



## Planning and Development Services

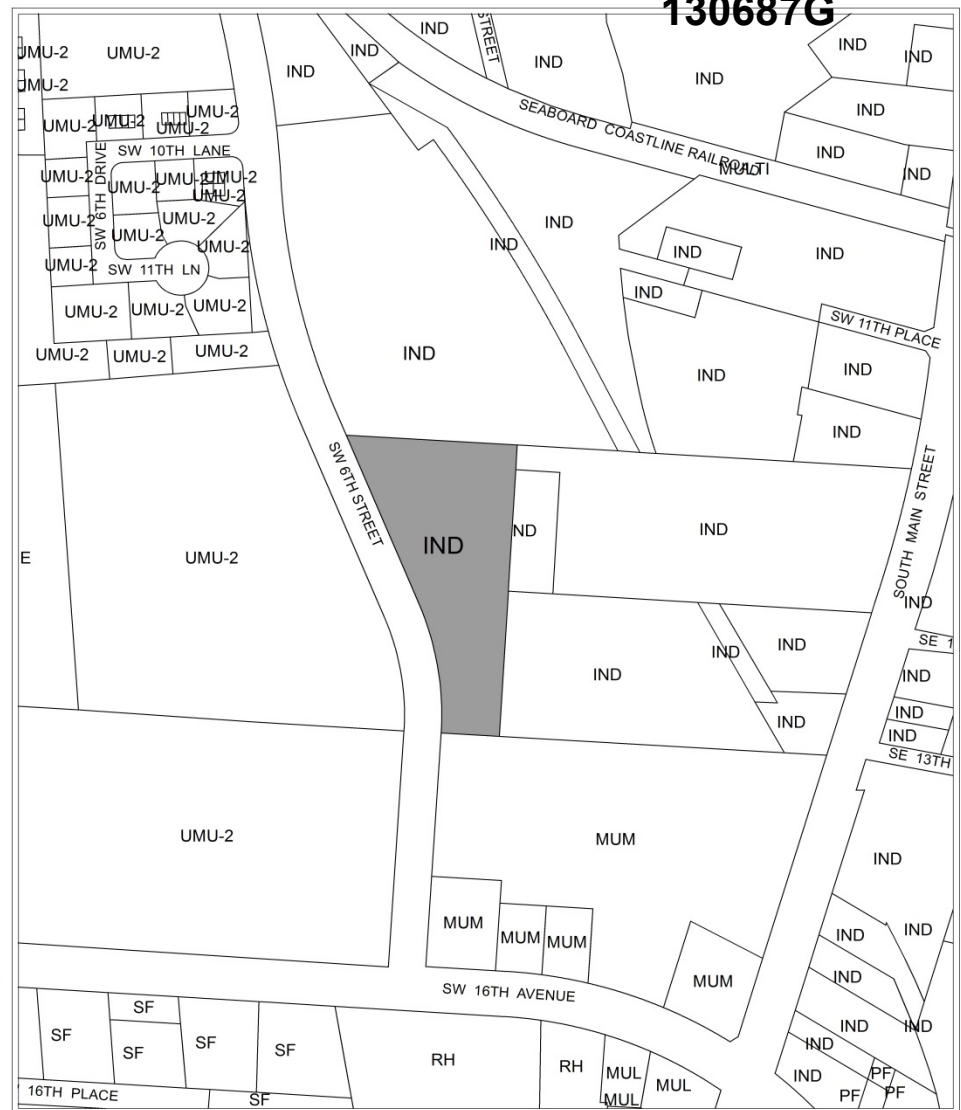
# City Commission Legistar Item No. 130687 PB-13-122 LUC June 5, 2014

Prepared by Jason Simmons

130687G

## City of Gainesville Land Use Designations

- SF Single Family (up to 8 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- UMU2 Urban Mixed Use 2 (UMU-2: 10 to 100 du/acre; & up to 25 additional du/acre by special use permit)
- IND Industrial
- E Education
- PF Public Facilities



----- Division line between two land use categories  
 ——— City Limits

Area under petition consideration

### EXISTING LAND USE

 No Scale	Applicant	Petition Request	Petition Number
	Ricardo Cavallino, agent for Ridgway Roof Truss Co, Inc	Amend the City of Gainesville Future Land Use map from Industrial (IND) to Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit) Related to PB-13-123 ZON	PB-13-122 LUC

130687G

## City of Gainesville Land Use Designations

- SF Single Family (up to 8 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- UMU2 Urban Mixed Use 2 (UMU-2: 10 to 100 du/acre; & up to 25 additional du/acre by special use permit)
- IND Industrial
- E Education
- PF Public Facilities



----- Division line between two land use categories  
 ——— City Limits  
 Area under petition consideration

### PROPOSED LAND USE


 No Scale	Applicant	Petition Request	Petition Number
	Ricardo Cavallino, agent for Ridgway Roof Truss Co, Inc	Amend the City of Gainesville Future Land Use map from Industrial (IND) to Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit) Related to PB-13-123 ZON	PB-13-122 LUC



130687G



AERIAL PHOTOGRAPH

	Name	Petition Request	Petition Number
 <p>No Scale</p>	Ricardo Cavallino, agent for Ridgway Roof Truss Co, Inc	Rezone property from I-1: Limited Industrial district to UMU-2: 10 to 100 units per acre, and up to 25 additional units per acre by special use permit Related to PB-13-122 LUC	PB-13-123 ZON





130687G



© 2013 Google

© 2014 Google

Google earth





130687G



© 2013 Google

© 2014 Google

Google earth





130687G

© 2014 Google



© 2013 Google

© 2014 Google

Google earth





130687G



© 2013 Google

© 2014 Google

Google earth



# PB-13-122 LUC

- Site is located along a Central Corridor and is currently regulated by the Central Corridors SAP; if LU & subsequent zoning adopted, will be regulated by UMU-2 zoning design regulations & added to Archer Triangle area of the UMU-2 district
- UMU-2 Land Use allows residential as well as office/research, retail & service uses
- Site less than mile from UF, Innovation Square, Depot Park and downtown



# PB-13-122 LUC

- High intensity UMU-2 would be adjacent to other intense Land Use categories (IND, MUM, UMU-2), within central core of city where density, pedestrian-oriented development & mix of uses is encouraged
- UMU-2 Land Use emphasizes orientation of structures to the street and the multi-modal character of the area



# PB-13-122 LUC

- LDRs including streetscape & public realm requirements ensure pleasant/safe environment for pedestrians, bikes, transit & autos
- No major environmental issues on the site; no wetlands or floodplain areas
- Site is in TMPA Zone A & within UF Context Area; must comply with TME Policy 10.1.14 concerning new MF residential development funding capital transit costs
- Land Use consistent with Comprehensive Plan



# STAFF RECOMMENDATION:

- Approve Petition PB-13-122 LUC
- Adopt Ordinance 130687
- Plan Board approved petition 6-0 on January 23, 2014.