

**LEGISLATIVE #**

**110110G**



## Planning and Development Services

# PB-11-47 LUC

**City Commission  
October 20, 2011**

**Presentation by Dean Mimms, AICP  
(Legislative No. 110110)**

# Request for 27.8-ac Tower Center property

110110G

|          | Existing                  | Proposed       |
|----------|---------------------------|----------------|
| Land Use | Alachua County Commercial | Commercial (C) |





AERIAL PHOTOGRAPH



| Name                       | Petition Request   | Map(s) | Petition Number              |
|----------------------------|--|--------|------------------------------|
| City Plan Board, applicant | Change FLUM from Alachua County Commercial to City of Gainesville Commercial (C). Rezone from Alachua County Highway oriented business services district (BH) and Administrative and professional district (AP) to City of Gainesville General business district (BUS) | 3940   | PB-11-47 LUC<br>PB-11-48 ZON |



## City of Gainesville Land Use Categories

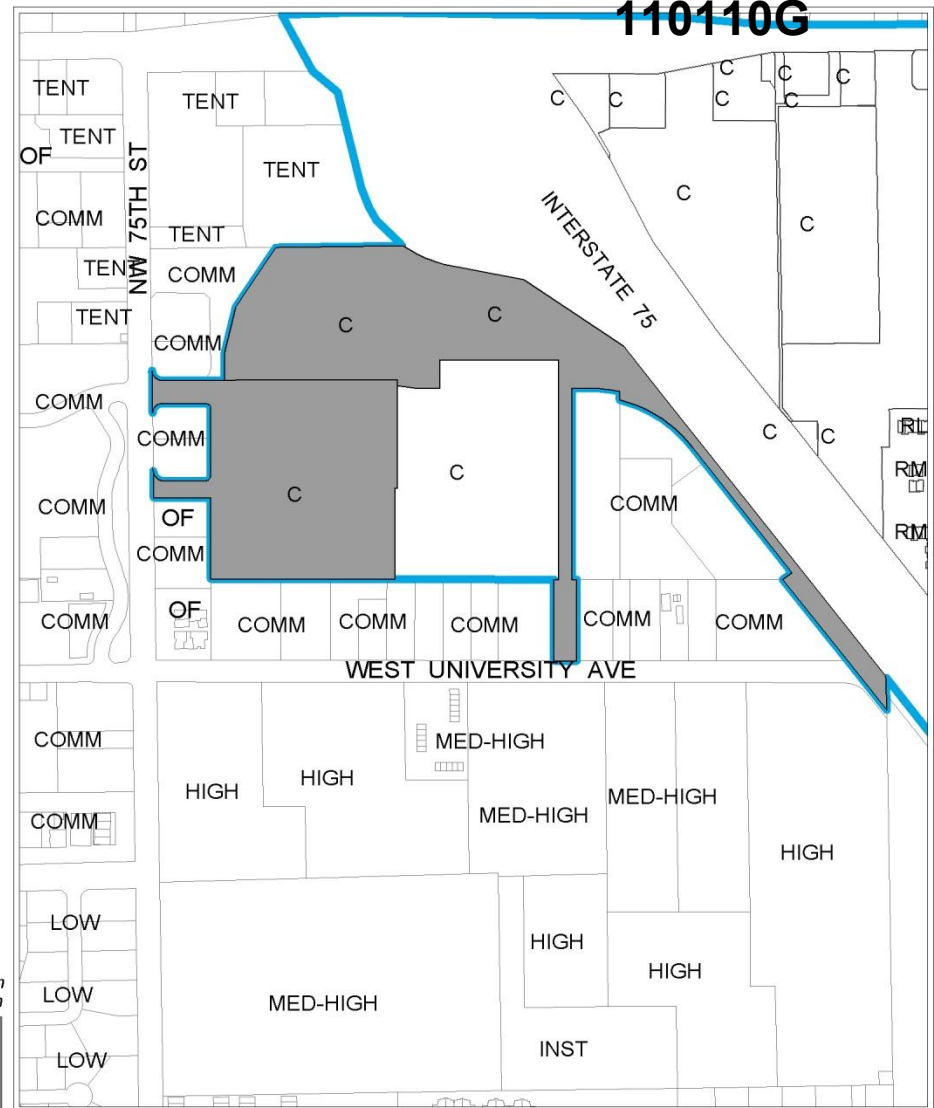
|       |   |
|-------|---|
| SF    | Single-Family (up to 8 units per acre)              |
| R-L   | Residential Low-Density (up to 12 units per acre)   |
| R-M   | Residential Medium-Density (8-30 units per acre)    |
| R-H   | Residential High-Density (8-100 units per acre)     |
| MU-R  | Mixed-Use Residential (up to 75 units per acre)     |
| MU-L  | Mixed-Use Low Intensity (8-30 units per acre)       |
| MU-M  | Mixed-Use Medium Intensity (12-30 units per acre)   |
| MU-H  | Mixed-Use High Intensity (up to 150 units per acre) |
| UMU-1 | Urban Mixed-Use 1 (up to 75 units per acre)         |
| UMU-2 | Urban Mixed-Use 2 (up to 100 units per acre)        |
| O     | Office  |
| C     | Commercial  |
| IND   | Industrial  |
| E     | Education   |
| REC   | Recreation  |
| CON   | Conservation  |
| AGR   | Agriculture   |
| PF    | Public Facilities                                   |
| PUD   | Planned Use District                                |

|           |   |
|-----------|---|
| =====     | Historic Preservation/Conservation District |
| —●—       | Special Area Plan                           |
| - - - - - | Division line between two zoning districts  |
| —————     | City Limits                                 |


## Alachua County Land Use Categories

|          |  |
|----------|--|
| COMM     | Commercial                                     |
| LOW      | Low Density Residential (1-4 DU/acre)          |
| MED-HIGH | Medium-High Density Residential (8-14 DU/acre) |
| HIGH     | High Density Residential (14-24 DU/acre)       |
| INST     | Institutional                                  |
| OF       | Office   |
| TENT     | Tourist/Entertainment                          |

Area  
under petition  
consideration



## PROPOSED LAND USE

| <br>No Scale | Name                       | Petition Request   | Map(s) | Petition Number |
|--|----------------------------|--|--------|-----------------|
|  | City Plan Board, applicant | Change FLUM from Alachua County Commercial (COMM) to City of Gainesville Commercial (C). | 3940   | PB-11-47 LUC    |

# Petitions / Background

- 27.8-acres, voluntarily annexed April 2010, includes 65,000 sq ft Tower Center built 1989, large stormwater retention pond
- Proposed COM land use & BUS zoning compatible w/adjacent land use & zoning
- Property served by urban services and RTS, and has no major environmental impacts or constraints
- Tower Road has LOS D. Related petition to bring property into TCEA Zone D.

# Key Issues - LUC

- **Proposed COM land use consistent w/Comp Plan, appropriate for this developed, commercial center**
- **Compatibility w/nearby uses ensured by meeting all applicable LDC requirements**
- **No impact on affordable housing**
- **No problems w/financial feasibility (FS 163)**

# **Recommendation**

## **City Plan Board to City Commission**

**Approve Petition PB-11-47 LUC . Plan Bd voted 4:0**

## **Staff to City Commission**

**Approve Petition PB-11-47 LUC and transmit ordinance to State Land Planning Agency**

## **Staff to City Plan Board**

**Approve Petition PB-11-47 LUC**