



Planning and Development Services

City Commission Legistar Item No. 140381 PB-14-96 LUC January 15, 2015

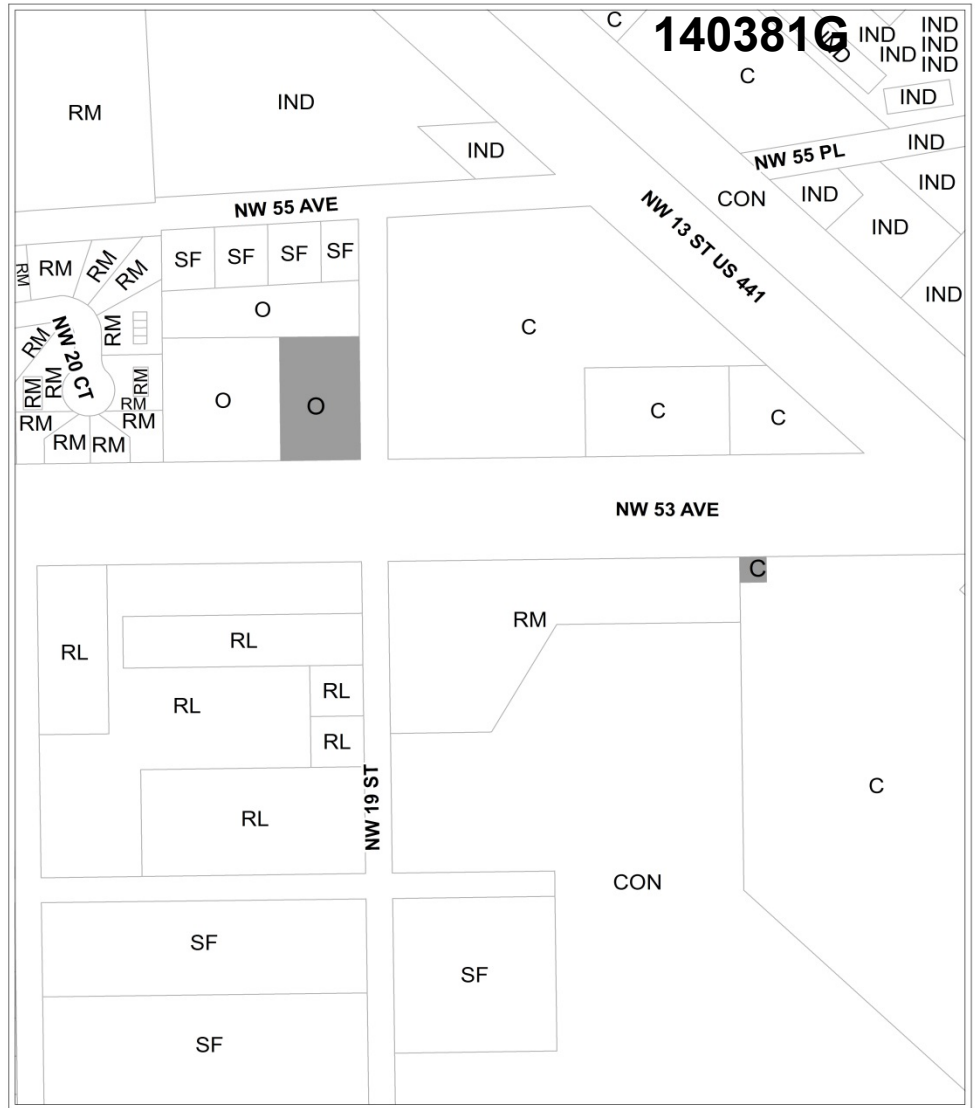
Prepared by Jason Simmons

City of Gainesville Land Use Designations

- SF Single Family (up to 8 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- O Office
- C Commercial
- IND Industrial
- CON Conservation

----- Division line between two land use categories

Area under petition consideration



EXISTING LAND USE

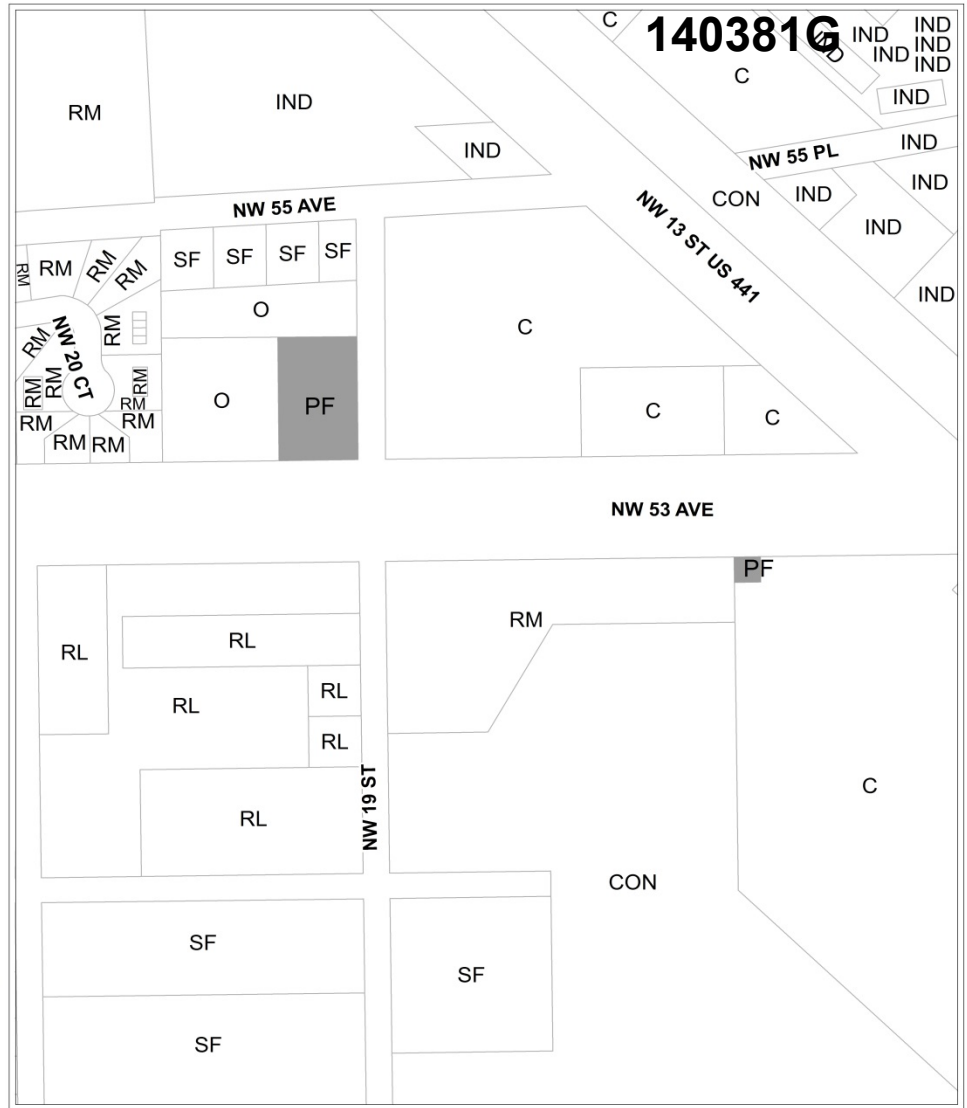
| | | | |
|--------------|--------------------------------|--|------------------------|
| No Scale | Name | Petition Request | Petition Number |
| | City of Gainesville, applicant | Amend the City of Gainesville Future Land Use map from Office (O) and Commercial (C) to Public and Institutional Facilities (PF) | PB-14-96 LUC |

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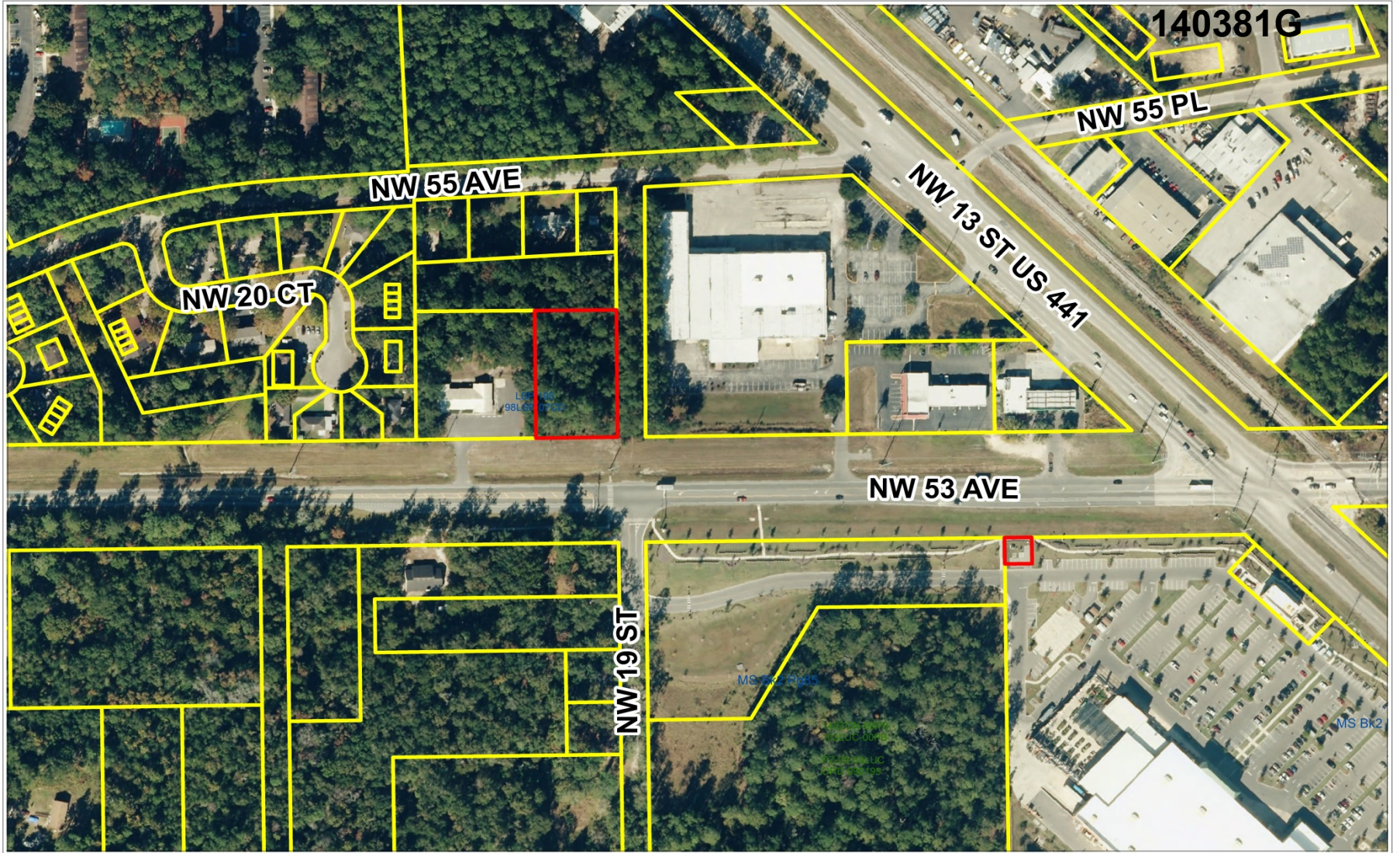
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PROPOSED LAND USE

| | | | |
|--------------|--------------------------------|--|------------------------|
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AERIAL PHOTOGRAPH

|  No Scale | Name | Petition Request | Petition Number |
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1671 NW 53rd Ave



Exit Street View

140381G



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29°42'08.43" N 82°20'41.55" W elev 214 ft eye alt 183 ft

1651 NW 53rd Ave



Exit Street View

140381G



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29°42'08.55" N 82°20'42.31" W elev 201 ft eye alt 183 ft

5296 NW 19th St



Exit Street View

140381G



NO TURN ON RED

NW 32

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29°42'14.17" N 82°20'51.20" W elev 237 ft eye alt 184 ft

1904 NW 53rd Ave



Exit Street View

140381G

N



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29°42'14.86" N 82°20'50.38" W elev 184 ft eye alt 185 ft

- PF land use identifies areas used for administrative, operational, and utility governmental functions, private utilities or other uses that serve a public purpose
- Land use & rezoning petitions will apply the most appropriate designations on these City-owned properties that include an existing utility facility and plans for a future utility facility that will serve a public purpose
- PF land use is more appropriate for these properties than existing land use categories

- Amendment to provide a more accurate count of types of land that actually exist within the city
- No further development anticipated on lift station parcel. Future development on parcel proposed for Power Delivery System will be subject to applicable Land Development Code regulations at time of development review

- Proposed land use is compatible with surrounding uses; proposed use for PS rezoning is Electric, gas & sanitary services (MG-49), excluding refuse systems (IN-4953); and uses customarily incidental to permitted principal use
- No major environmental issues on the sites; no wetlands or floodplain areas
- Sites are within TMPA Zone B; not expected to create additional traffic impacts as these types of utility uses generate little traffic
- Land use is consistent with Comprehensive Plan

STAFF RECOMMENDATION:

- Approve Petition PB-14-96 LUC
- Adopt Ordinance 140381
- Plan Board approved petition 5-0 on September 25, 2014.