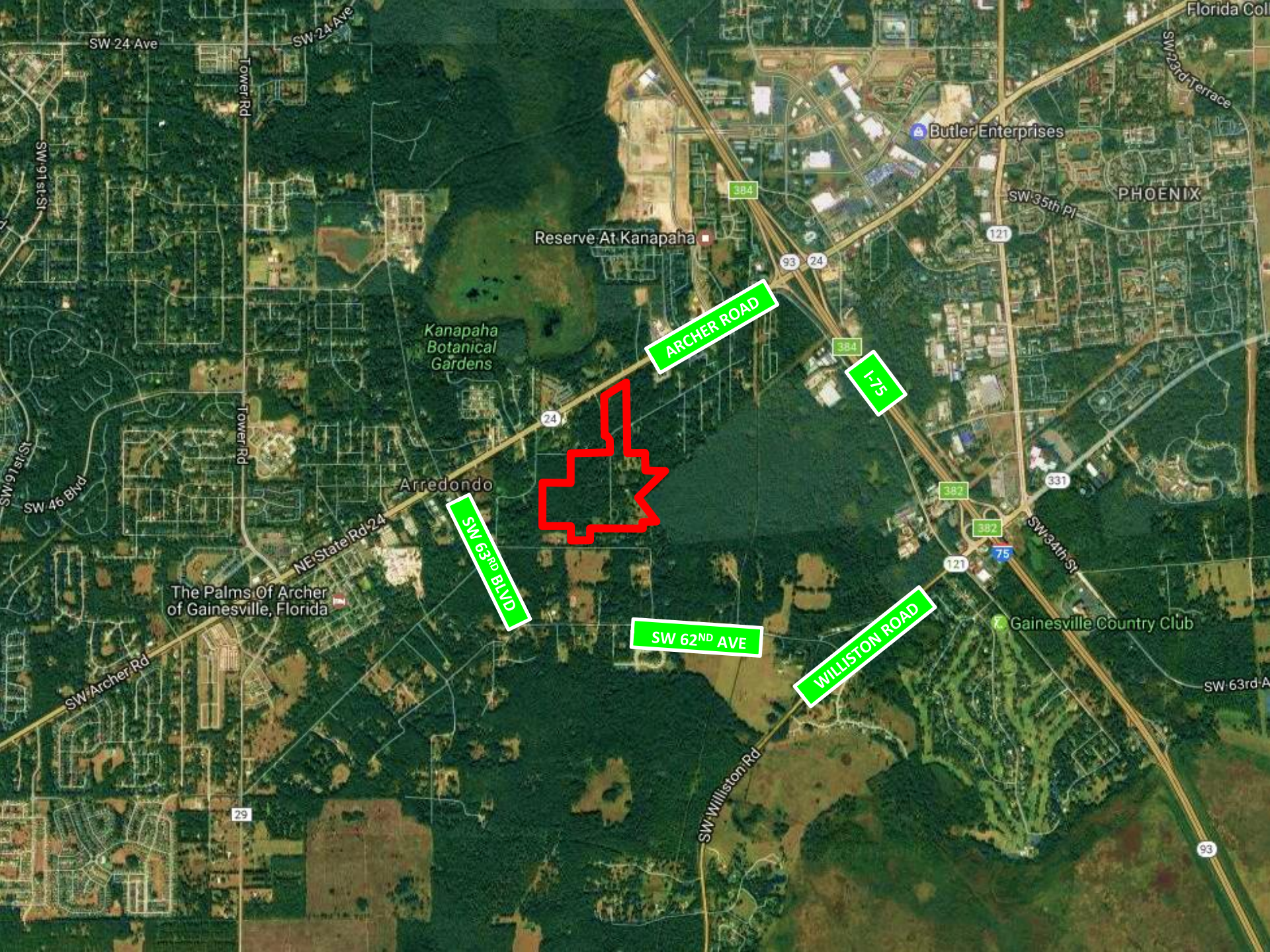




Proposed Land Use Change & Rezoning SW Archer Road
Petitions PB-17-28LUC & PB-17-30ZON & Ordinances
160981 & 160982

July 6, 2017



SW 24 Ave

SW 24 Ave

Tower Rd

SW 91 st St

Butler Enterprises

SW 35th Pl

PHOENIX

Reserve At Kanapaha

384

93 24

121

ARCHER ROAD

I-75

Kanapaha Botanical Gardens

384

24

Arredondo



387

331

SW 65th BLVD

382

121

75

SW 34th St

The Palms Of Archer of Gainesville, Florida

NE State Rd 24

SW 62ND AVE

Gainesville Country Club

SW 63rd A

SW Archer Rd

WILLISTON ROAD

SW Williston Rd

29

93

Proposed Land Use & Zoning Change

Subject Properties:

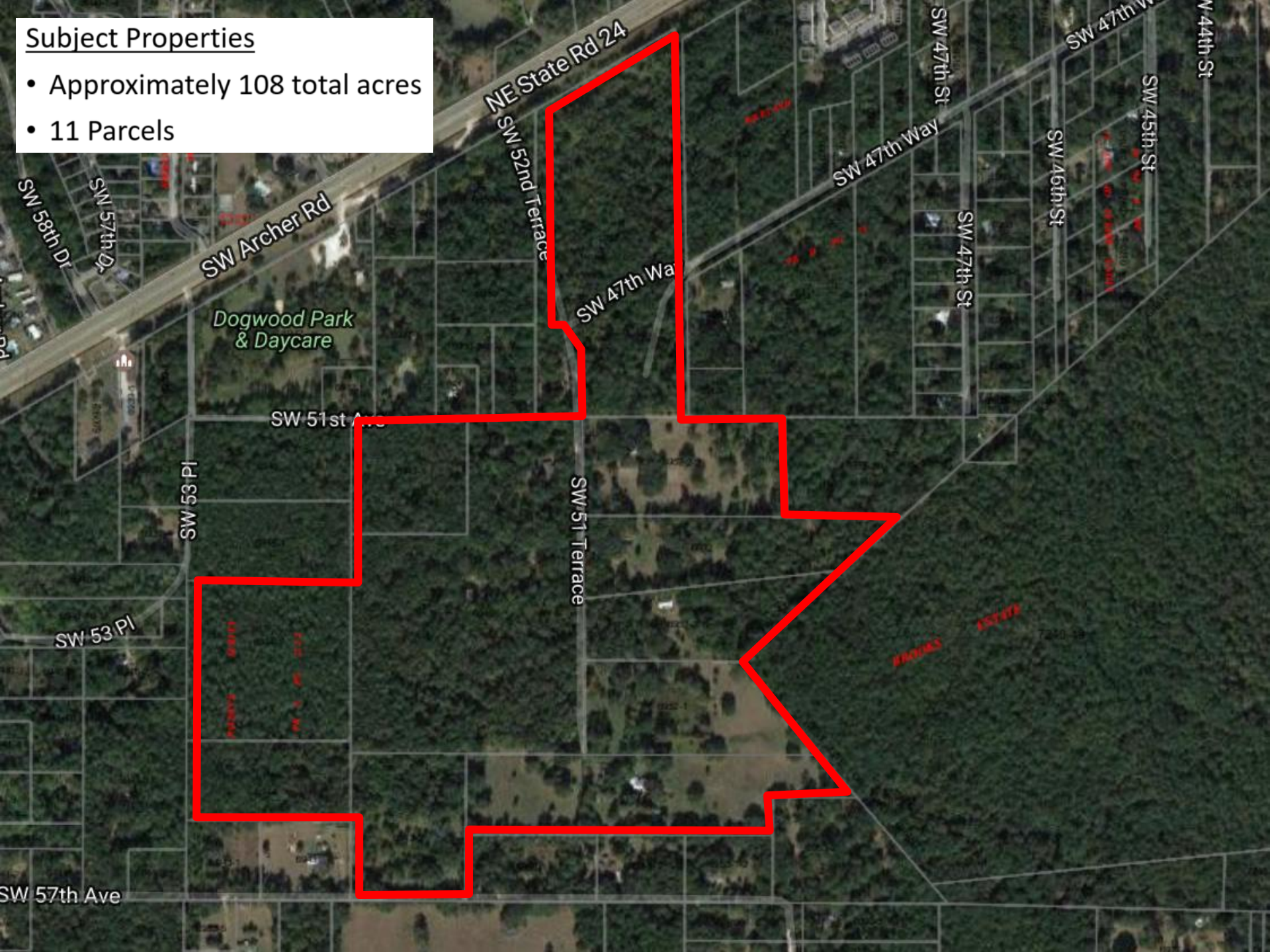
- Annexed 6/1/17 by Ordinance 160744
- 11 parcels on approximately 108 acres (total)
- Primary access from Archer Road (State Arterial)
- Located in Urban Services Area / GRU utilities available
- Currently has County Land Use & Zoning designations

Request:

- Land Use Change & Rezoning – Follow-Up to Annexation
 - From: County Residential Low FLU & R-1a, RE-1 & R-1b Zoning
 - To: City Single Family FLU & RSF-4 Zoning

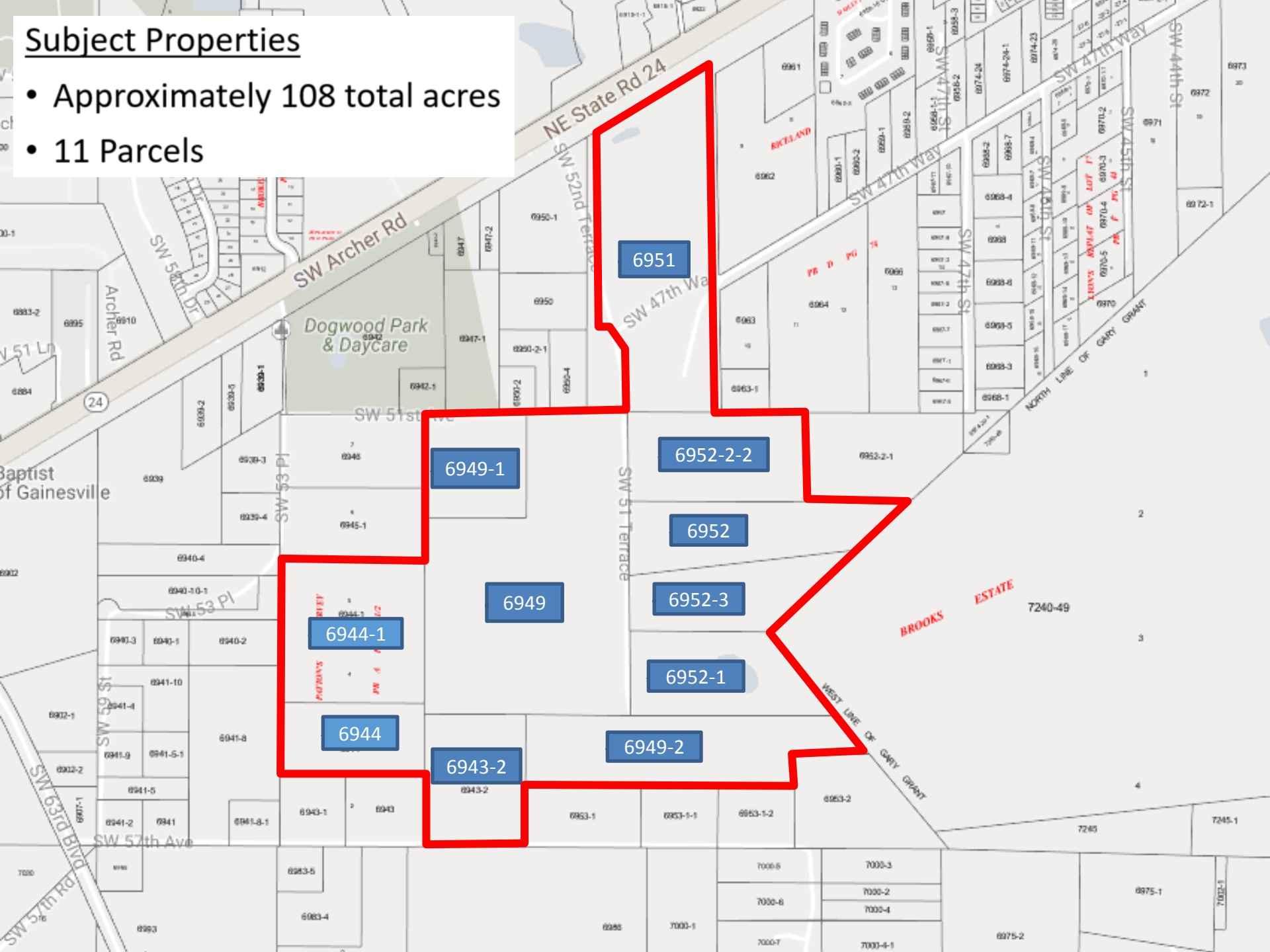
Subject Properties

- Approximately 108 total acres
- 11 Parcels



Subject Properties

- Approximately 108 total acres
- 11 Parcels



6951

6949-1

6952-2-2

6952

6949

6952-3

6944-1

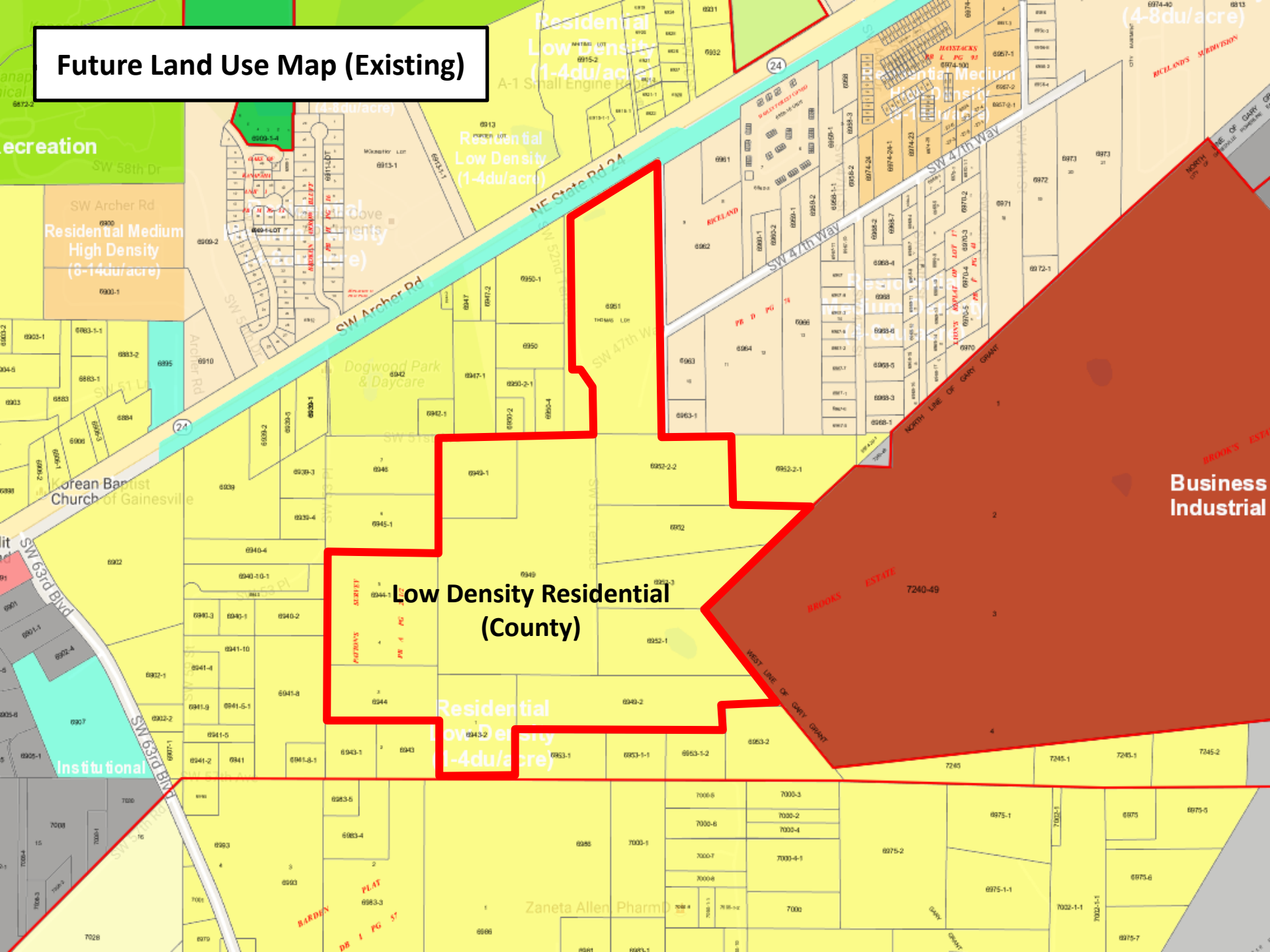
6952-1

6944

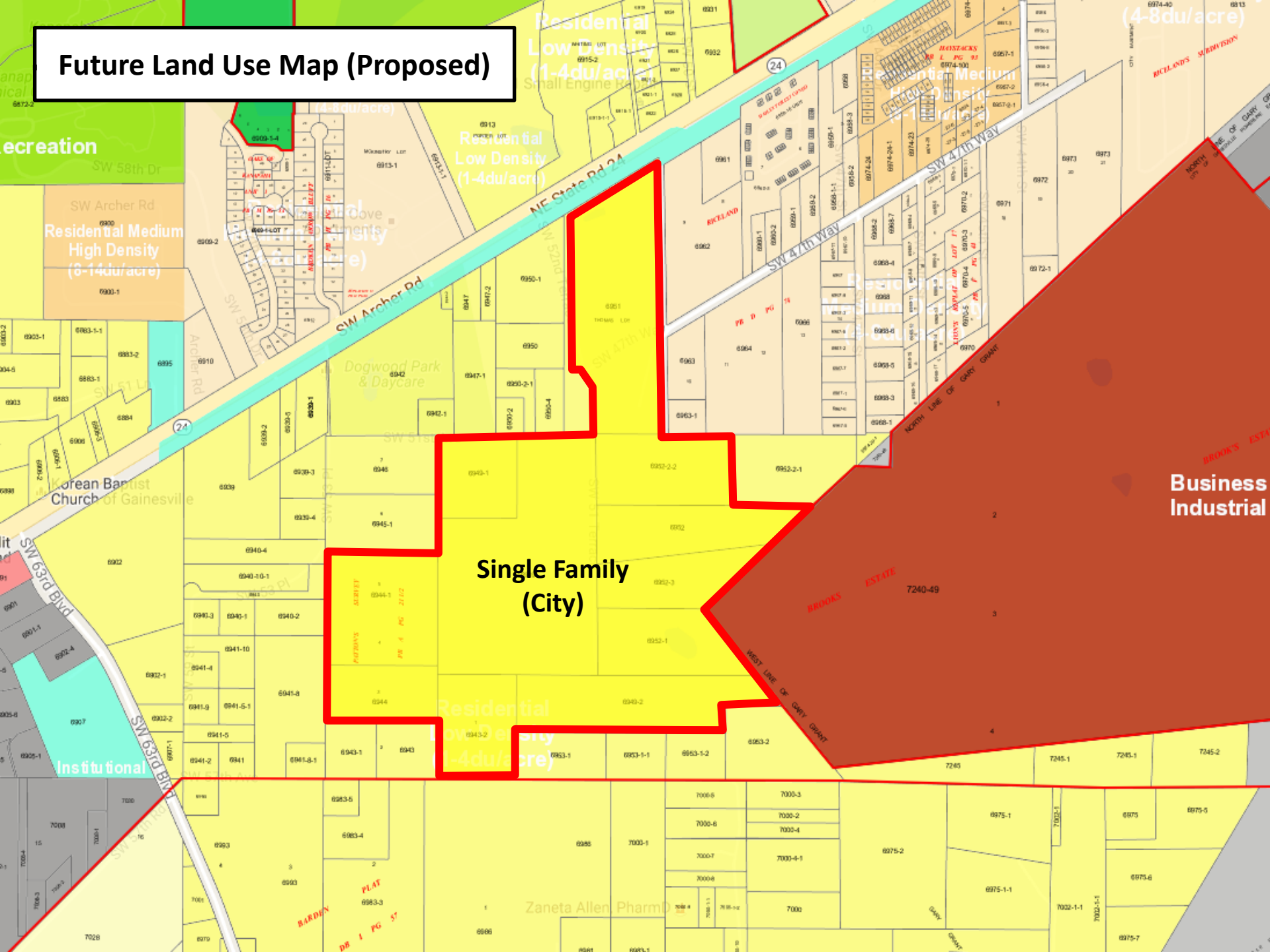
6949-2

6943-2

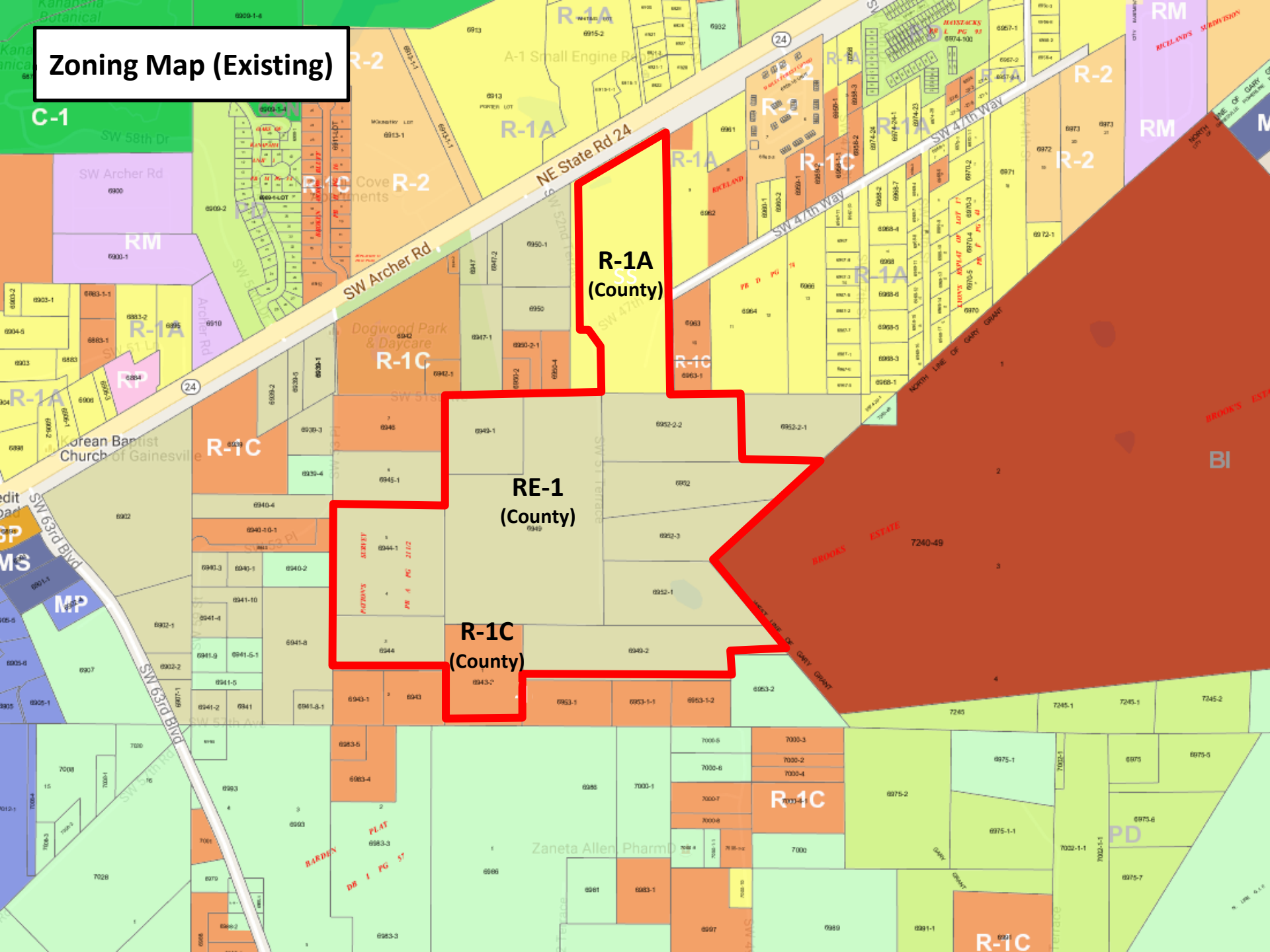
Future Land Use Map (Existing)



Future Land Use Map (Proposed)



Zoning Map (Existing)



R-1A
(County)

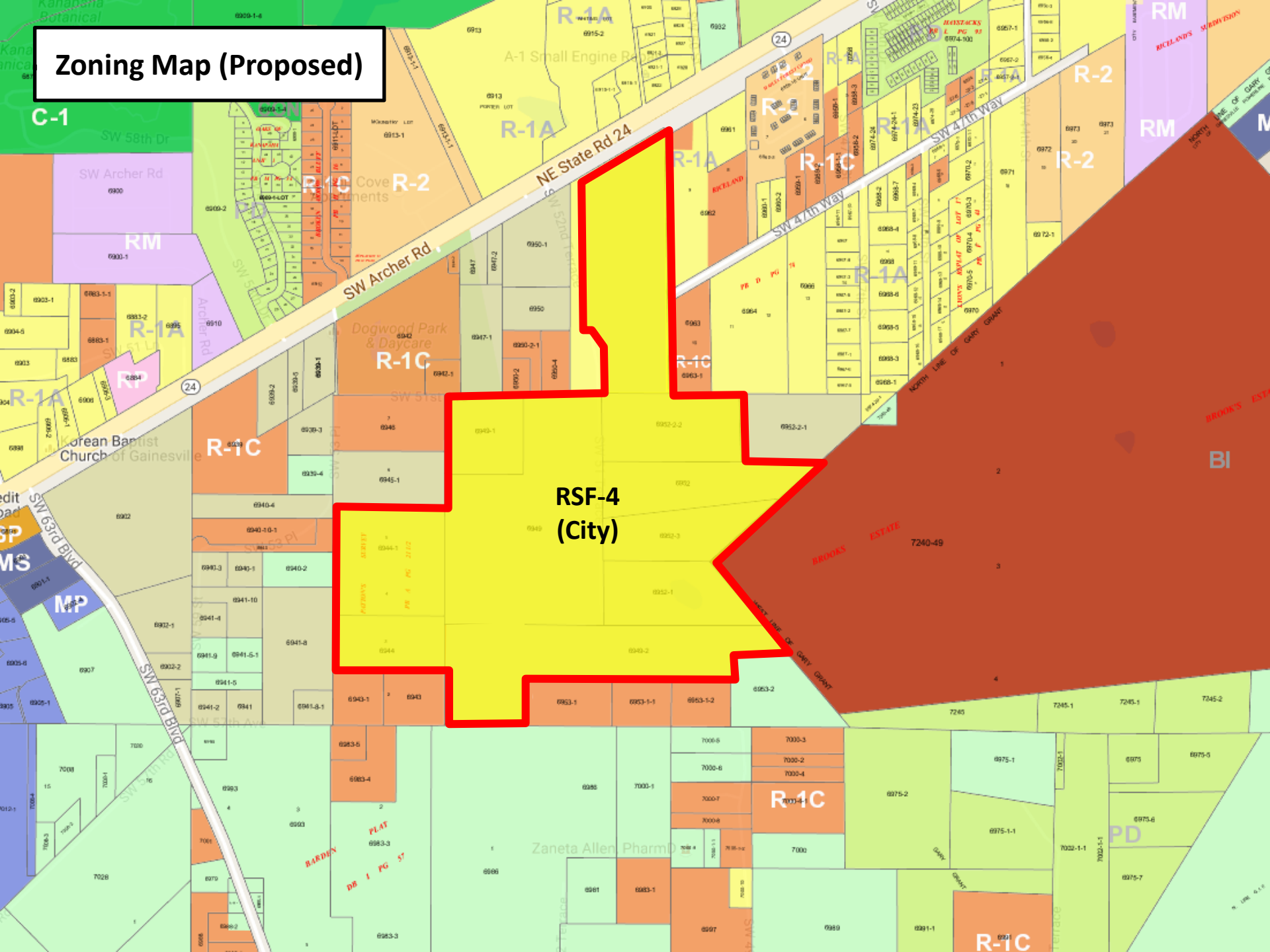
RE-1
(County)

R-1C
(County)

R-1C

R-1C

Zoning Map (Proposed)



Proposed Land Use & Zoning

Permitted Uses:

- City (Proposed): Single Family Residential (ONLY)
- County (Existing): Single Family, TND, TOD
TND/TOD: SF, MF, Commercial, Office, etc.

Density/Intensity Comparison:

- County TOD Scenario
(Permitted By-Right):

City (Proposed)	0-8 <u>u.p.a.</u> *
County (Existing)	<p>Mixed / Between 0-4 <u>u.p.a.</u></p> <p>Development over 15 Acres: Required TND or TOD</p> <p>TOD Scenario (By Right):</p> <ul style="list-style-type: none"> • 1,500 Residential Units • 650,000 Square Feet Non-Residential

* Proposed Design Plat

- Maximum Density: 4 u.p.a.
- Requires DRB and City Commission Approval

Benefit of Proposed vs. Existing

- Limits development to single family uses (no Commercial, Office or Multifamily)
- Density maximums are lower (vs. TND / TOD)
- Supports residential clustered subdivision concept
 - Allows flexibility of lot size / subdivision design
 - Protects environmental resources
 - Protects heritage trees
 - Increases open space / greenspace areas

Summary

- Land Use Change & Rezoning required due to annexation
- Proposed Land Use & Zoning provides balance between compatibility and urban infill demands
- Requests are consistent with City Comprehensive Plan and Land Development Code
 - Supports residential infill development in the urban area
- **Staff Recommendation – Approval**
- **Plan Board Recommendation – Approval Vote: 5-0**