



## Planning and Development Services

**PB-12-159 LUC**  
**PB-12-160 ZON**

**Presentation to City Commission**  
**March 7, 2013**  
**Legislative Nos. 120841 & 120842**  
**Dean Mimms, AICP**

## Small-scale Land Use Amendment

**PB-12-159 LUC**

## Related Rezoning

**PB-12-160 ZON**

# Requests for property

	Existing	Proposed
<b>Land Use</b> (0.31 ac)	<b>CON</b> (Conservation)	<b>RM</b> (Res'l Medium Density : 8-30 units/ac)
<b>Zoning</b> (0.31 ac)	<b>CON</b> (Conservation)	<b>RMF-6</b> (8-15 units/ac multiple- family res'l)
<b>Zoning</b> (0.15 ac)  <b>(Total 0.46 ac)</b>	<b>CON</b> (Conservation)	<b>MU-1</b> (Mixed-use low intensity district: 8-30 units/ac)

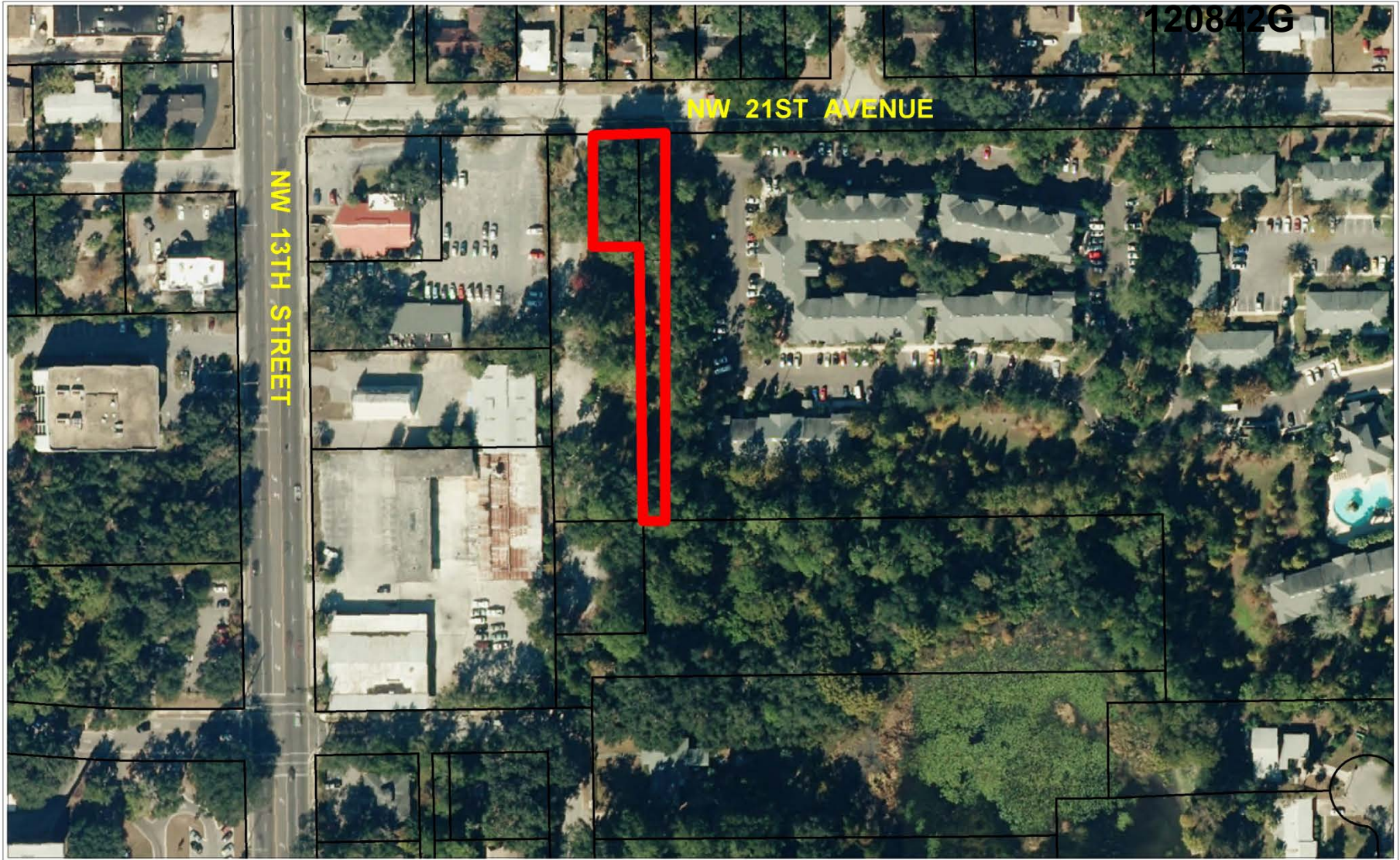
120842G




AERIAL PHOTOGRAPH



Name	Petition Request	Map(s)	Petition Number
Brown & Cullen Inc agent for Hidden Lake SFR LLC	Amend the FLUM from Conservation (CON) to Mixed-Use low intensity (MUL) and Residential medium density (RM)	3750	PB-12-159 LUC



**AERIAL PHOTOGRAPH**

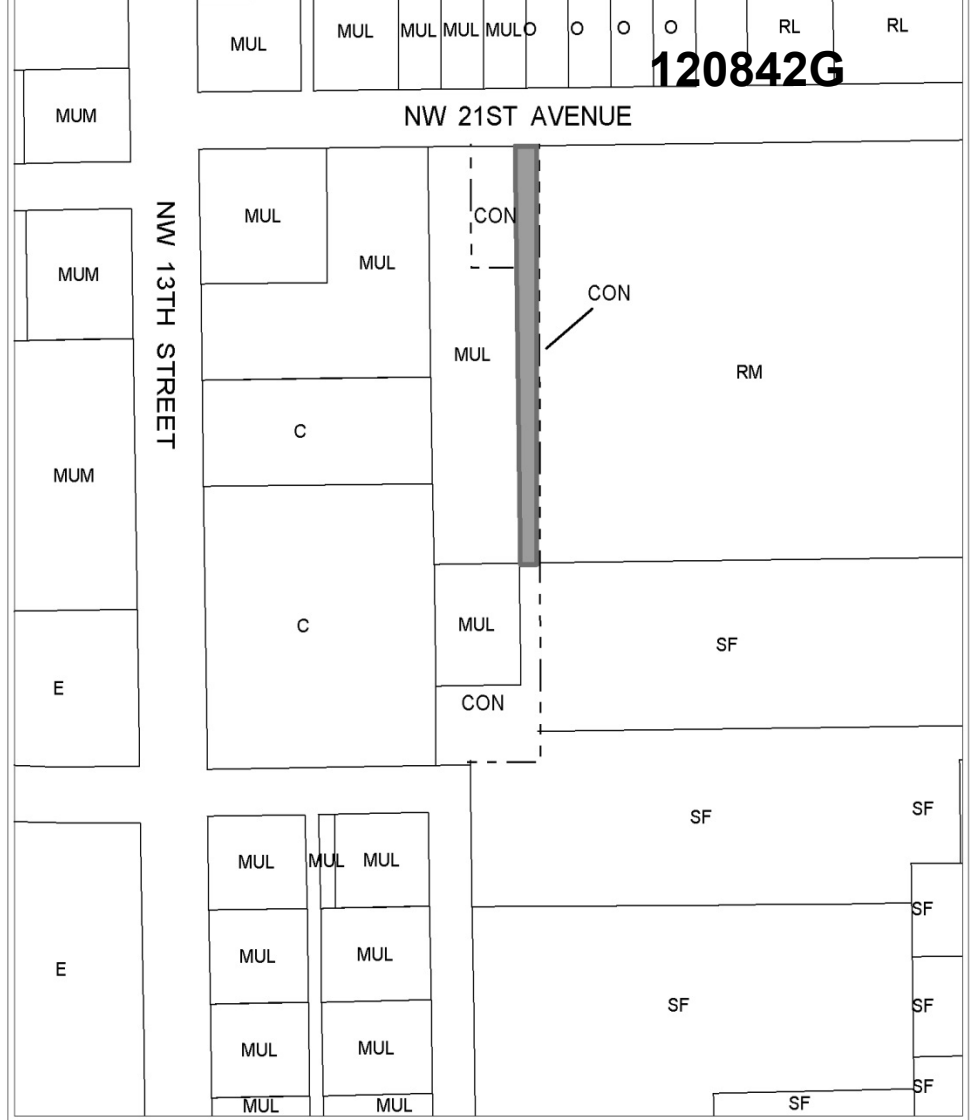
	<b>Name</b>	<b>Petition Request</b>	<b>Map(s)</b>	<b>Petition Number</b>
 No Scale	Brown & Cullen Inc, agent for Hidden Lake SFR LLC.	Rezone from Conservation (CON) to Mixed-use low intensity (MU-1) and RMF-6 districts	3750	PB-12-160 ZON

# City of Gainesville Land Use Designations

- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- O Office
- C Commercial
- E Education
- CON Conservation

----- Division line between two land use districts

Area under petition consideration



## EXISTING LAND USE

 No Scale	Name	Petition Request	Map(s)	Petition Number
	Brown & Cullen Inc agent for Hidden Lake SFR LLC	Amend the FLUM from Conservation (CON) to Mixed-Use low intensity (MUL) and Residential medium density (RM)	3750	PB-12-159 LUC

MUL

MUL

MUL

MUL

MULO

O

O

O

RL

RL

**120842G**

MUM

NW 21ST AVENUE

NW 13TH STREET

MUL

MUL

CON

CON

MUM

MUL

RM

MUM

C

E

C

MUL

SF

CON

SF

SF

E

MUL

MUL

MUL

SF

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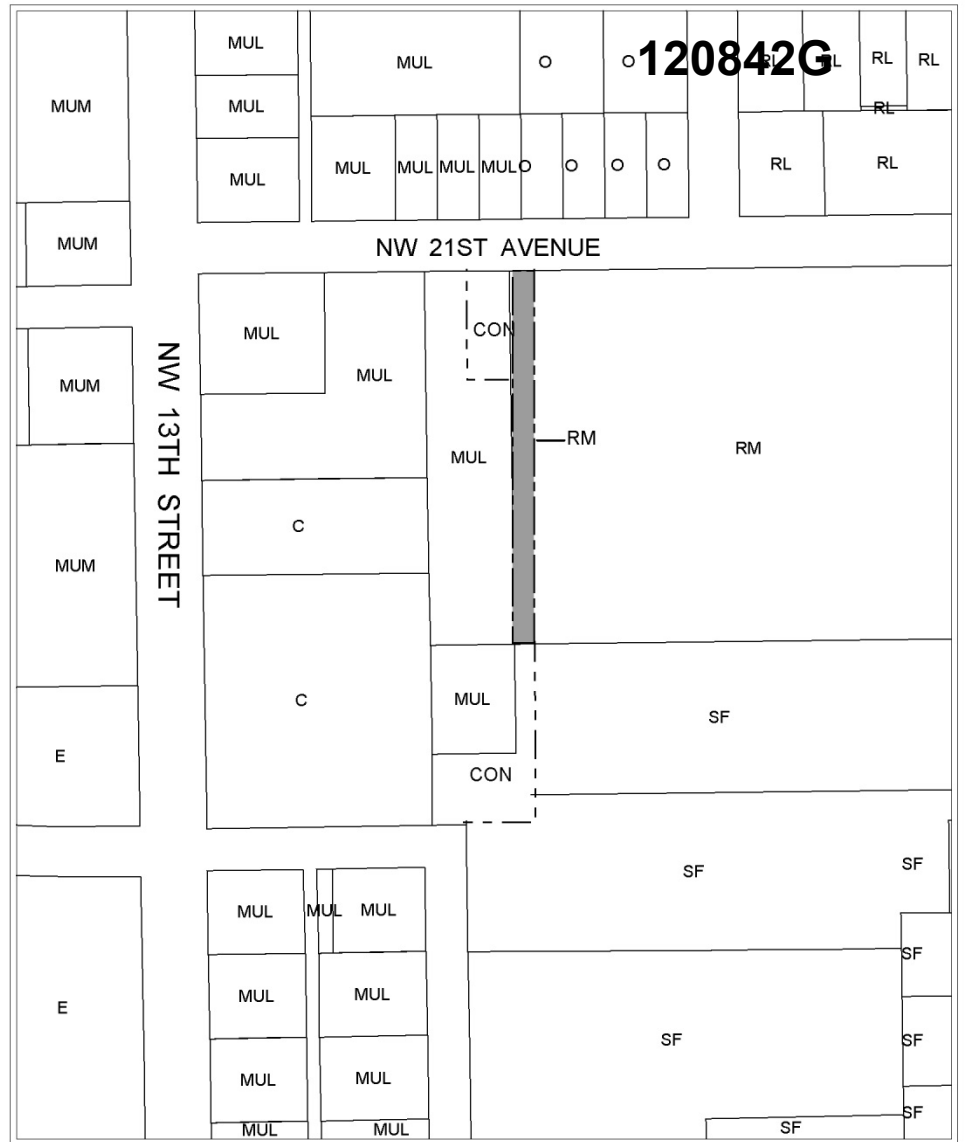
SF

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Area under petition consideration



## PROPOSED LAND USE

	Name	Petition Request	Map(s)	Petition Number
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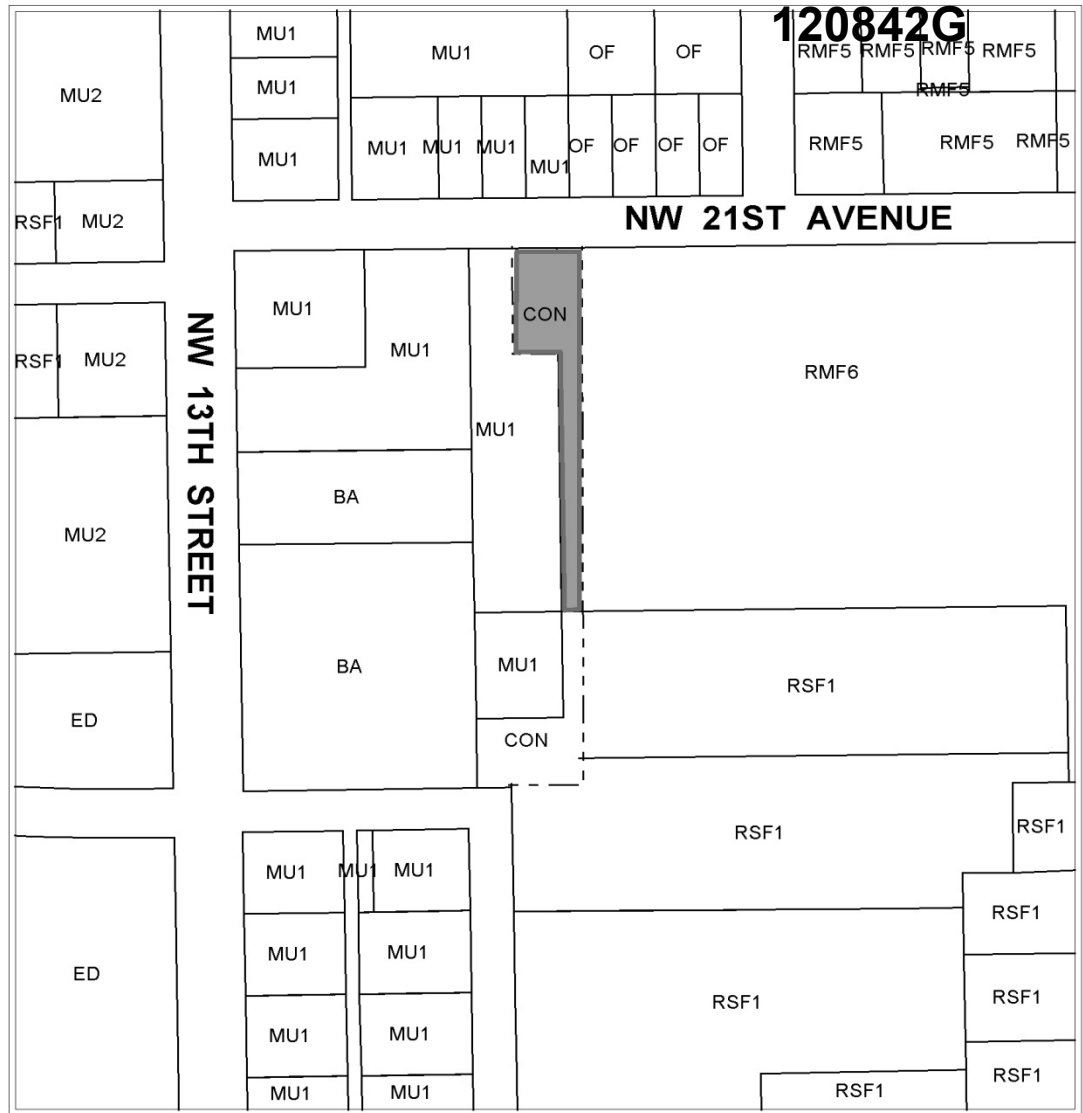
# City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- OF General Office
- BUS General Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- CON Conservation
- ED Educational Services

Area  
under petition  
consideration



----- Division line between two zoning districts



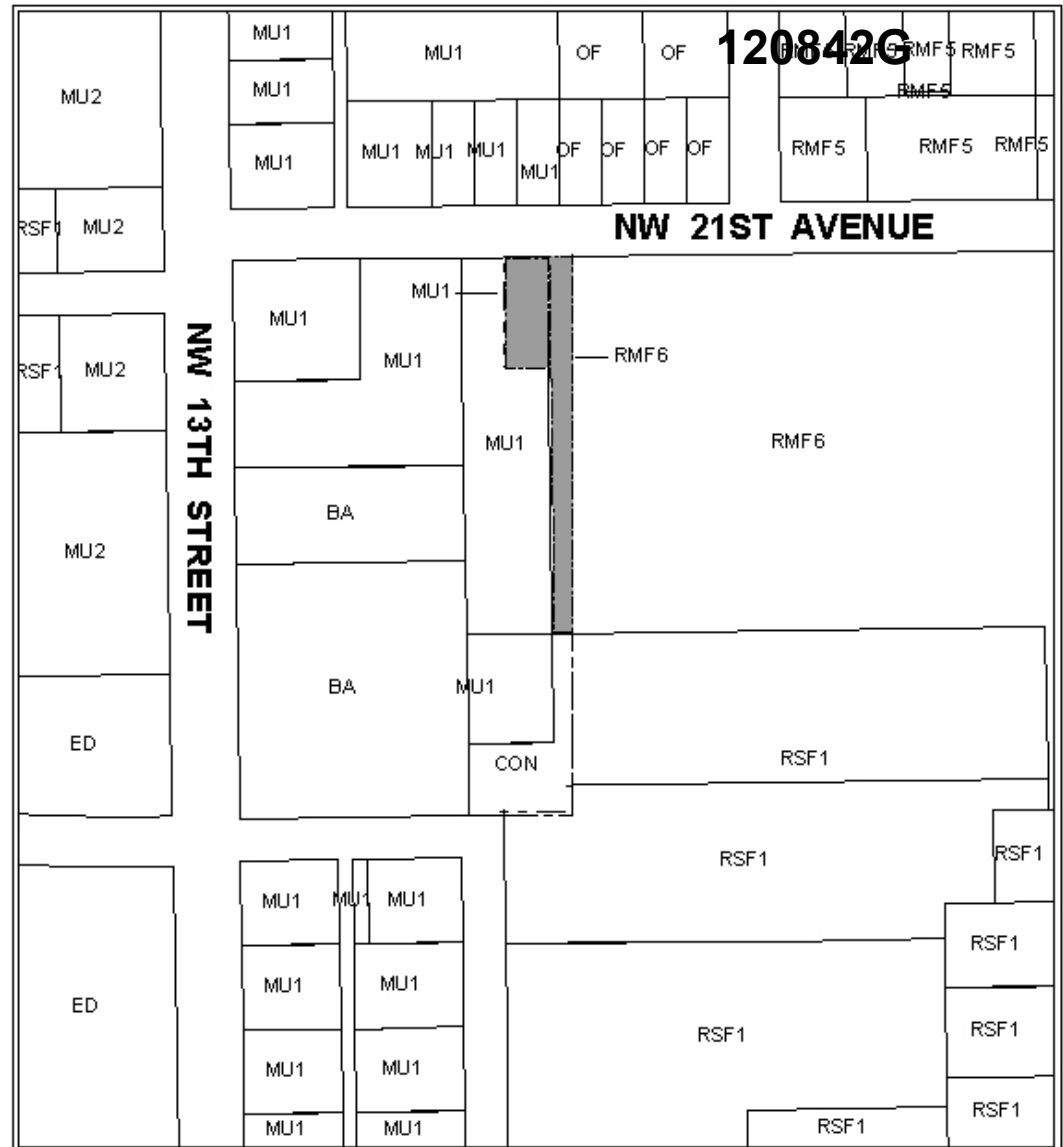
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## City of Gainesville Zoning Districts

RSF-1	3.5 units/acre Single-Family Residential
RMF-5	12 units/acre Single-Family/Multiple-Family Residential
RMF-6	8-15 units/acre Multiple-Family Residential
OF	General Office
BUS	General Business
MU-1	8-30 units/acre Mixed Use Low Intensity
MU-2	12-30 units/acre Mixed Use Medium Intensity
CON	Conservation
ED	Educational Services




----- Division line between two zoning districts

Area  
under petition  
on site ration



## PROPOSED ZONING

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# Petitions / Background

- **Narrow, vegetated 0.31-ac strip is west edge of 20.24-ac., 260-unit Hidden Lake apt. complex**
- **Gainesville once used CON land use/zoning as buffer between potentially conflicting uses. City now has various LDRs for this purpose**
- **CON S and W of property (not part of request) provides buffer for small surface water body (L. Meta) 200 ft. to southeast**

# Petitions / Background

- No environmental issues identified for property (1/8/13 memo from Env't Coordinator) and proposed LUC/ZON
- Served by urban services, no impact on adopted LOS for water/wastewater, solid waste, recreation, public schools
- TCEA Zone B
- RTS Routes 6, 8, 29 along NW 13 ST, Routes 6, 15 along nearby NW 23 AVE

# Highlights – LUC & ZON

- **Proposed LUC & ZON changes compatible w/adjacent properties & surrounding area**
- **Proposed MUL/MU-1 changes increase redevl't opportunities by establishing compatible categories & allowing additional uses, incl'g residential**
- **Proposed RM/RMF-6 changes support residential infill development**

# Highlights – LUC & ZON

- Consistent w/various Comp. Plan goals, objectives and policies, including those that encourage infill and redevelopment (FLUE Goal 2, Obj. 2.1, Pol. 1.2.1)
- Requested LUC/ZON changes will facilitate future infill (particularly res'l) development of site, increase infill/redevel't potential of property to west, and could encourage redevel't in NW 13 ST corridor (particularly near NW 23 AVE)

# Recommendation – LUC

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

**Approve Petition PB-12-159 LUC**

**(Plan Board voted 4:2)**

## **Staff to City Commission & to City Plan Board:**

**Approve Petition PB-12-159 LUC**

**City Plan Board to City Commission:**

**Approve Petition PB-12-160 ZON**

**(Plan Board voted 4:2)**

**Staff to City Commission & to City Plan Board:**

**Approve Petition PB-12-160 ZON**