



NIMBA

**Small-scale Comprehensive
Plan Amendment (Ss-CPA)
and Rezoning Applications**
(PB-19-00077 and PB-19-00078)

City of Gainesville Commission
December 5, 2019

Request:

1. Ss-CPA to amend the site's Future Land Use From **County** Low Density Residential To **City** Mixed-Use Low Intensity (MUL)
2. Rezoning to change the site's Zoning District From **County** Single-Family Residential (R-1A) To **City** Mixed-Use Low Intensity (MU-1)

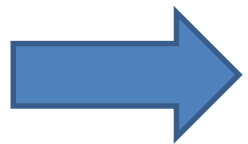
Intent:

Following annexation into the City, permit site's highest and best use while remaining and promoting compatible with adjacent parcels by creating a consistent form with the context area pattern.

Application Review Process



Annexation (Ord. 180416) (Second Reading and Adoption)	February 21, 2019
Submit Ss-CPA and Rezoning Application	May 20, 2019
City Plan Board Public Hearing #1	August 22, 2019
City Plan Board Public Hearing #2	October 9, 2019
City Commission (Public Hearing & 1 st Reading)	December 5, 2019
City Commission (2 nd Reading)	January 16, 2020



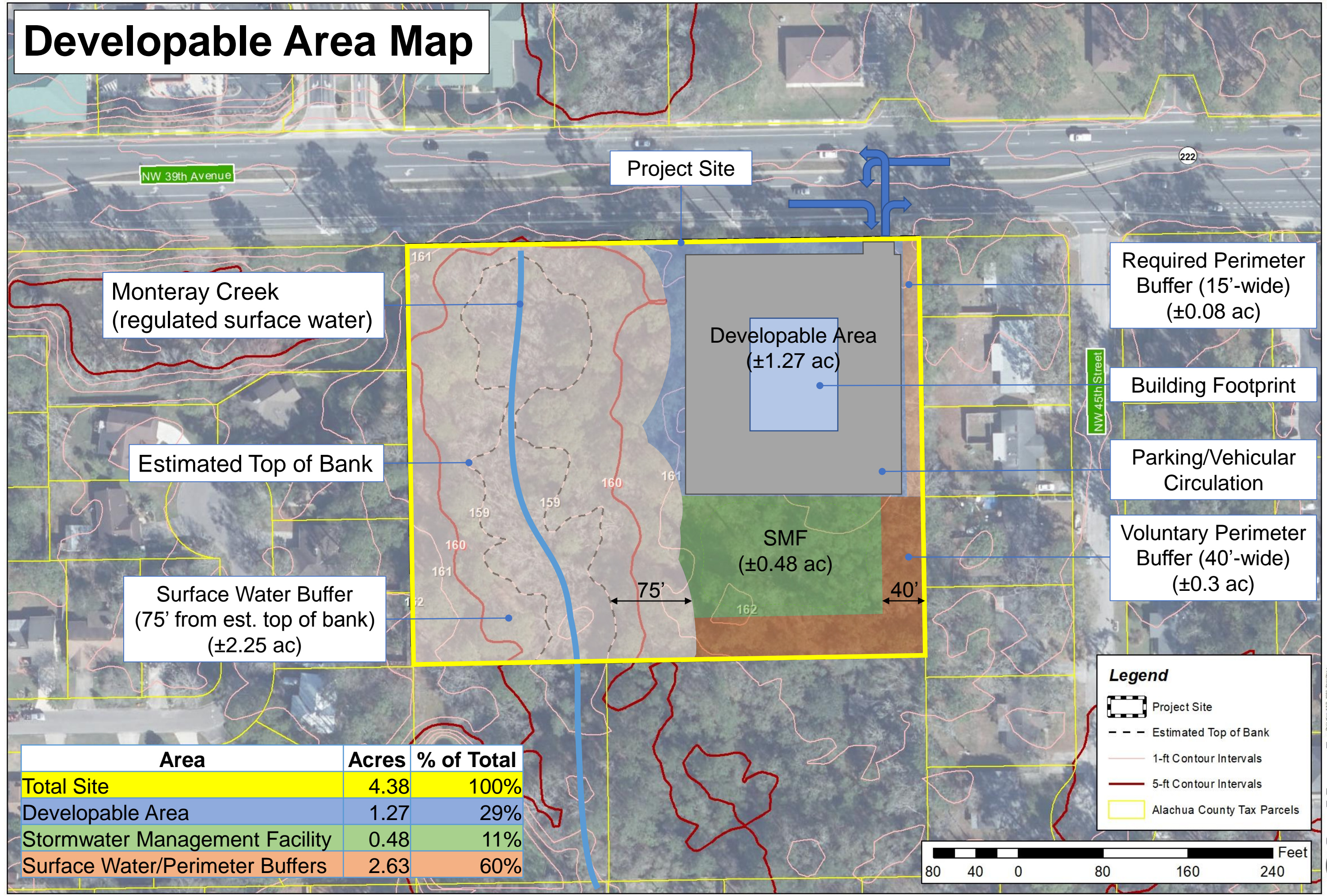
Aerial Map



Project No. 1802-000000
Prepared by: Employee #44
Date: 01/15/2019

- Site is **undeveloped**, surrounded by **urban-scale development**, and has direct access to all **urban infrastructure**.
- Site has direct access to State Road 222 / NW 39th Avenue, with an existing full median cut.
- **Parcel was annexed into the City of Gainesville** per Ordinance No. 180416 on February 21, 2019.

Developable Area Map



Monteray Creek
(regulated surface water)

Project Site

Developable Area
(±1.27 ac)

Required Perimeter
Buffer (15'-wide)
(±0.08 ac)

Building Footprint

Parking/Vehicular
Circulation

Voluntary Perimeter
Buffer (40'-wide)
(±0.3 ac)

Estimated Top of Bank

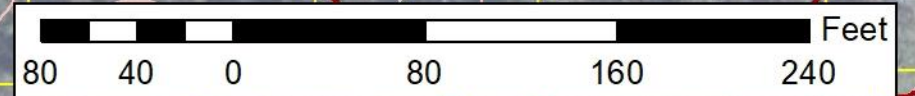
Surface Water Buffer
(75' from est. top of bank)
(±2.25 ac)

SMF
(±0.48 ac)

Area	Acres	% of Total
Total Site	4.38	100%
Developable Area	1.27	29%
Stormwater Management Facility	0.48	11%
Surface Water/Perimeter Buffers	2.63	60%

Legend

- Project Site
- Estimated Top of Bank
- 1-ft Contour Intervals
- 5-ft Contour Intervals
- Alachua County Tax Parcels

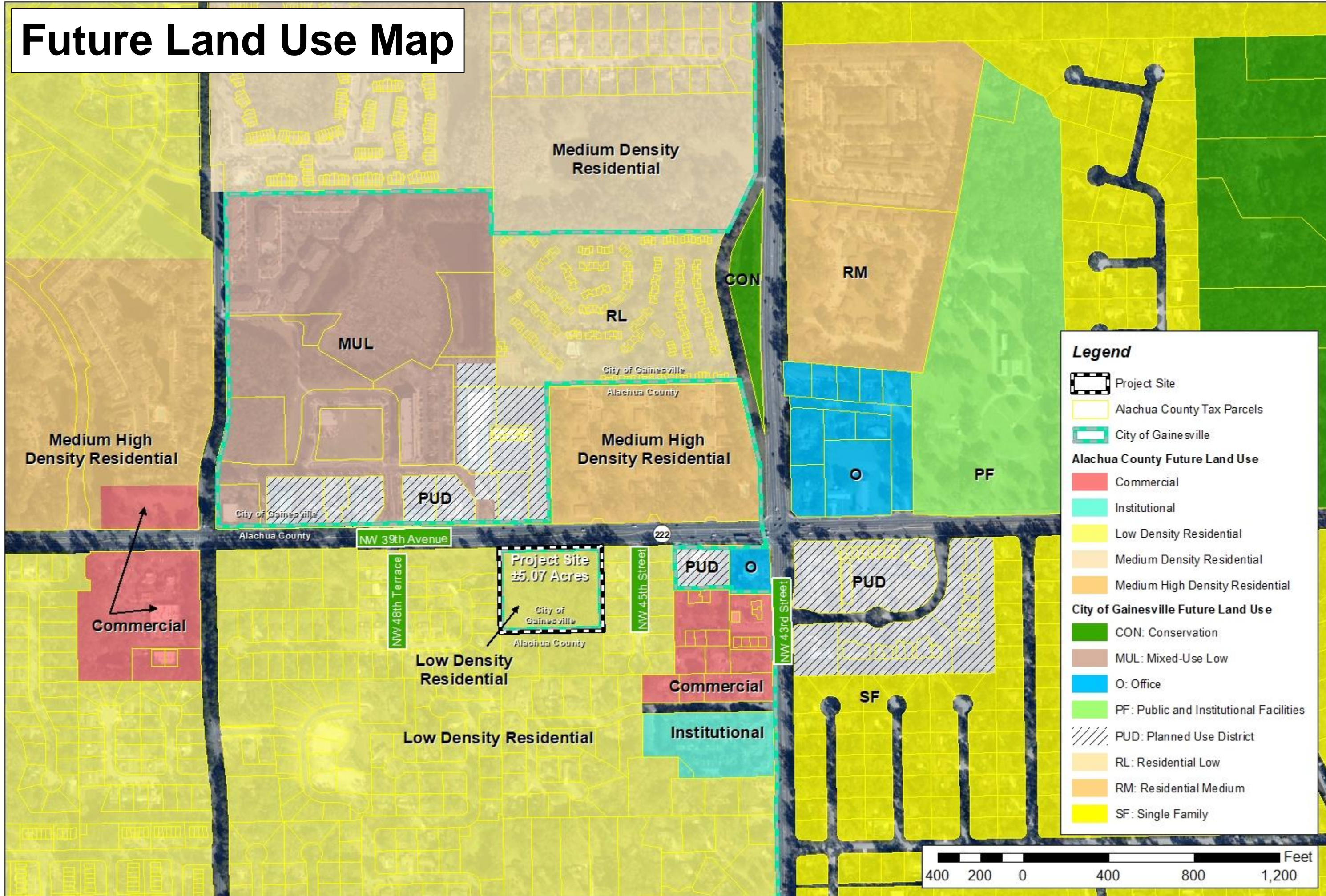


Alachua County Tax Parcel # 06111-005-000
Ss-CPA and Rezoning



Future Land Use Map

ILLUSTRATION 2A:
FLU MAP



Alachua County Tax Parcel # 06111-005-000
Ss-CPA and Rezoning

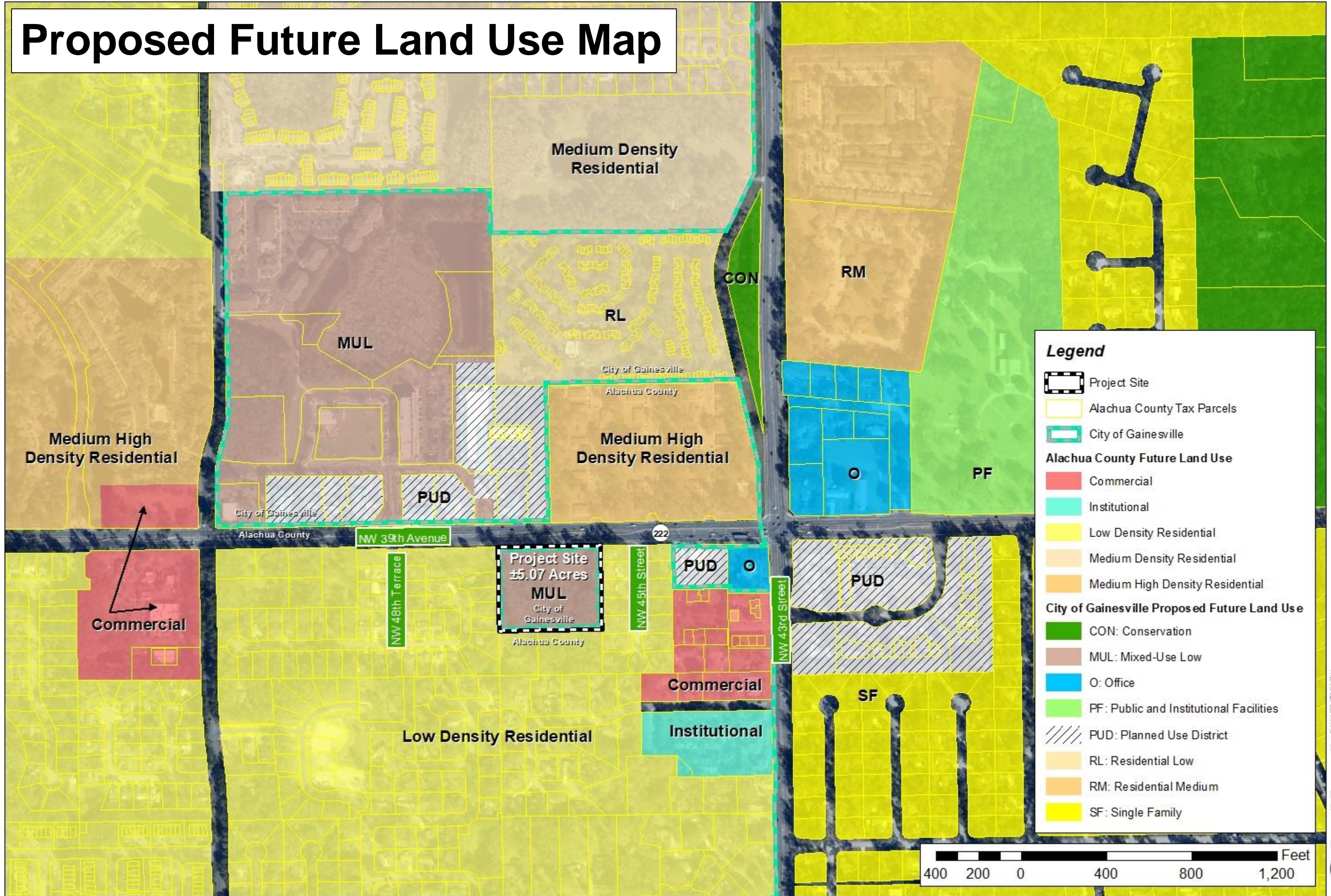


Project No. 1802_04/20/18
Prepared by: Emily Jones, AIA
Checked by: Emily Jones, AIA
Date: 01/15/2019



Document Path: N:\2018\18-04\1802\1802_Plan\1802_FluMap_011519.mxd

Proposed Future Land Use Map



Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville

Alachua County Future Land Use

- Commercial
- Institutional
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential

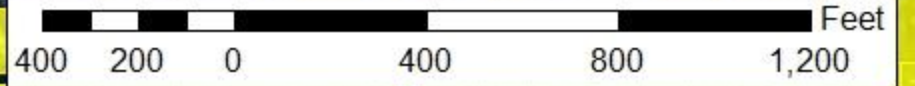
City of Gainesville Proposed Future Land Use

- CON: Conservation
- MUL: Mixed-Use Low
- O: Office
- PF: Public and Institutional Facilities
- PUD: Planned Use District
- RL: Residential Low
- RM: Residential Medium
- SF: Single Family

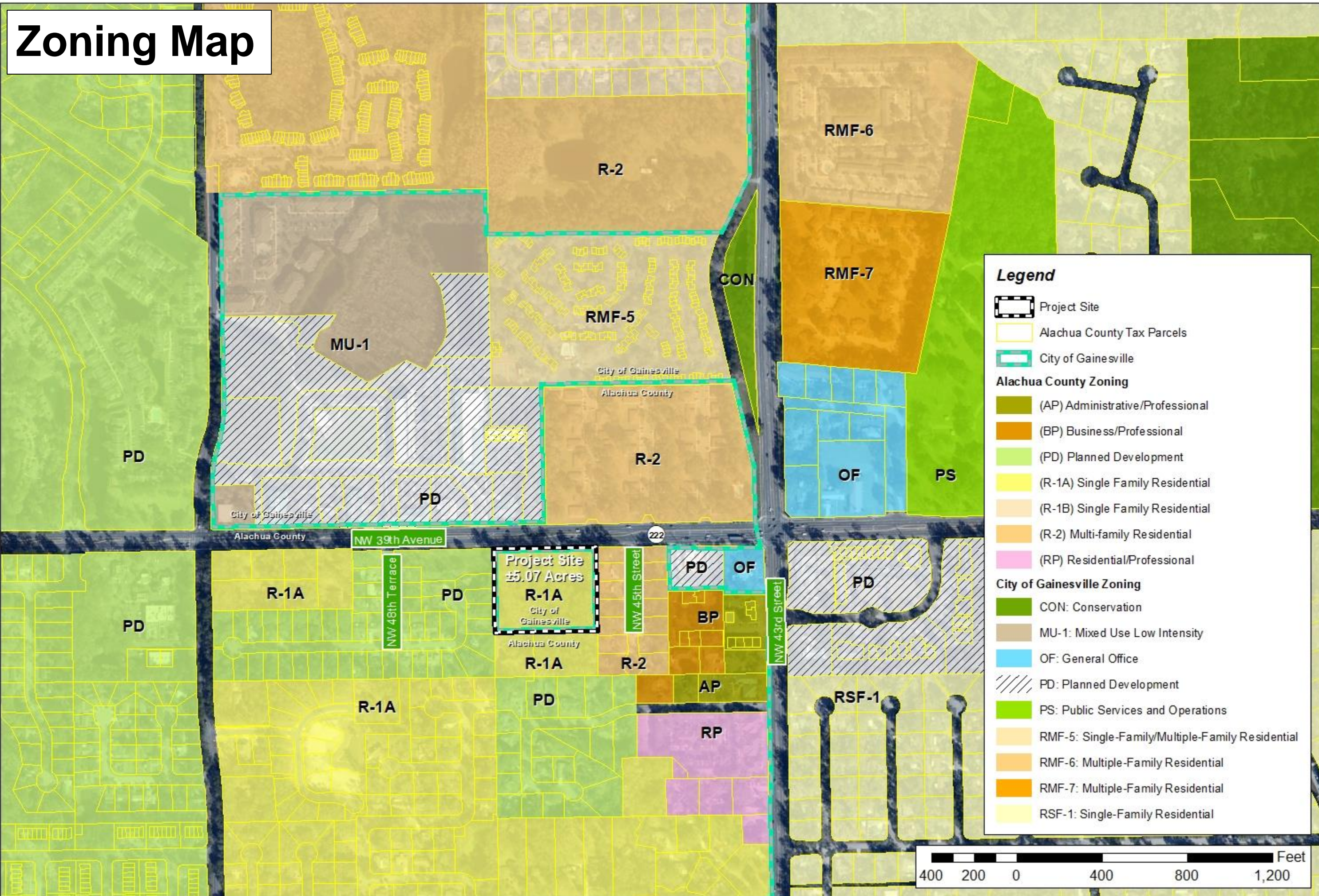
Alachua County Tax Parcel # 06111-005-000
Ss-CPA and Rezoning



Project No. 1982-000004
 Prepared by: CH2M Hill
 Date: 01/15/2019



Zoning Map



Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville

Alachua County Zoning

- (AP) Administrative/Professional
- (BP) Business/Professional
- (PD) Planned Development
- (R-1A) Single Family Residential
- (R-1B) Single Family Residential
- (R-2) Multi-family Residential
- (RP) Residential/Professional

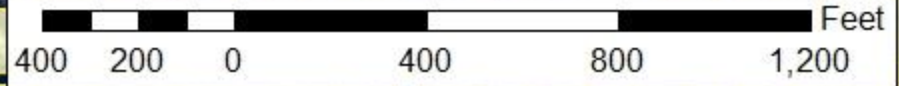
City of Gainesville Zoning

- CON: Conservation
- MU-1: Mixed Use Low Intensity
- OF: General Office
- PD: Planned Development
- PS: Public Services and Operations
- RMF-5: Single-Family/Multiple-Family Residential
- RMF-6: Multiple-Family Residential
- RMF-7: Multiple-Family Residential
- RSF-1: Single-Family Residential

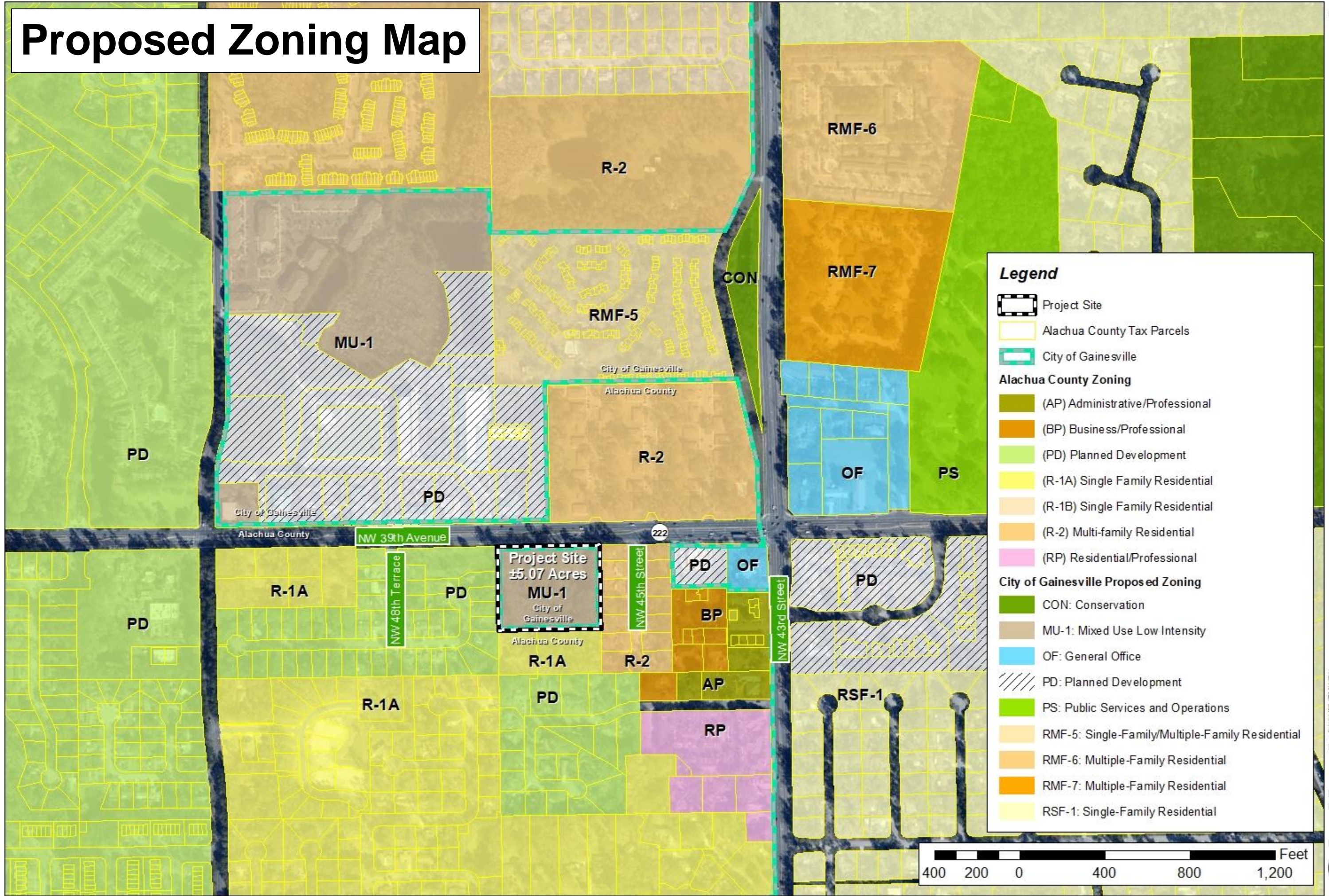
Alachua County Tax Parcel # 06111-005-000
 Ss-CPA and Rezoning



Project No. 1802_04/20/18
 Prepared by: Employee #44
 Date: 01/15/2019



Proposed Zoning Map



Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville

Alachua County Zoning

- (AP) Administrative/Professional
- (BP) Business/Professional
- (PD) Planned Development
- (R-1A) Single Family Residential
- (R-1B) Single Family Residential
- (R-2) Multi-family Residential
- (RP) Residential/Professional

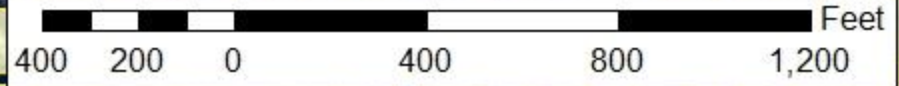
City of Gainesville Proposed Zoning

- CON: Conservation
- MU-1: Mixed Use Low Intensity
- OF: General Office
- PD: Planned Development
- PS: Public Services and Operations
- RMF-5: Single-Family/Multiple-Family Residential
- RMF-6: Multiple-Family Residential
- RMF-7: Multiple-Family Residential
- RSF-1: Single-Family Residential

Alachua County Tax Parcel # 06111-005-000
 Ss-CPA and Rezoning

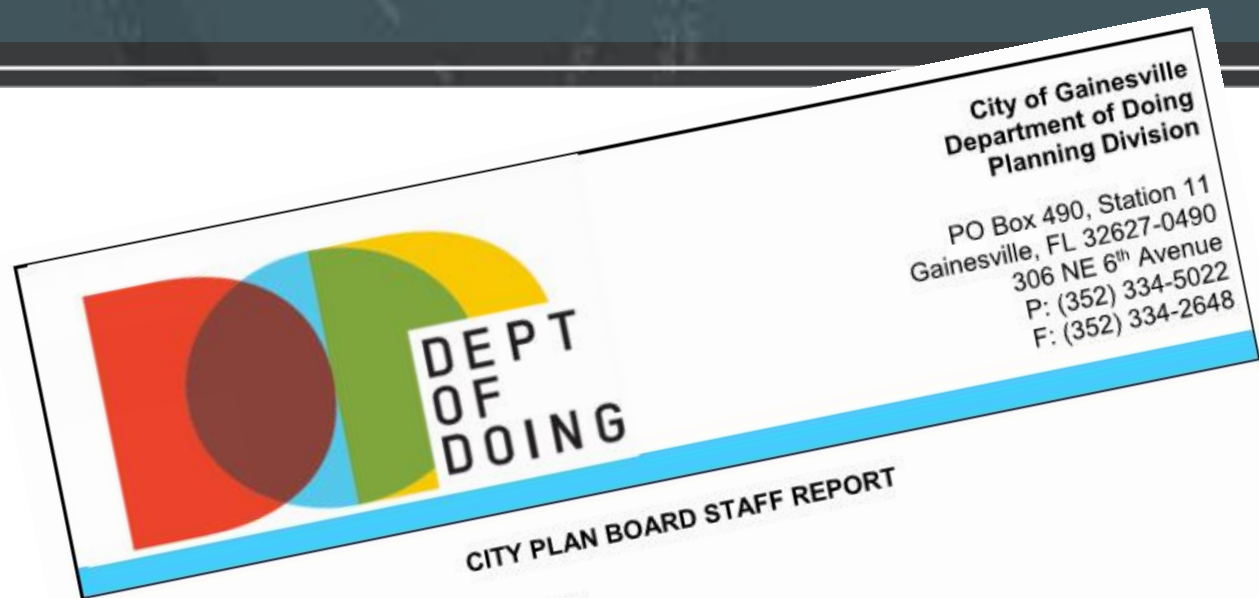


Project No. 1802_04/20/18
 Project Name: Ss-CPA and Rezoning
 Client: City of Gainesville
 Date: 01/15/2019



- Recently annexed into the City of Gainesville;
- Site surrounded by a variety of residential types and densities;
- Proposed FLU and Zoning designations:
 - Are compatible with adjacent uses;
 - Allows development consistent with area (logical nexus);
 - Locates density within urbanized area; and
 - Maximizes existing urban infrastructure.

Staff Recommendation



PUBLIC HEARING DATE: August 22, 2019
ITEM NO: 1
PROJECT NAME AND NUMBER: Nimba (PB-19-77 LUC)
APPLICATION TYPE: Legislative
RECOMMENDATION: Staff recommends approval of Petition PB-19-77 LUC based on a finding of compliance with all applicable review criteria.
DRAFT MOTION FOR CONSIDERATION: I move to recommend approval of Petition PB-19-77 LUC.
CITY PROJECT CONTACT: Brittany McMullen



Land Use Amendment

CONCLUSION AND RECOMMENDATION

The proposed land use amendment has been evaluated based on the criteria established in the Comprehensive plan and has been found to meet the intent of the Comprehensive plan as outlined above. These include providing higher density mixed use along a major arterial, and encouraging multi modal transportation. Staff therefore recommends approval of Petition PB-19-77 LUC.

Rezoning

CONCLUSION AND RECOMMENDATION

This petition seeks to rezone a 5.07 acre parcel from Alachua County Single Family R-1A: 1-4du/acre to City of Gainesville Mixed-Use Low Intensity: 8-30du/acre. It represents a significant change in density for the subject parcel. Staff has evaluated the requested rezoning according to the criteria outlined in the Land Development Code and found that the zoning designation will be compatible with existing uses and the changed character of the 39th Avenue Corridor.

The location of the subject parcel along a major arterial road makes it easily accessible and presents an opportunity to place a mix of uses at a higher density close to existing residential uses as well as public facilities and services. This meets the intent of both the Comprehensive Plan and the Land Development Code. Based on the findings outlined above staff recommends approval of petition PB-19-78 ZON.

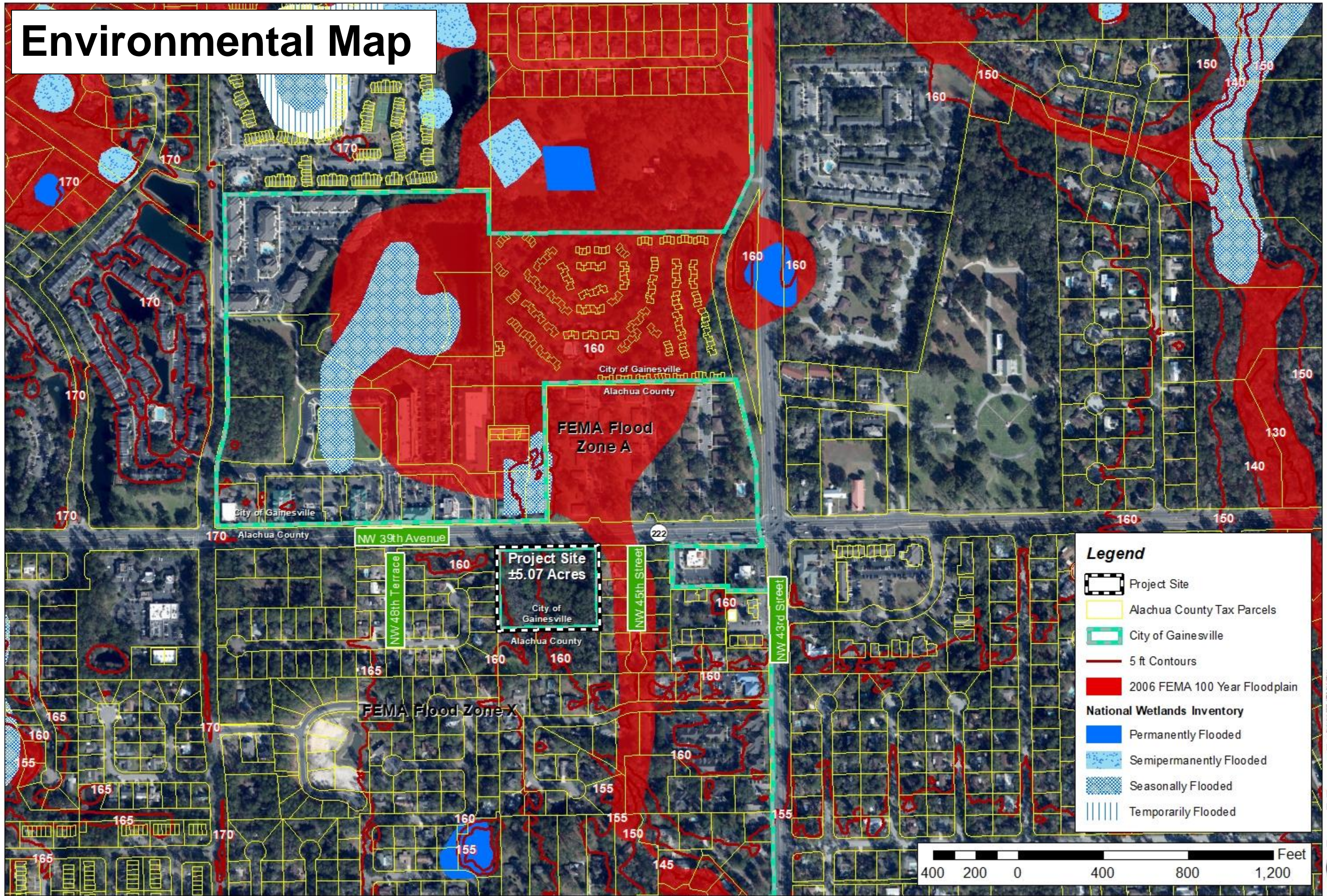


CH2M

Professional Consultants

Environmental Map

ILLUSTRATION 4:
ENV. MAP



Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville
- 5 ft Contours
- 2006 FEMA 100 Year Floodplain

National Wetlands Inventory

- Permanently Flooded
- Semipermanently Flooded
- Seasonally Flooded
- Temporarily Flooded

Alachua County Tax Parcel # 06111-005-000
Ss-CPA and Rezoning



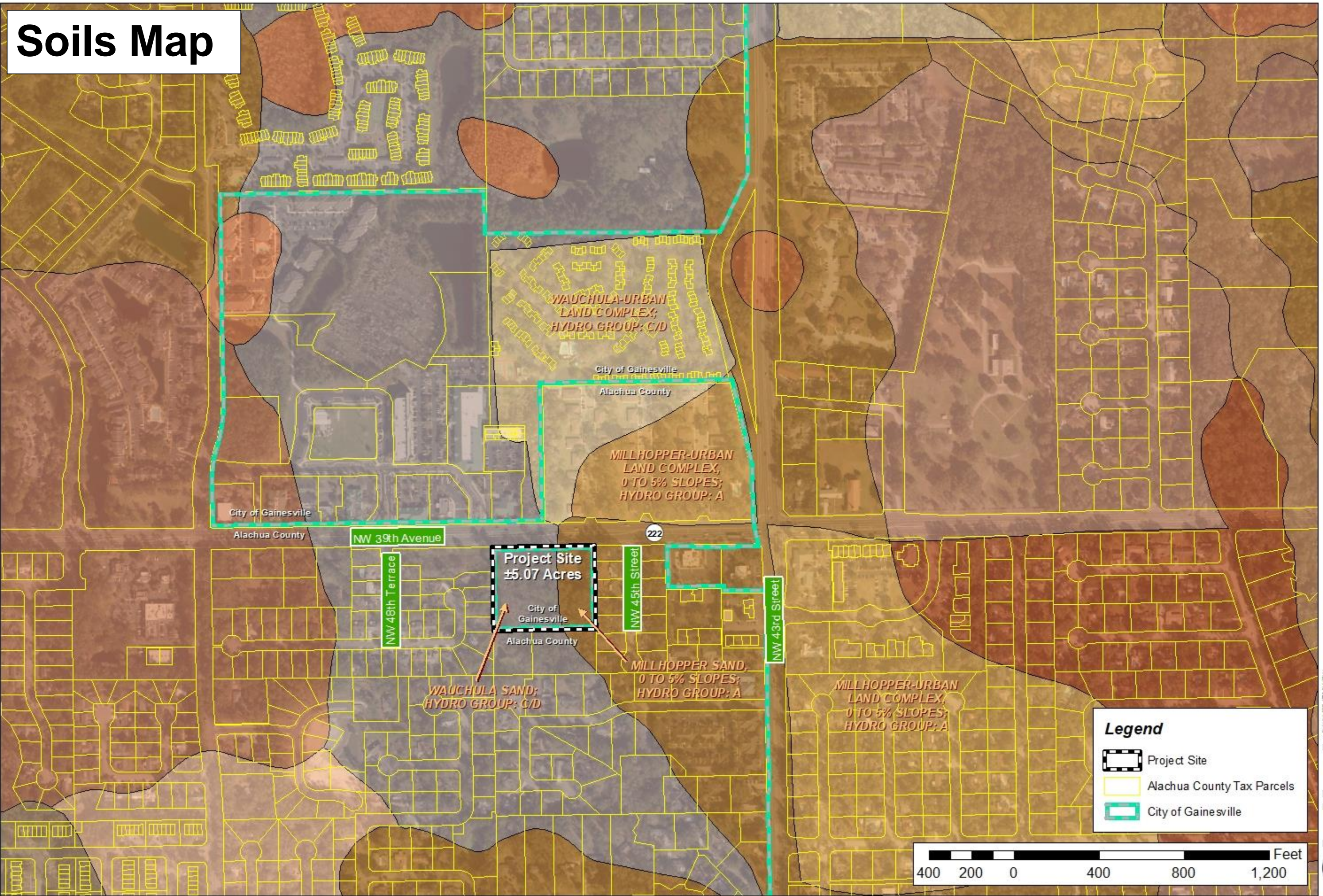
Project No. 1802-000004
 Prepared by: Employee #44
 Date: 01/02/19



Document Path: N:\2018\18-000004\1802-000004\1802-000004.dwg

Soils Map

ILLUSTRATION 5:
SOILS MAP






Alachua County Tax Parcel # 06111-005-000
Ss-CPA and Rezoning



Project No. 1802-000000
Prepared by: CH2M HILL
Date: 01/14/2019



Legend

-  Project Site
-  Alachua County Tax Parcels
-  City of Gainesville

