



Planning and Development Services

PB-15-29 LUC

**City Commission
August 6, 2015**

Legistar No. 150049

Presentation by Dean Mimms, AICP


Small-scale Land Use Amendment

PB-14-29 LUC	Existing	Proposed
Land Use (9.9 ac)	C (Commercial), RM (Res'l Medium- Density 8-30 units/ac)	MUL (Mixed-Used Low- Intensity)

150049G

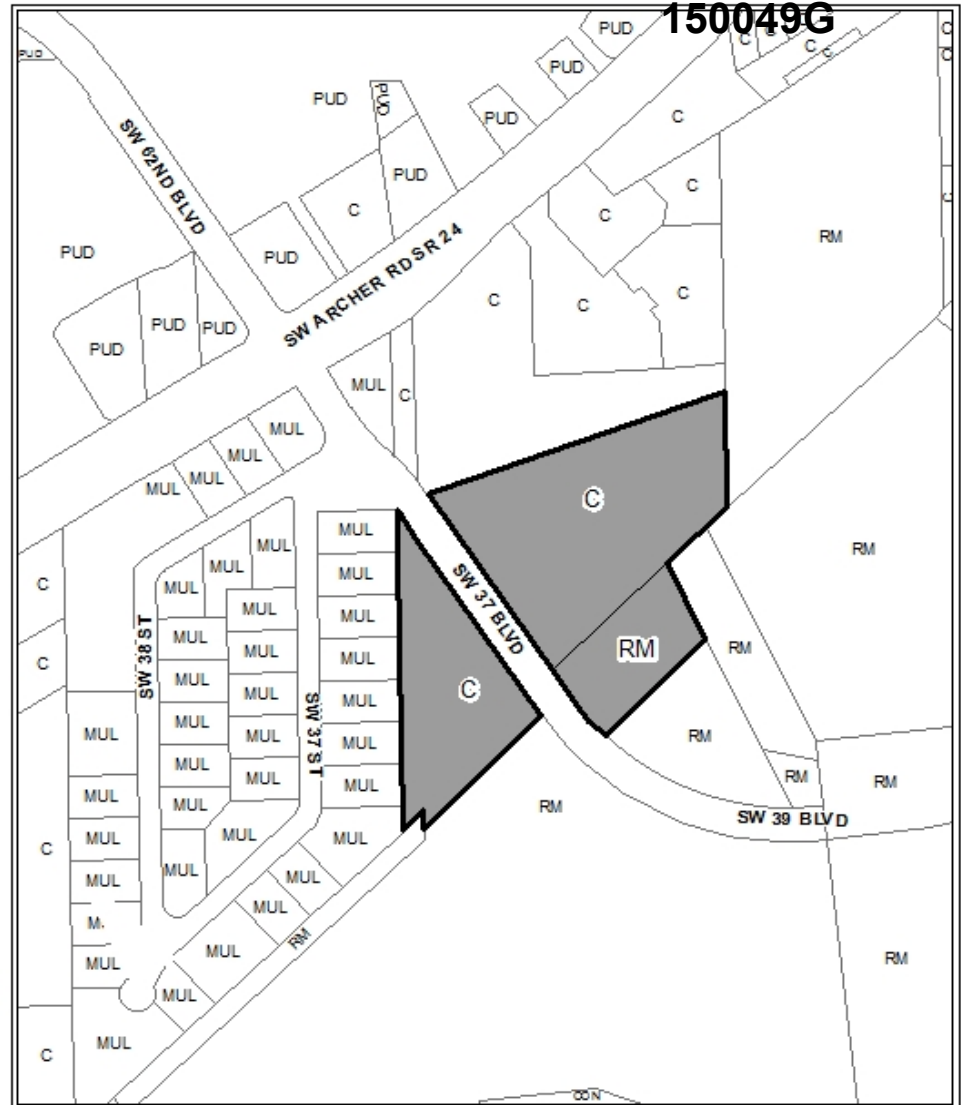


AERIAL PHOTOGRAPH

	Name	Petition Request	Petition Number
 <p>No Scale</p>	eda engineers-surveyors-planners, inc., agent for Prairie View Trust and the City of Gainesville (GRU)	Amend the City of Gainesville Future Land Use Map from Commercial (C) and Residential-Medium Density: 8-30 units/acre (RM) to Mixed-Use Low-Intensity: 8-30 units/acre (MUL)	PB-15-29 LUC

Land Use Designations

- RM Residential Medium-Density (8-30 du/acre)
- MUL Mixed-Use Low-Intensity (8-30 du/acre)
- C Commercial
- IND Industrial
- CON Conservation
- PF Public Facilities
- PUD Planned Use District



Area under petition consideration



----- Division line between two land use categories

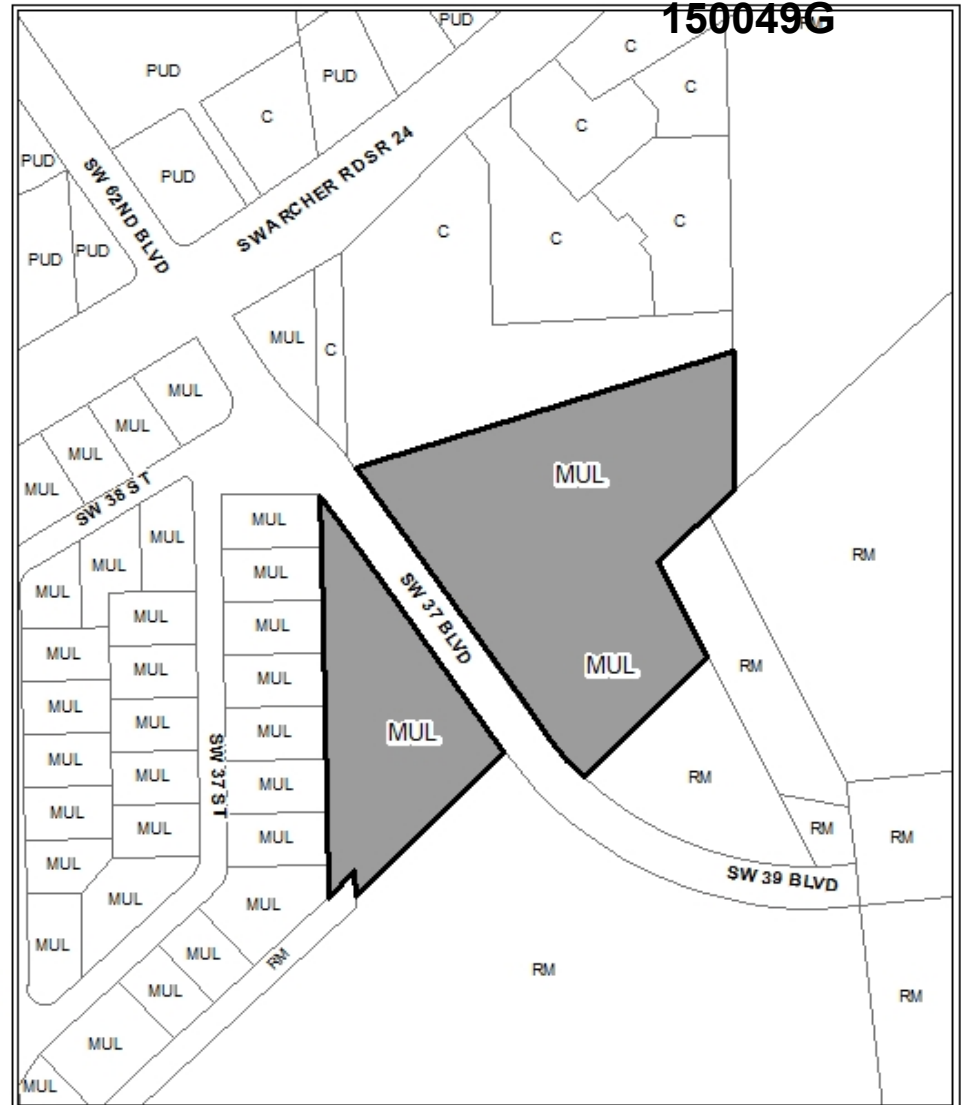
EXISTING LAND USE



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PROPOSED LAND USE

	Name	Petition Request	Petition Number
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150049G

N from Archer Road

A landscape photograph showing a grassy field in the foreground, a body of water in the middle ground, and a dense line of trees in the background under a clear blue sky. A small dark structure is visible on the right side of the water.

**North along
SW 37 BLVD**



**South along
SW 37 BLVD**

150049G



150049G

S of Site - W side
SW 37 BLVD



150049G

E of Site - E side
SW 37 BLVD

STONERIDGE
APARTMENTS



150049G

S of Site – E side SW 37 BLVD



Petitions / Background

- **Undeveloped, mostly forested, w/0.579-ac natural watershed feature that includes wetlands**
- **8.25 ac C, 1.65 ac RM**
- **MUL allows for mix of non-residential & residential uses, will increase potential for future residential development of up to 30 du/ac because existing Commercial is non-res'l category**

Key Issues – LUC

- **MUL consistent w/Comp. Plan, supports infill development and mixed-use development at appropriate location**
- **Regulated surface waters/wetlands provide habitat for 3 listed wading birds species, 2 listed plant species. Future development w/in Planning Parcel subject to applicable requirements for avoidance & protection of regulated natural resources**

Compatibility & Consistency

Proposed Land Use is:

- **Compatible w/surrounding area**
- **Consistent w/Comp. Plan, including policies re: discouraging urban sprawl and encouraging mixed-use development where appropriate (e.g., w/in 1/4 mi. of transit hubs)**

City Plan Board to City Commission

Approve Petition PB-15-29 LUC
(Plan Board voted 6-0)

Staff to City Commission

Approve Petition & Ordinance