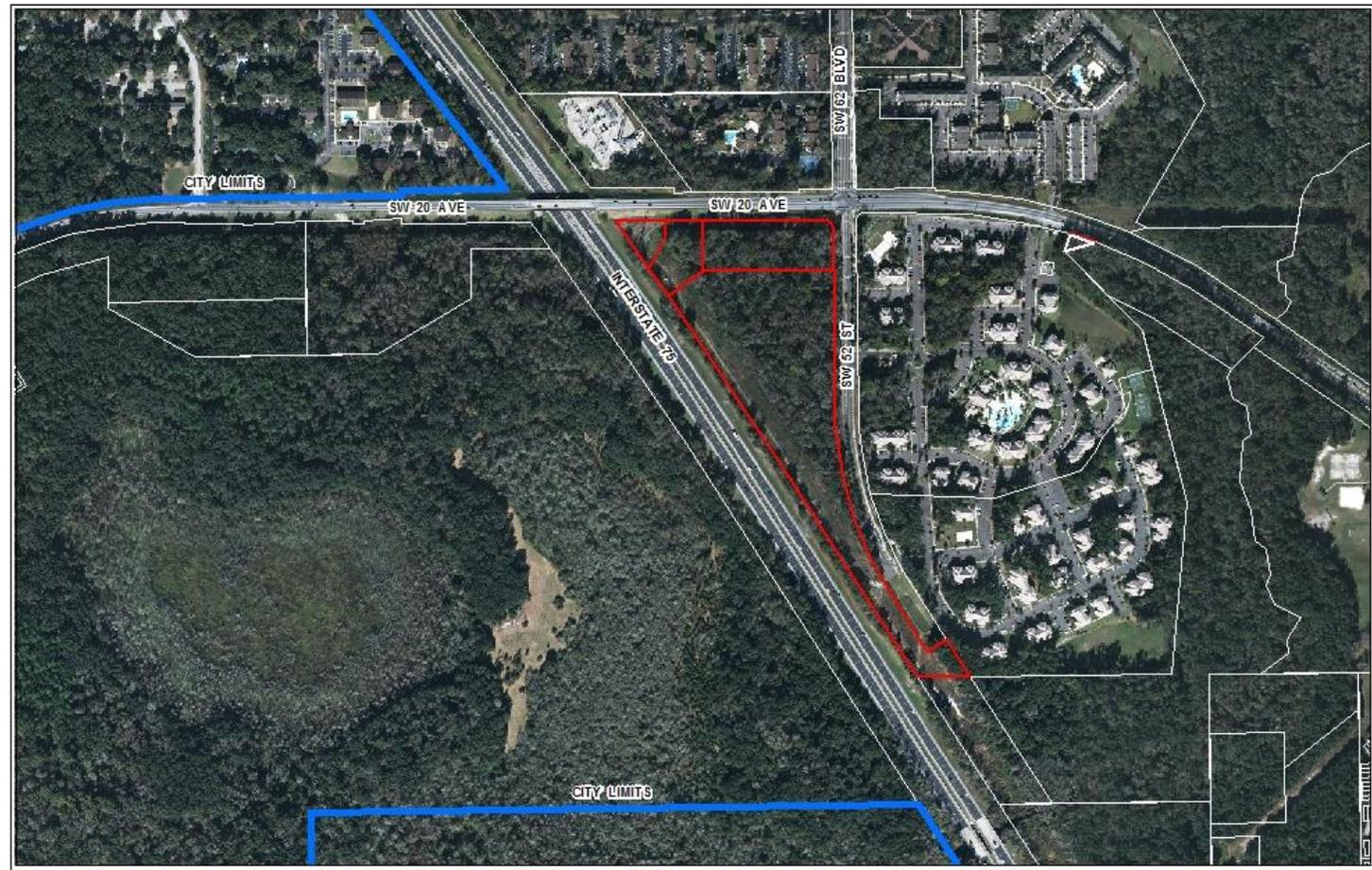
PB-17-93 ZON

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

18.5 acres, SW 20th AVE @ SW 52 ST

**ZON → PD & RSF-6: 8-15 units/ac to MU-1
(Mixed Use Low Intensity: 8-30 units/ac)**

PB-17-93 ZON

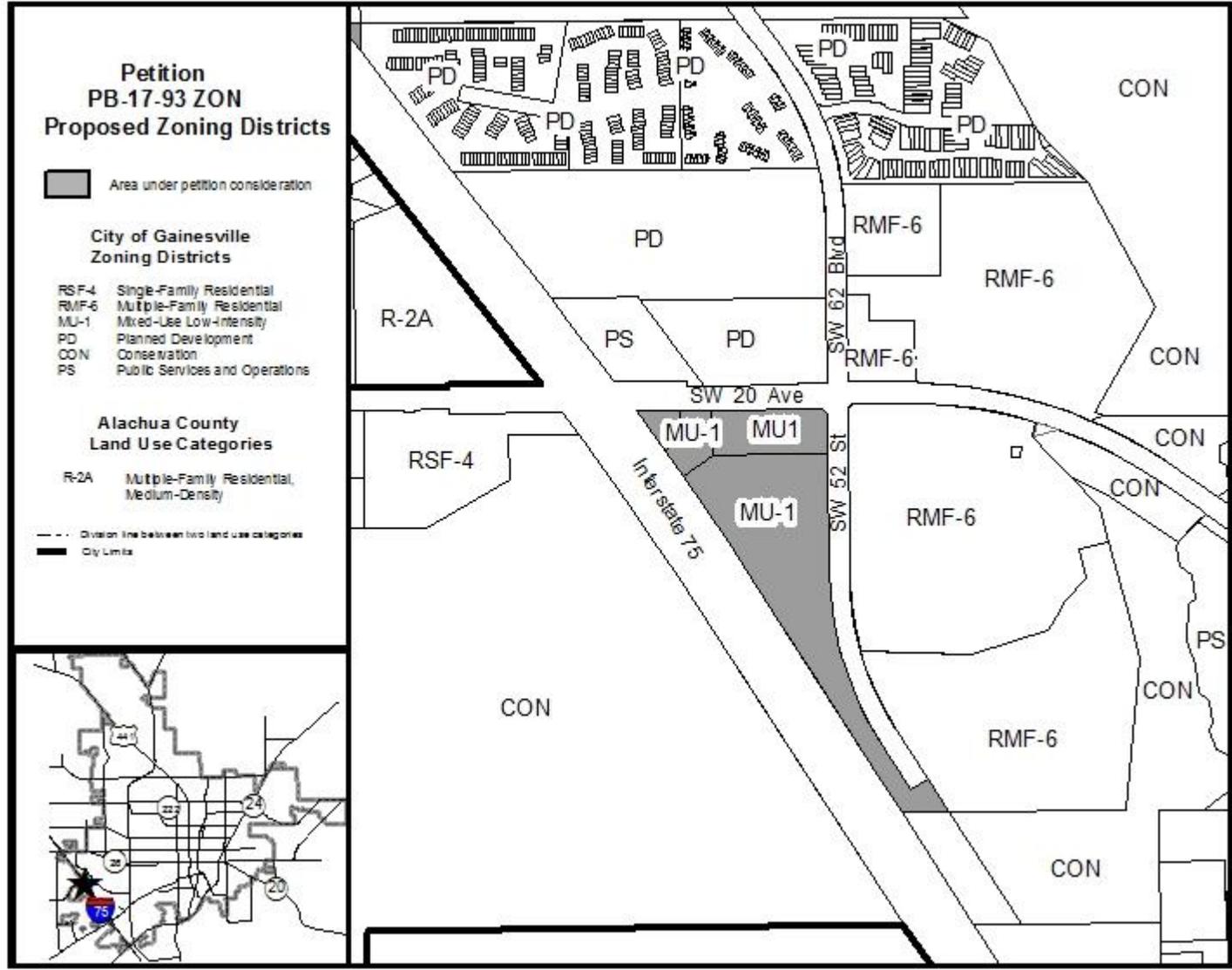


AERIAL PHOTOGRAPH

	Name	Petition Request	Petition Number
	CHW, Inc. agent for Legacy Fountains of Gainesville, LLC	Rezone property from Planned Development District (PD) and RMF-6: 8-15 units/acre multiple-family district to MU-1: 8-30 units/acre mixed use low intensity district	PB-17-93 ZON



Proposed Zoning



*ZON dm draft
Legacy
Fountains
Review
Criteria*

- **Compatibility w/Surrounding Uses & Development**
- **Need for Proposed MU-1 Zoning**
- **Changed Conditions**
- **City Plans / Programs (e.g., Transportation, Schools, Potable Water, Environmental Regulation)**
- **Impact on Affordable Housing**
- **Comprehensive Plan**

Key Points

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



Staff to City Commission
Approve Petition & Ordinance

City Plan Board to City Commission
Approve Petition PB-17-93 ZON
(Plan Board voted 6-0)

