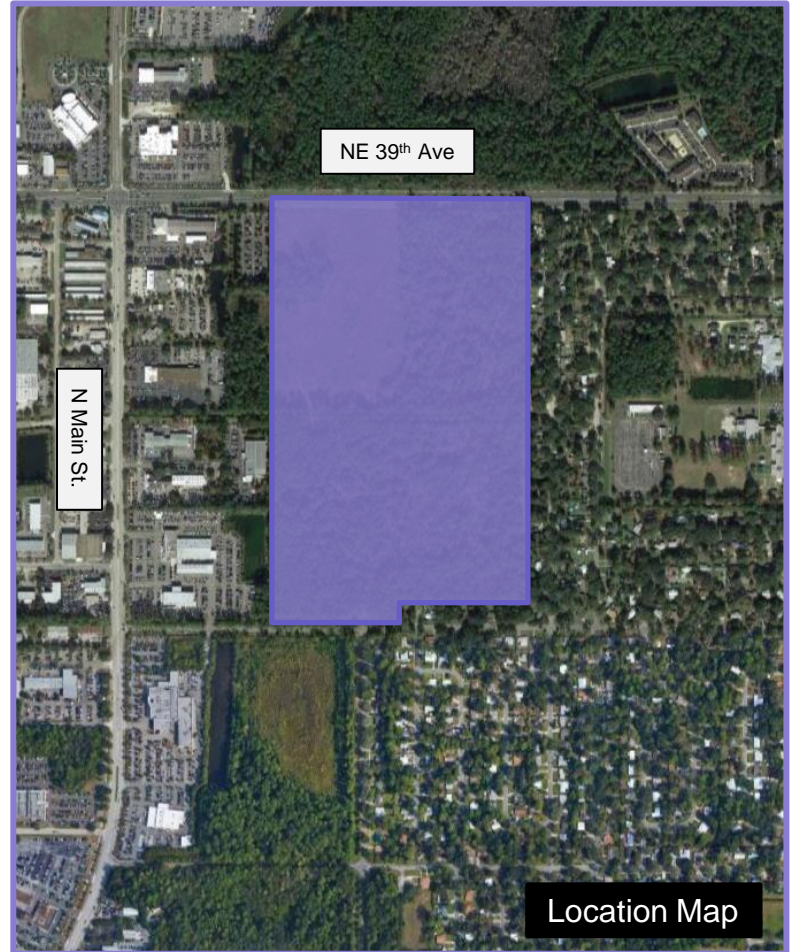


City of  
**Gainesville**

PB-20-152 LUC NE 39<sup>th</sup> Henderson  
Large-Scale Land Use Change  
Legistar #200886

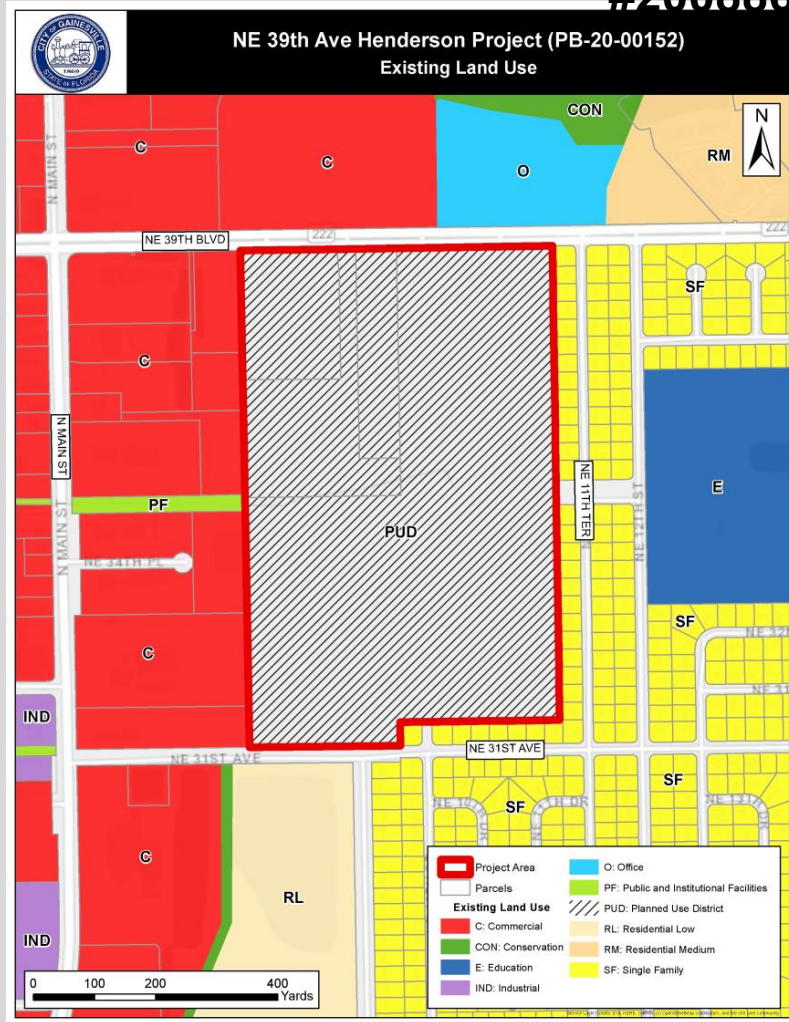
Department of Sustainable Development  
Nathaniel Chan  
August 5<sup>th</sup>, 2021



# Land Use Change – Large Scale

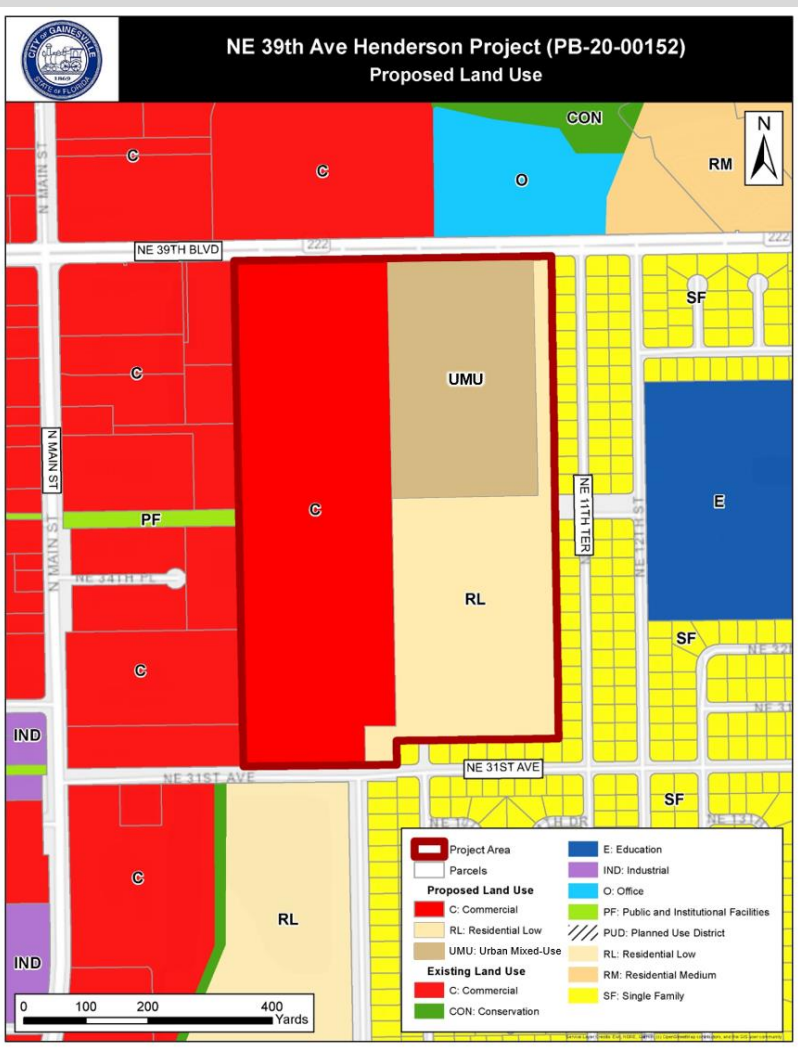
Agent of Applicant: eda consultants, inc.  
 Address: 755-1100 block on the south side of NE 39<sup>th</sup> Ave  
 Current Use: Vacant  
 Current Zoning: Planned Development (PD)  
 Current Land Use: Planned Use District (PUD)  
 Property Size: 83.79 +/- acres  
 Related Petitions: PB-20-00153 ZON

	EXISTING USE(S)	LAND USE DESIGNATION(S)
North	Immediate North: NE 39 <sup>th</sup> Ave North of NE 39 <sup>th</sup> Ave: Vacant	Commercial (C); Office (O)
South	Single-family dwellings; Vacant	Single-Family (SF); Residential Low (RL)
East	Single-family dwellings	Single-Family (SF)
West	Vehicle Sales (automobile dealerships)	Commercial (C); Public and Institutional Facilities (PF)





NE 39th Ave Henderson Project (PB-20-00152)  
Proposed Land Use



# Staff recommends **Approval** of Petition PB-20-00152 LUC NE 39<sup>th</sup>

Meets Review Criteria ✓

1. Consistent with Land Development Code and Comprehensive Plan
2. Compatibility with surrounding land uses
3. Environmental impacts or constraints
4. Support for urban infill and redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system
7. Availability of facilities and services
8. Need for additional acreage in the proposed future land use category
9. Discouragement of urban sprawl
10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy
11. Need to modify land use categories and development patterns within antiquated subdivisions (N/A)

## Date Action

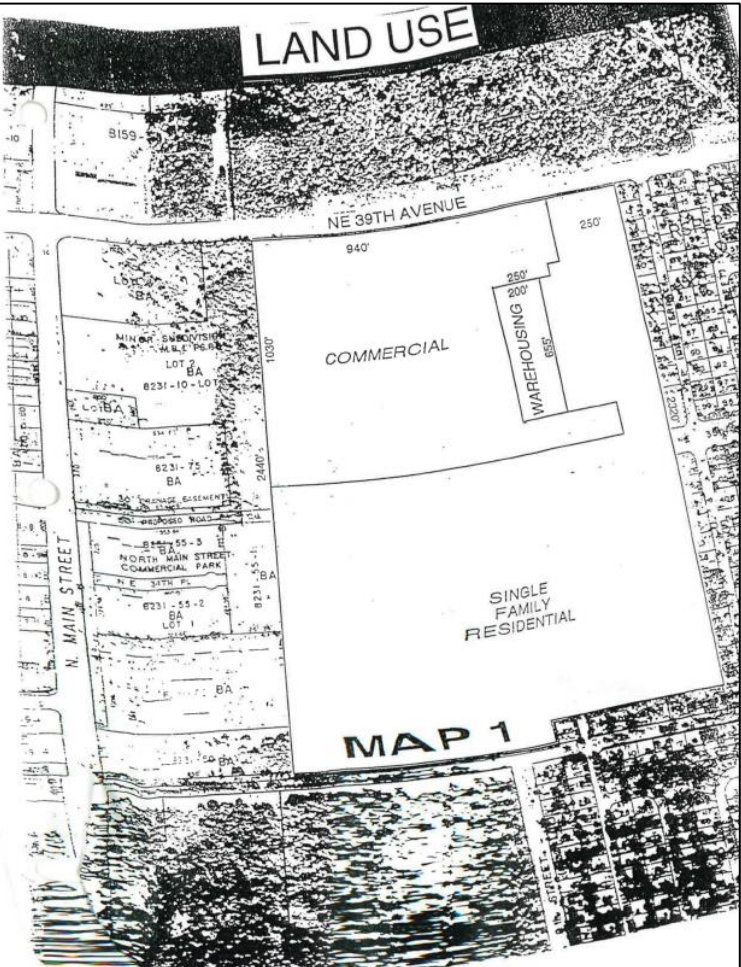
2/25/2021 Petition approved by City Plan Board

6/3/2021 Petition transmitted to 7/15 City Commission Meeting

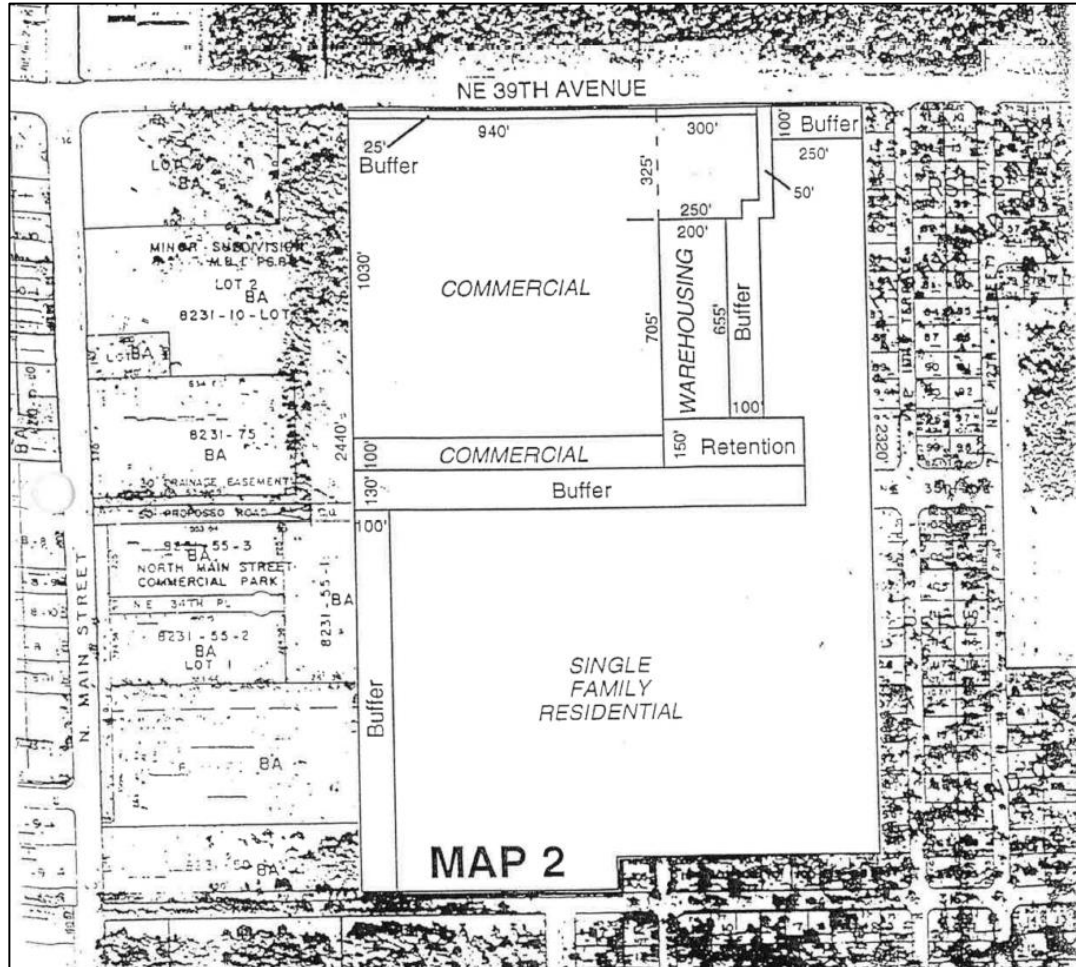
8/5/2021 Petition heard by City Commission

# Thank You

# LAND USE



MAP 1

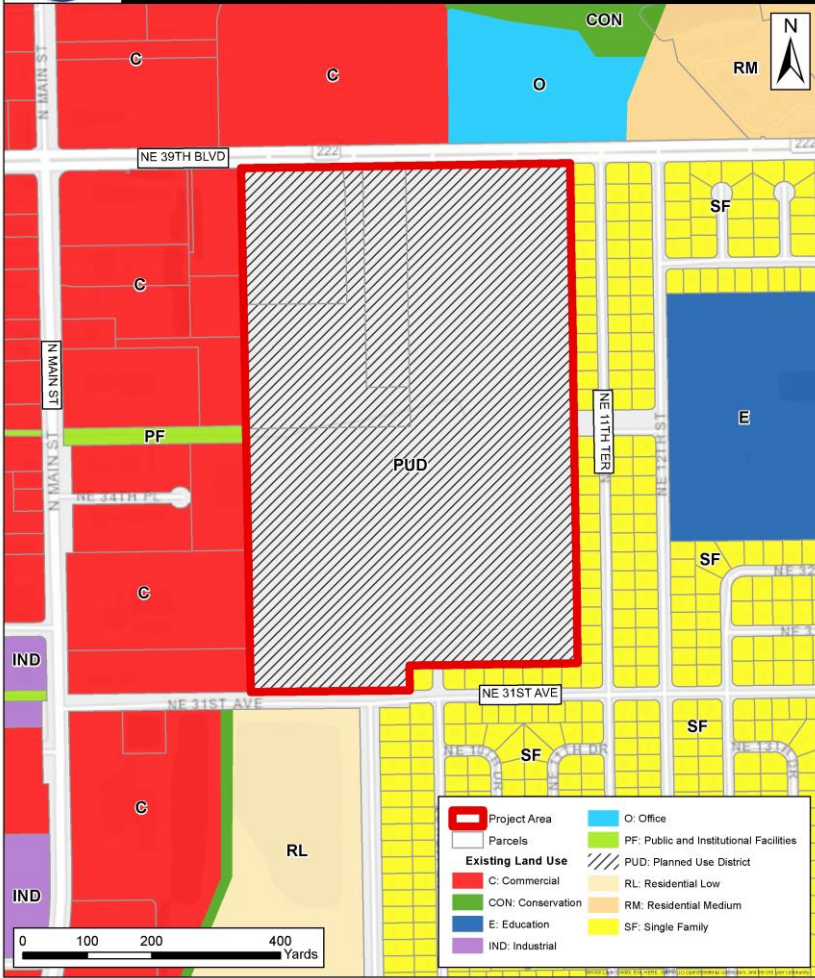


MAP 2



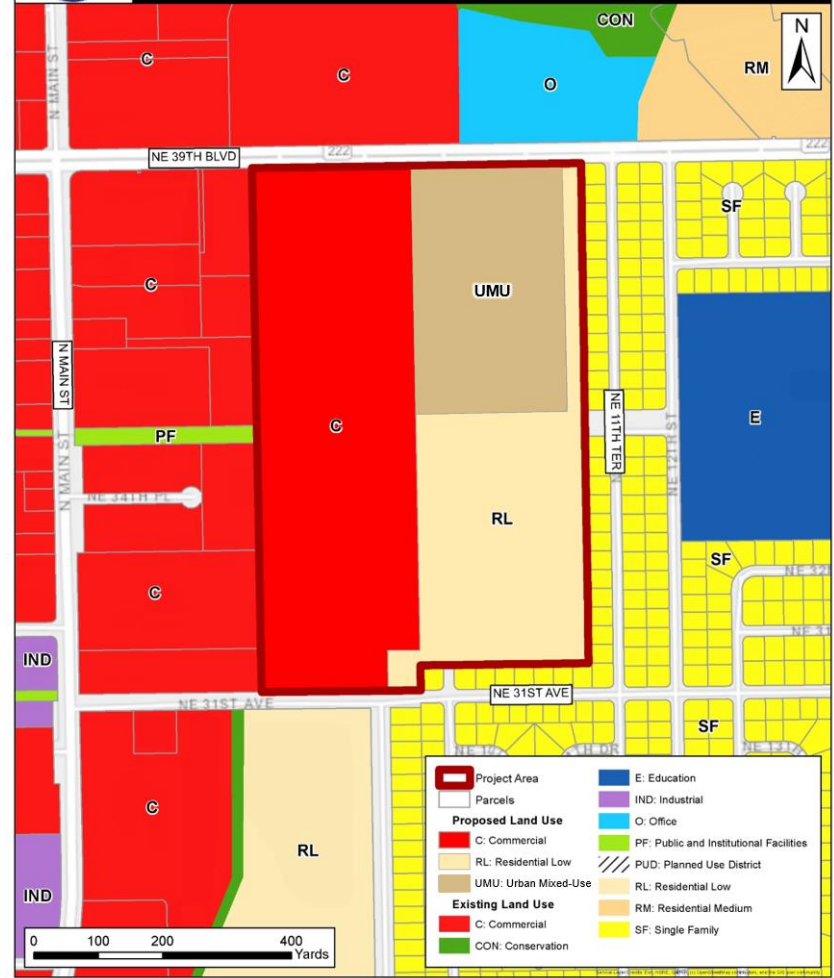
# NE 39th Ave Henderson Project (PB-20-00152)

## Existing Land Use



# NE 39th Ave Henderson Project (PB-20-00152)

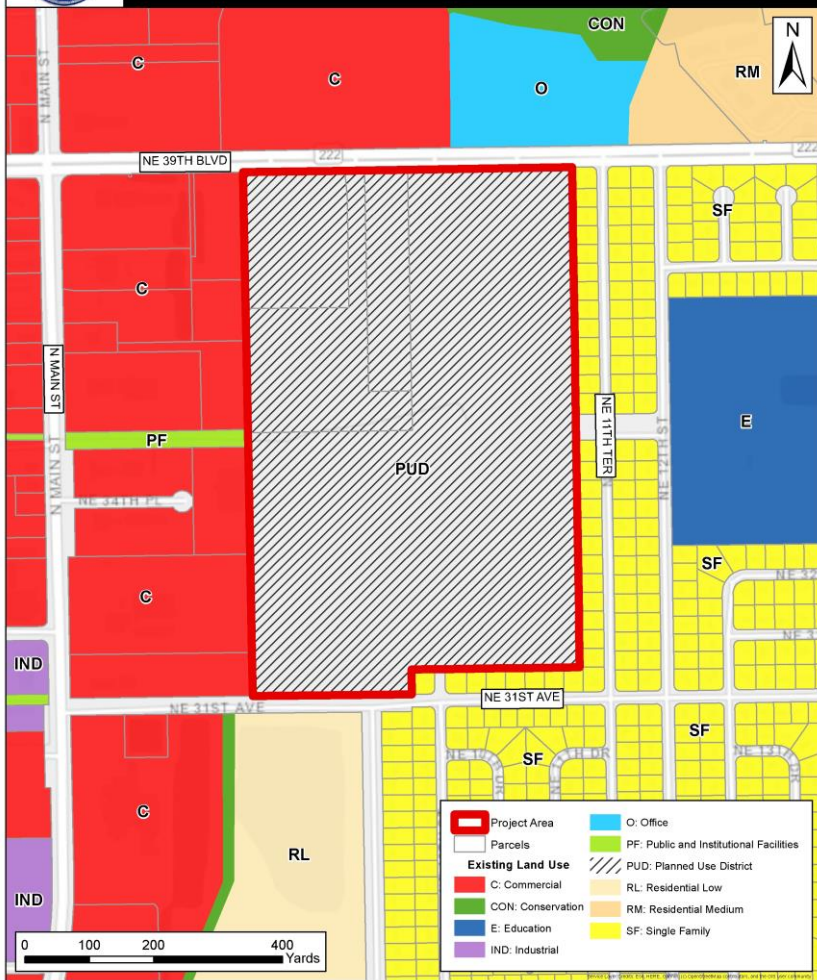
## Proposed Land Use





# NE 39th Ave Henderson Project (PB-20-00152)

## Existing Land Use

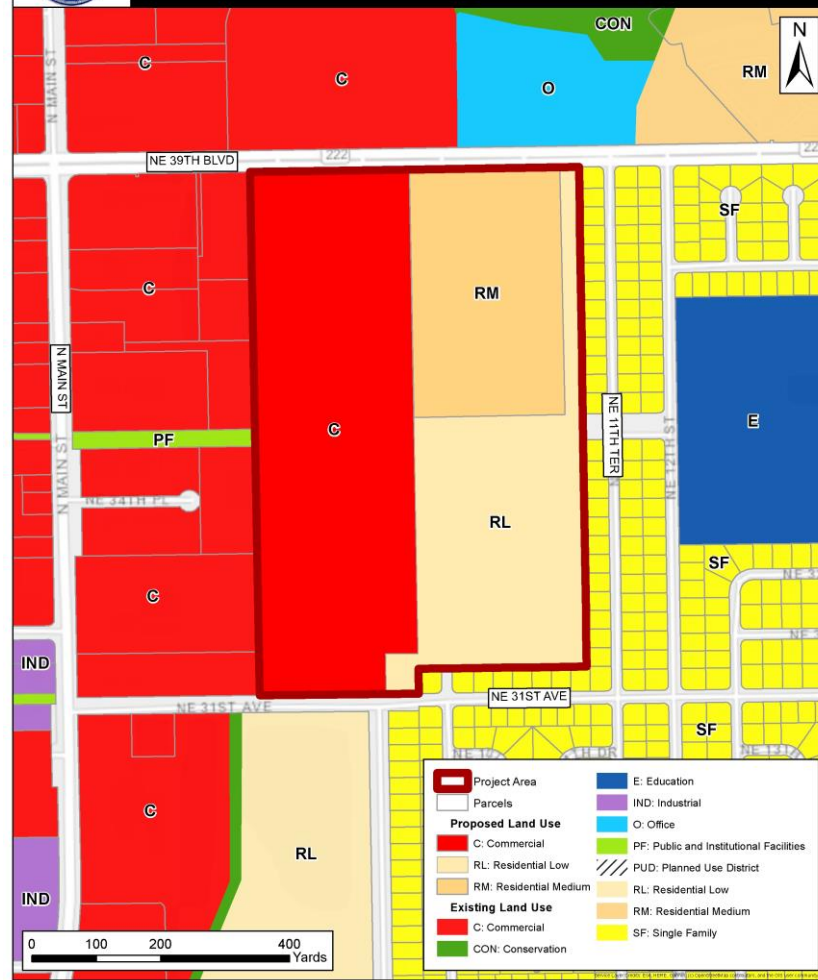


Project Area	Office
Parcels	PF: Public and Institutional Facilities
C: Commercial	PUD: Planned Use District
CON: Conservation	RL: Residential Low
E: Education	RM: Residential Medium
IND: Industrial	SF: Single Family



# NE 39th Ave Henderson Project (PB-20-00152)

## Proposed Land Use

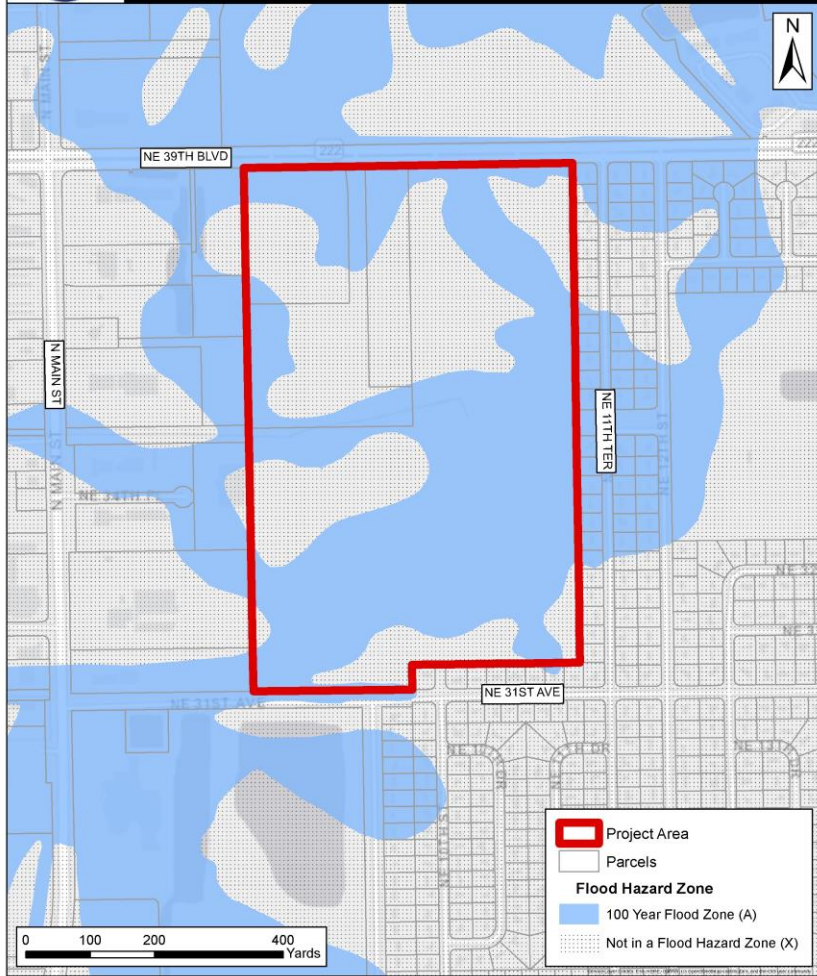


Project Area	E: Education
Parcels	IND: Industrial
C: Commercial	O: Office
RL: Residential Low	PF: Public and Institutional Facilities
RM: Residential Medium	PUD: Planned Use District
C: Commercial	RL: Residential Low
CON: Conservation	RM: Residential Medium
	SF: Single Family





NE 39th Ave Henderson Project (PB-20-00152 & PB-20-00153)  
FEMA Flood Hazard Zones



NE 39th Ave Henderson Project (PB-20-00152 & PB-20-00153)  
Wellfield Zones



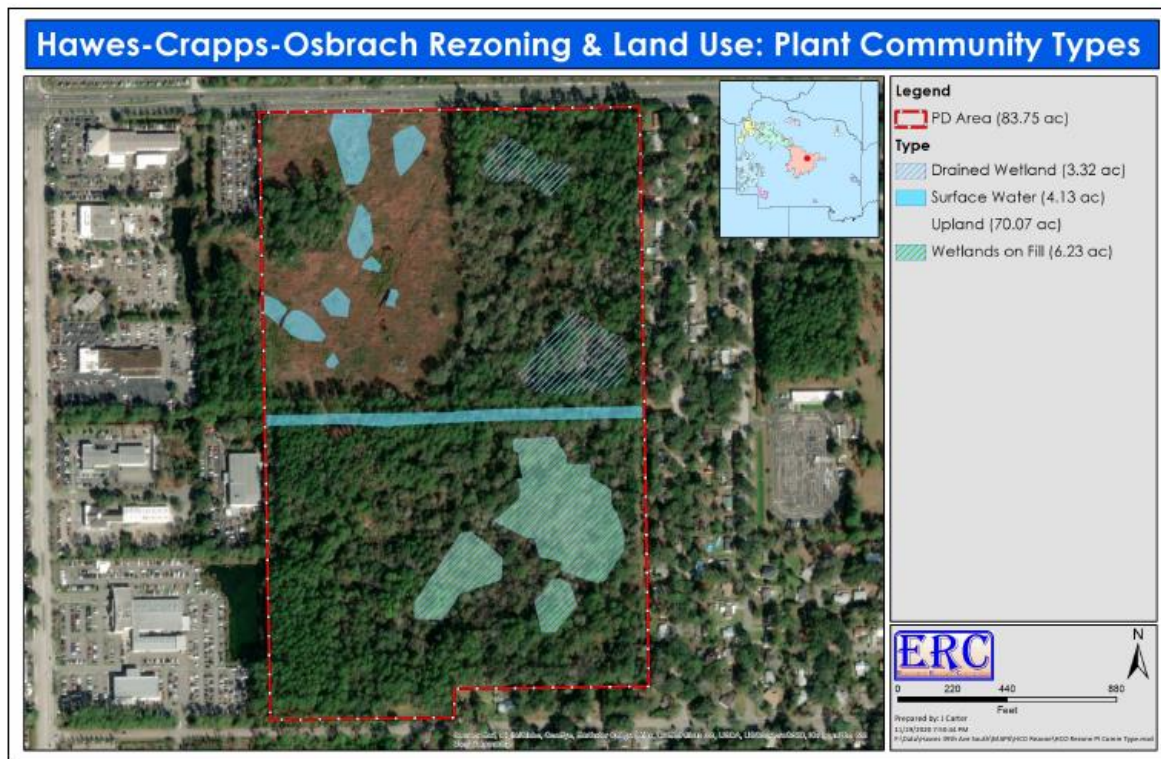


Figure 39. Plant community types existing on the Project Site.

## PB-20-152 LUC – Acreage Comparison Table

<b>Subject</b>	<b># Acres</b>	<b>% of City Land Area (Acres)</b>	<b># Acres Vacant</b>	<b>% of RM Land Area Vacant (Acres)</b>
Current Residential Medium (RM)	1881.02 +/-	4.55%~	153.33	8.15%~
Proposed Subject Property's LUC to Residential Medium (RM)	18.82 +/-	0.04%~	18.82	1%~
After Approval of Subject Property's LUC to RM	1899.84	4.59%~	172.15	9.15%~

<b>Subject</b>	<b># Acres</b>	<b>% of City Land Area (Acres)</b>	<b># Acres Vacant</b>	<b>% of RM Land Area Vacant (Acres)</b>
Current Residential Low (RL)	2313.19 +/-	5.59%~	249.16	10.77%~
Proposed Subject Property's LUC to Residential Low (RL)	22.75 +/-	0.06%~	22.75	0.98%~
After Approval of Subject Property's LUC to RL	2,335.94	5.65%~	271.91	11.75%~

<b>Subject</b>	<b># Acres</b>	<b>% of City Land Area (Acres)</b>	<b># Acres Vacant</b>	<b>% of RM Land Area Vacant (Acres)</b>
Current Commercial (C)	648.9 +/-	1.57%~	86.78	13.37%~
Proposed Subject Property's LUC to Commercial (C)	42.22 +/-	0.1%~	42.22	6.5%~
After Approval of Subject Property's LUC to C	691.12	1.67%~	129	19.88%~

Future Land Use Category	Zoning Districts	Special Districts
Single-Family (SF)	U1, RSF-1 to 4, RSF-R	PD, CON, PS
Residential Low-Density (RL)	U2, RSF-4, RMF-5, MH, RC	PD, CON, PS
Residential Medium-Density (RM)	RMF-6 to 8	PD, CON, PS
Residential High-Density (RH)	N/A	PD, CON, PS
Mixed-Use Residential (MUR)	U5	PD, CON, PS
Mixed-Use Office/Residential (MOR)	U4, U3	PD, CON, PS
Mixed-Use Low-Intensity (MUL)	MU-1	PD, CON, PS
Mixed-Use Medium-Intensity (MUM)	MU-2, CP	PD, CON, PS
Urban Mixed-Use (UMU)	U6, U7, U8	PD, CON, PS
Urban Mixed-Use High-Intensity (UMUH)	U9	PD, CON, PS
Urban Core (UC)	DT	PD, CON, PS
Office (O)	OR, OF, CP	PD, CON, PS, MD
Commercial (C)	W, BA, BT, BUS, BI	PD, CON, PS
Business Industrial (BI)	BI, CP	PD, CON, PS
Industrial (IND)	W, I-1, I-2, BI	PD, CON, PS
Education (E)	N/A	PD, CON, PS, ED

**City of Gainesville  
Land Development  
Code – Article IV.  
Section 30-4.16  
Permitted Uses.**

<b>USES</b>	<b>USE STANDARDS</b>	<b>PD</b>	<b>RSF-1 to 4</b>	<b>RMF-6 to 8</b>
<b>RESIDENTIAL</b>				
Accessory Dwelling Units	30-5.35		A	A
Adult day care homes	30-5.2		P	P
Assisted living facilities			-	P
Attached Dwellings (up to 6 attached units)			-	P
Bed and breakfast establishments	30-5.4		S	P
Community residential homes (7-14 residents)	30-5.6		-	P
Community residential homes (over 14 residents)	30-5.6		-	P
Community residential homes (up to 6 residents)	30-5.6		P	P
Day care centers	30-5.7		-	P
Dormitory, large	30-5.8		-	S
Dormitory, small	30-5.8		-	P
Emergency shelters			-	P
Family child care homes	30-5.10		P	P
Fowl or livestock (as an accessory use)	30-5.36		-	-
Libraries			-	S
Mobile homes			-	-
Multi-family dwellings			-	P
Multi-family, small-scale (2-4 units per building)			-	P
Places of religious assembly	30-5.21		S	P
Public parks			P	P
Schools (elementary, middle and high)			S	P
Simulated gambling establishments			-	-
Single room occupancy residence	30-5.8		-	P
Single-family dwellings			P	P
Skilled nursing facility			-	S
Social service homes/halfway houses	30-5.26		-	S

**LEGEND:**

P = Permitted by right

S = Special Use Permit

A = Accessory

Blank = Use not allowed

**City of Gainesville  
Land Development  
Code – Article IV.  
Section 30-4.16  
Permitted Uses.**

<b>USES</b>	<b>USE STANDARDS</b>	<b>PD</b>	<b>BA</b>
<b>NONRESIDENTIAL</b>			
Alcoholic beverage establishments	30-5.3		-
Assisted living facility			-
Armor systems manufacturing and assembly	30-5.16		-
Bed and breakfast establishments	30-5.4		-
Business services			P
Carwash	30-5.5		P
Civic, social & fraternal organizations			P
Daycare center	30-5.7		-
Drive-through facility	30-5.9		P
Emergency shelters			P
Equipment sales, rental and leasing, heavy			-
Equipment sales, rental and leasing, light			P
Food distribution center for the needy	30-5.12		-
Food truck, not located within a food truck park	30-5.37		P
Food truck park (less than 6 pads)	30-5.13		
Food truck park (6 or more pads)	30-5.13		
Fuel dealers			P
Funeral homes and crematories			P
Gasoline/alternative fuel stations	30-5.14		
Go-cart raceway and rentals (indoor and outdoor)			-
Health services			-
Hotels and motels			-
Ice manufacturing/vending machines	30-5.40		S
Industrial	30-5.15		-
Job training and vocational rehabilitation services			-
Junkyard/salvage yard	30-5.16		-

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**City of Gainesville  
Land Development  
Code – Article IV.  
Section 30-4.16  
Permitted Uses.**

<b>USES</b>	<b>USE STANDARDS</b>	<b>PD</b>	<b>BA</b>
<b>NONRESIDENTIAL</b>			
Laboratories, medical and dental			-
Large-scale retail			P
Library			-
Light assembly, fabrication, and processing	30-5.17		-
Liquor stores			P
Medical marijuana dispensing facility			P
Microbrewery, Microwinery, Microdistillery <sup>3</sup>	30-5.18		-
Mini-warehouses, self-storage	30-5.19		-
Museums and art galleries			-
Office			P
Office (medical, dental, or other health-related service)			-
Outdoor storage (principal use)	30-5.20		-
Parking, surface (principal use)	30-5.21		P
Passenger transit or rail stations			P
Personal services			P
Place of religious assembly	30-5.22		P
Public administration buildings			P
Public maintenance and storage facilities			-
Public park			P
Recreation, indoor			P
Recreation, outdoor			P
Recreational vehicle park	30-5.23		P
Recycling centers			-
Rehabilitation centers			-
Research, development, and testing facilities			-
Residences for destitute people	30-5.24		-
Restaurants			P
Retail nurseries, lawn, and garden supply stores			P
Retail sales (not elsewhere classified)			P

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**City of Gainesville  
Land Development  
Code – Article IV.  
Section 30-4.16  
Permitted Uses.**

<b>USES</b>	<b>USE STANDARDS</b>	<b>PD</b>	<b>BA</b>
<b>NONRESIDENTIAL</b>			
Schools, elementary, middle & high (public & private)			-
Schools, professional			P
Schools, vocational and trade			P
Scooter or electric golf cart sales			P
Sexually-oriented cabarets	30-5.25		-
Sexually-oriented motion picture theaters	30-5.25		-
Sexually-oriented retail store	30-5.25		-
Simulated gambling establishments			-
Skilled nursing facility			
Social service facility	30-5.27		-
Solar generation station	30-5.29		-
Truck or bus terminal/maintenance facilities			P
Vehicle repair	30-5.30		P
Vehicle rental			P
Vehicle sales (no outdoor display)			P
Vehicle sales (with outdoor display)			P
Vehicle services	30-5.30		P
Veterinary services	30-5.31		P
Warehouse distribution facilities (<100,000 SF)			-
Warehouse distribution facilities (>100,000 SF)			-
Waste management facilities			-
Wholesale trade			S
Wireless communication facilities	30-5.32		

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	Use Standards	U6	U7	U8	U9	DT
<b>RESIDENTIAL</b>						
Accessory dwelling unit	30-5.35	A	A	A	A	A
Adult day care home	30-5.2	P	P	P	P	P
Attached dwelling (up to 6 attached units)		P	P	P	P	P
Community residential home (up to 6 residents)	30-5.6	P	P	P	-	-
Community residential home (more than 6 residents)	30-5.6	P	P	P	P	-
Family child care home	30-5.10	P	P	P	P	-
Multi-family, small-scale (2—4 units per building)		P	P	P	P	P
Multi-family dwelling		P	P	P	P	P
Single-family dwelling		P	P	P	P	P
Single room occupancy residence	30-5.8	P	P	P	P	P
<b>NONRESIDENTIAL</b>						
Alcoholic beverage establishment	30-5.3	-	P	P	P	P
Assisted living facility		P	P	P	P	P
Bed and breakfast establishment	30-5.4	P	P	P	P	P
Business services		P	P	P	P	P
Carwash	30-5.5	-	P	P	-	-
Civic, social, or fraternal organization		P	P	P	P	P
Day care center	30-5.7	P	P	P	P	P
Drive-through facility	30-5.9	P	P	P	P	P
Emergency shelter		P	P	P	P	P
Equipment rental and leasing, light		-	P	P	P	P
Exercise studio		P	P	P	P	P
Farmers market	30-5.11	P	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	S	S	S
Food truck, not located within a food truck park	30-5.37	P	P	P	P	P
Food truck park (less than 6 pads)	30-5.13	P	P	P	P	P
Food truck park (6 or more pads) <sup>5</sup>	30-5.13	S	S	S	S	S
Funeral home or crematory		P	P	P	P	P
Gasoline or alternative fuel station	30-5.14	S <sup>1</sup>	P	P	-	-
Health services		P	P	P	P	P
Hotel or motel		-	P	P	P	P
Vocational or trade school		S	P	P	P	P

	Use Standards	U6	U7	U8	U9	DT
<b>RESIDENTIAL</b>						
Laboratory, medical or dental		P	P	P	P	P
Library		P	P	P	P	P
Light assembly, fabrication and processing	30-5.17	P	P	P	P	P
Medical marijuana dispensing facility		P	P	P	P	P
Microbrewery, microwinery, or microdistillery <sup>2</sup>	30-5.18	S	P	P	P	P
Mini-warehouse or self-storage facility	30-5.19	-	-	P	P	-
Museum or art gallery		P	P	P	P	P
Office		P	P	P	P	P
Office (medical, dental, or other health-related service)		P	P	P	P	P
Parking, surface (principal use)	30-5.21	-	-	-	S	S
Parking, structured (principal use)		-	P	P	P	P
Passenger transit station		-	-	P	P	P
Personal services		P	P	P	P	P
Place of religious assembly	30-5.22	P	P	P	P	P
Professional school		P	P	P	P	P
Public administration building		S	P	P	P	P
Public park		P	P	P	P	P
Recreation, indoor <sup>2</sup>		P	P	P	P	P
Recreation, outdoor		-	P	P	P	P
Research development or testing facility		-	P	P	P	P
Residence for destitute people	30-5.24	-	-	S	S	S
Restaurant		P	P	P	P	P
Retail sales		P	P	P	P	P
School (elementary, middle, or high - public or private)		P	P	P	P	P
Scooter or electric golf cart sales		-	P	P	P	-
Simulated gambling establishment		-	-	-	-	-
Social service facility	30-5.27	-	-	P	P	P
Skilled nursing facility		P	P	P	P	P
Vehicle sales or rental (no outdoor display)		-	P	P	P	P
Vehicle services	30-5.30	-	P	P	-	-
Vehicle repair	30-5.30	-	P	-	-	-
Veterinary services	30-5.31	P	P	P	P	P