

**LEGISLATIVE #**

**1102238**



# Proposed Future Land Use & Zoning Change Applications

GRU Electric Systems Control Center  
4322 NW 53<sup>rd</sup> Avenue

**Project Site:  
4322 NW 53<sup>rd</sup> Avenue**



**ENG, DENMAN & ASSOCIATES**

ENGINEERS \* SURVEYORS \* PLANNERS





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# Project Background

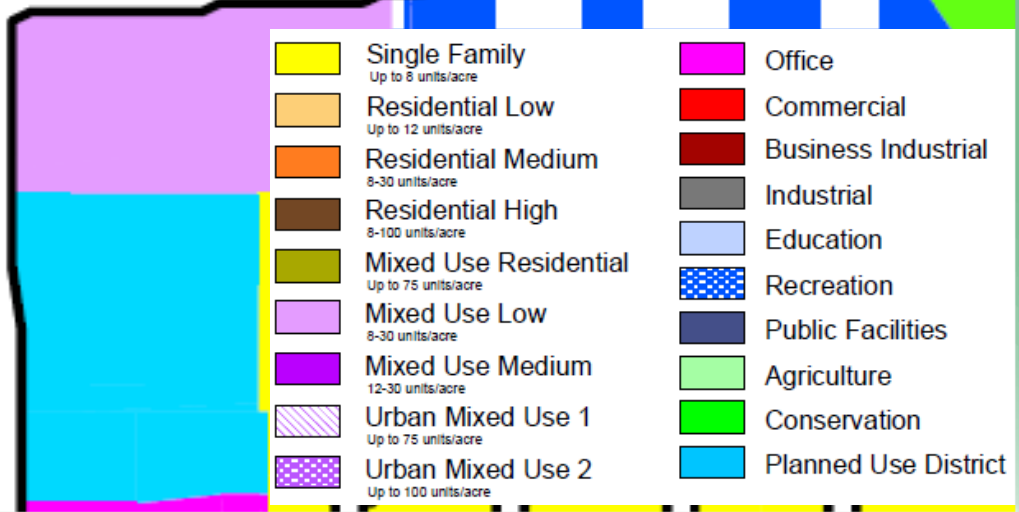
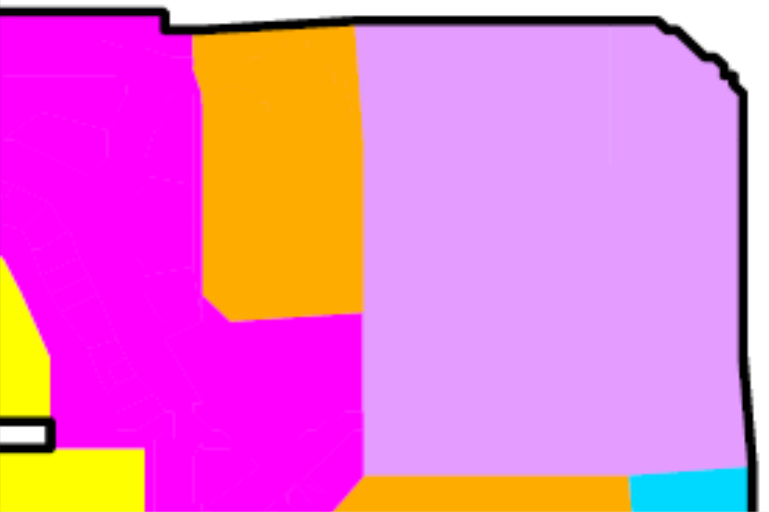
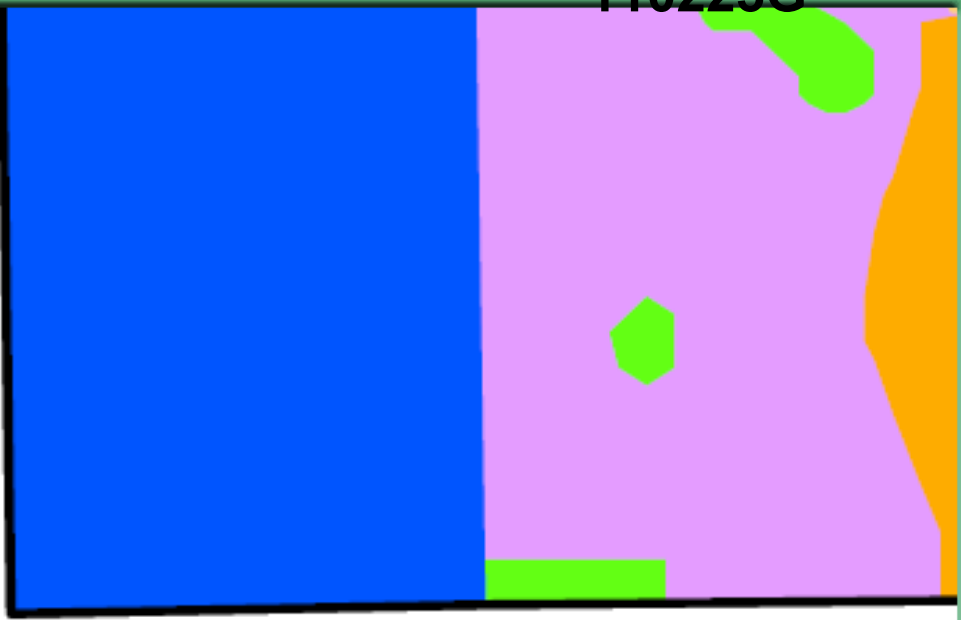
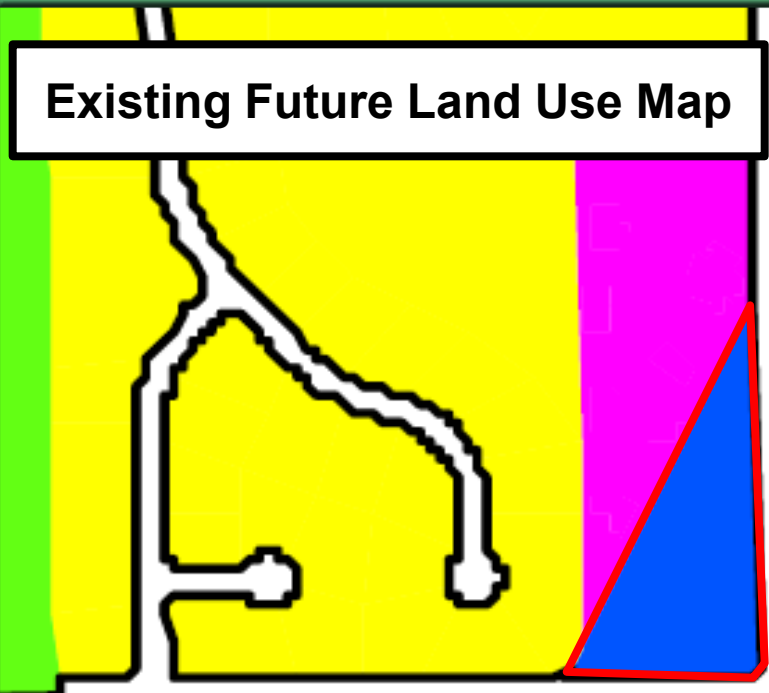
- ❖ Address: 4322 NW 53<sup>rd</sup> Avenue
- ❖ Ownership: City of Gainesville
- ❖ Approximately 2.6 acres in size
- ❖ Former home of the GRU Electric Systems Control facility
- ❖ Intent is to place appropriate land use and zoning designations to prepare property for sale and allow future private redevelopment




















# Project Request

## ❖ Proposed Changes:

- ❖ Future Land Use: 'Public Facilities' to 'Mixed Use Low'
- ❖ Zoning: 'Public Services' to 'Mixed Use -1'

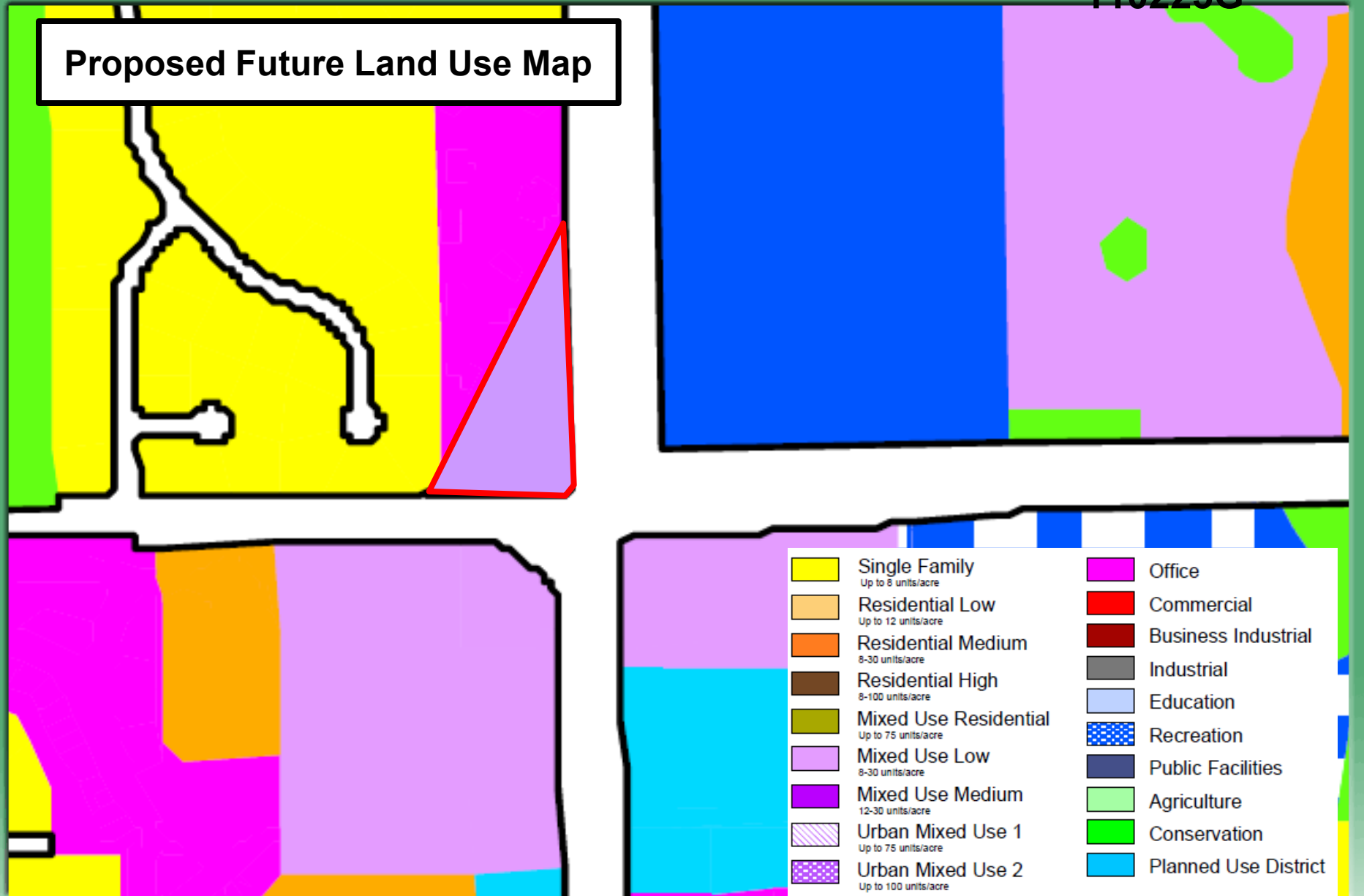
Existing Future Land Use Map






















- |   |  |
|---|--|
|  Single Family<br>Up to 6 units/acre           |  Office                 |
|  Residential Low<br>Up to 12 units/acre        |  Commercial             |
|  Residential Medium<br>8-30 units/acre         |  Business Industrial    |
|  Residential High<br>8-100 units/acre          |  Industrial             |
|  Mixed Use Residential<br>Up to 75 units/acre |  Education             |
|  Mixed Use Low<br>8-30 units/acre            |  Recreation           |
|  Mixed Use Medium<br>12-30 units/acre        |  Public Facilities    |
|  Urban Mixed Use 1<br>Up to 75 units/acre    |  Agriculture          |
|  Urban Mixed Use 2<br>Up to 100 units/acre   |  Conservation         |
|   |  Planned Use District |



# Proposed Future Land Use Map

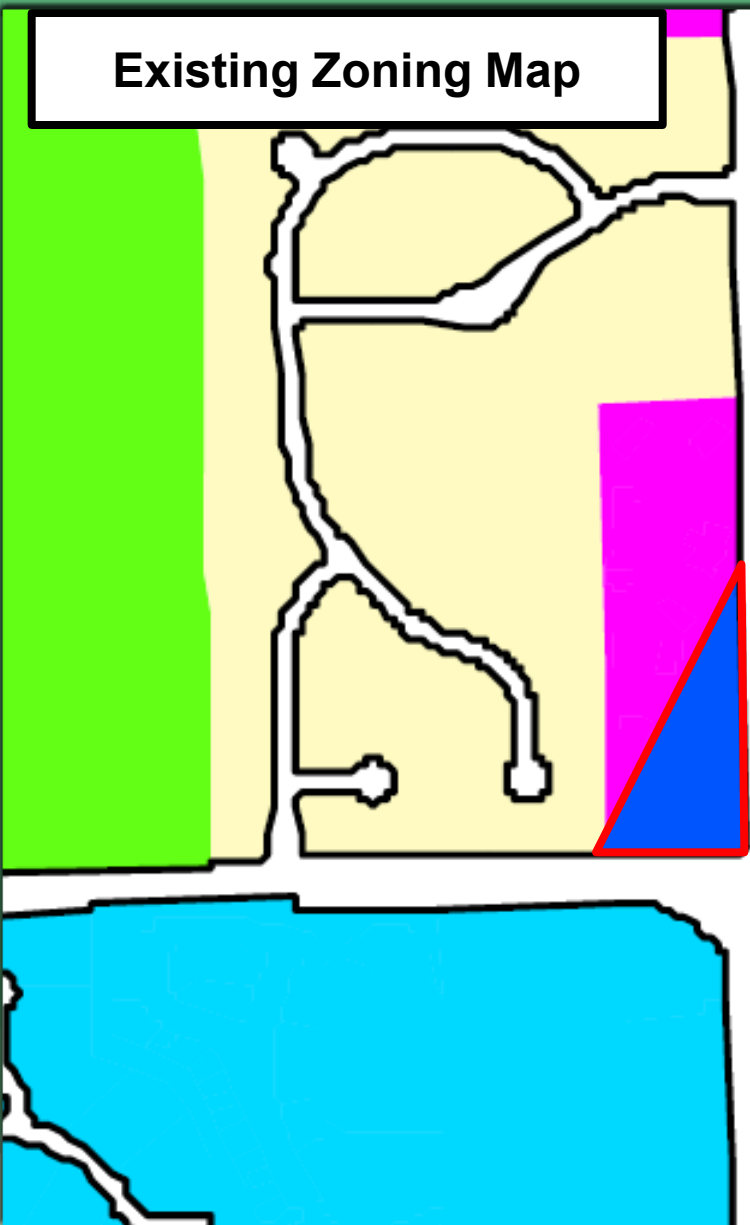


	Single Family Up to 8 units/acre		Office
	Residential Low Up to 12 units/acre		Commercial
	Residential Medium 8-30 units/acre		Business Industrial
	Residential High 8-100 units/acre		Industrial
	Mixed Use Residential Up to 75 units/acre		Education
	Mixed Use Low 8-30 units/acre		Recreation
	Mixed Use Medium 12-30 units/acre		Public Facilities
	Urban Mixed Use 1 Up to 75 units/acre		Agriculture
	Urban Mixed Use 2 Up to 100 units/acre		Conservation
			Planned Use District





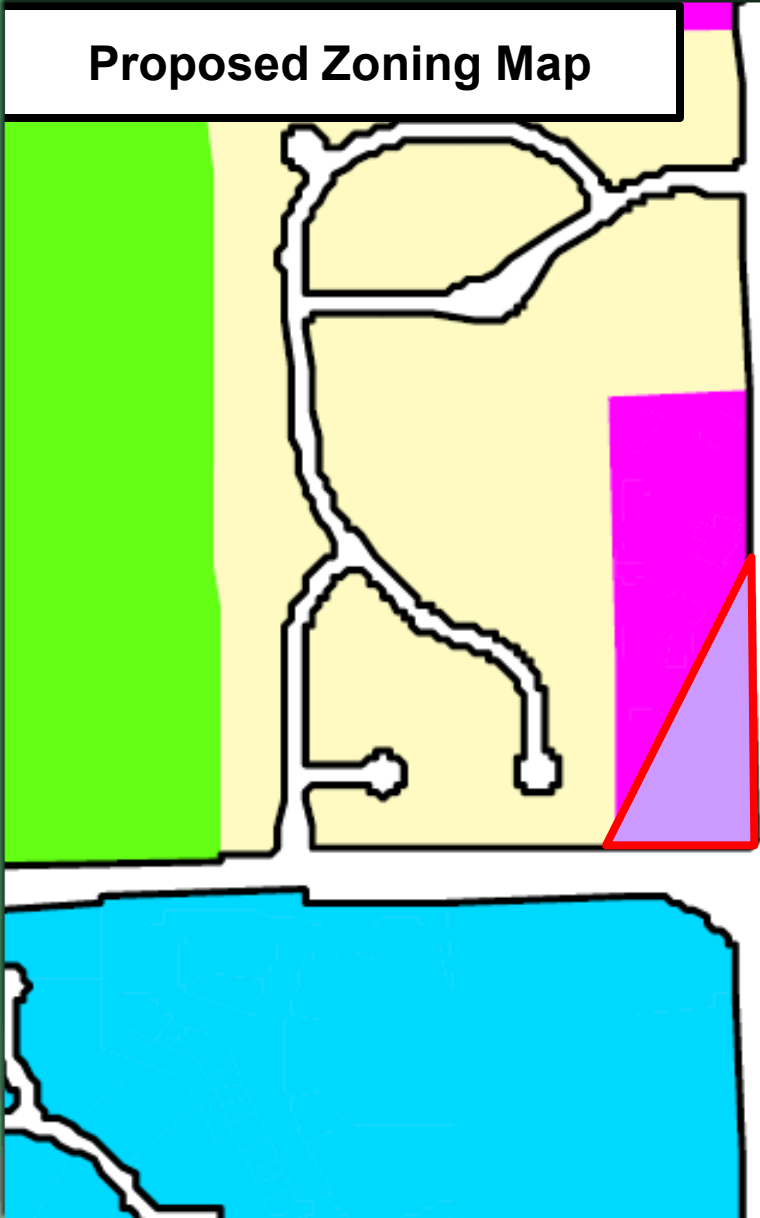
**Existing Zoning Map**



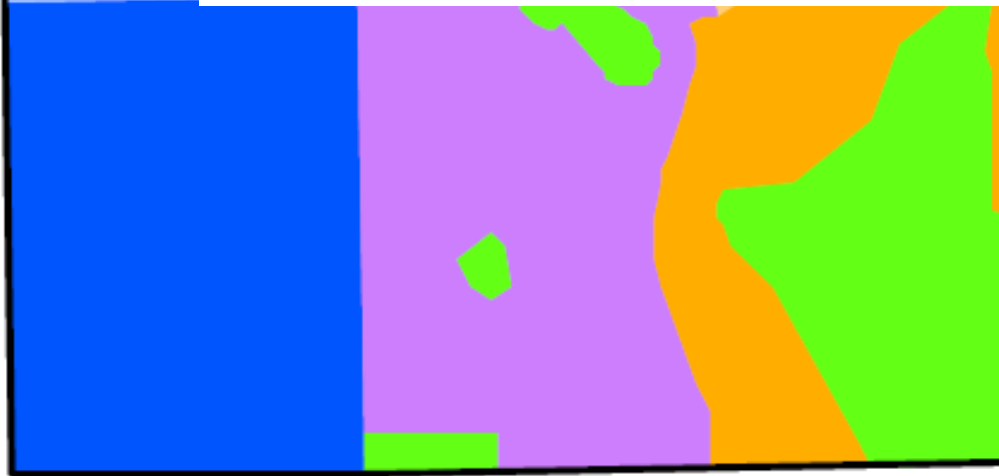
RSF-1	RMF-6	UMU-1	BUS	AGR
RSF-2	RMF-7	UMU-2	BA	CON
RSF-3	RMF-8	CCD	BT	PS
RSF-4	RH-1	OR	BI	AF
RC	RH-2	MD	W	ED
MH	RMU	OF	I-1	PD
RSF-R	MU-1	CP	I-2	
RMF-5	MU-2			



# Proposed Zoning Map



RSF-1	RMF-6	UMU-1	BUS	AGR
RSF-2	RMF-7	UMU-2	BA	CON
RSF-3	RMF-8	CCD	BT	PS
RSF-4	RH-1	OR	BI	AF
RC	RH-2	MD	W	ED
MH	RMU	OF	I-1	PD
RSF-R	MU-1	CP	I-2	
RMF-5	MU-2			



# Permitted Uses – Public Services

Electric, gas and sanitary services	Public administration	Local and suburban transit and interurban highway passenger transportation
Public service vehicles	Utility lines	Transmitter towers
Pipelines, except natural gas	Camps and recreational vehicle parks	Cemeteries
Libraries and information centers	U.S. Postal Service	Museums, art galleries and botanical and zoological gardens
Public lands designated for open space or conservation	Places of religious assembly	Activity-based public parks and recreational facilities as defined by the comprehensive plan
Amusement parks	Public golf courses	Commercial sports
Membership sports and recreation clubs	Water conservation areas, water reservoirs and control structures, drainage wells and water wells	Golf driving ranges
Amusement and recreation services	Activity-based private recreational or open space lands	Any other use specified in the ordinance rezoning property to this classification

# Permitted Uses – MU-1 Zoning

Eating places	Neighborhood shopping center	General merchandise stores
Family child care homes	Neighborhood convenience center	Residential (8 to 30 dwelling units per acre)
Miscellaneous retail	Places of religious assembly	Outdoor cafes
Community residential homes	Bed and breakfast establishments	Personal and business services
Food stores	Veterinary services	Apparel and accessory stores
Engineering, accounting, research management and related services	Personal fitting and sales of prosthetic or orthopedic appliances	Repair services for household needs
Gasoline service stations including the sale of alternative fuels for automobiles	Amusement and recreation services	U.S. Postal Service
Printing, publishing and allied industries	Home furniture, furnishings and equipment stores	Finance, insurance and real estate
Miscellaneous repair services	Motion pictures	Public administration
Hardware, paint, glass and wallpaper stores	Public service vehicles	Health, educational, legal and social services
Auto and home supply stores	Museums and art galleries	Painting and paper hangers
Building construction - General contractors and operative builders	Landscape and horticultural services	Plumbing, heating and air conditioning
Retail nurseries, lawn and garden supply stores	Radio and television broadcasting stations	Telephone, telegraph and other message communications
Alcoholic beverage establishments	Membership organizations	

# Project Summary / Justification

- ❖ Requests are consistent with Comprehensive Plan & Land Development Code
- ❖ Compatible with surrounding existing land uses
- ❖ Consistent with Future Land Use, Zoning and Activity Center Maps

# Project Justification

## Consistency with Comprehensive Plan

- ❖ Mixed Use Low – predominant category on existing future land use map in immediate area.
- ❖ The MUL category *‘allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood, offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood...’* (Future Land Use Element Policy 4.1.1)
- ❖ Development shall serve the surrounding neighborhood and shall be developed at an appropriate scale.

# Project Justification

## Consistency with Land Development Code

### Section 30-64(a)

- ❖ The MU-1 zoning district *'is established for the purpose of allowing coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed use and adjacent residential neighborhoods..(and) is established to allow uses compatible with each other and with surrounding residential areas to be developed near each other...in a relationship harmonious with adjoining residential activities.'*
- ❖ Redevelopment will serve the nearby residents in a manner that is compatible.

# Project Justification

## Consistency with Land Development Code

### Section 30-64(b)

- ❖ Mixed Use Objectives:
  - ❖ *Permit compatible commercial, office, service and residential developments that benefit from being located near each other.*
  - ❖ *Minimize number of driveway connections.*
  - ❖ *Require buffering from abutting residential uses*
  - ❖ *Accommodate neighborhood-level services and retail uses along existing business corridors.*
- ❖ Redevelopment will permit this mix of uses along existing business corridor, reduce the number of driveway connections and provide buffering.



# Activity Center Map

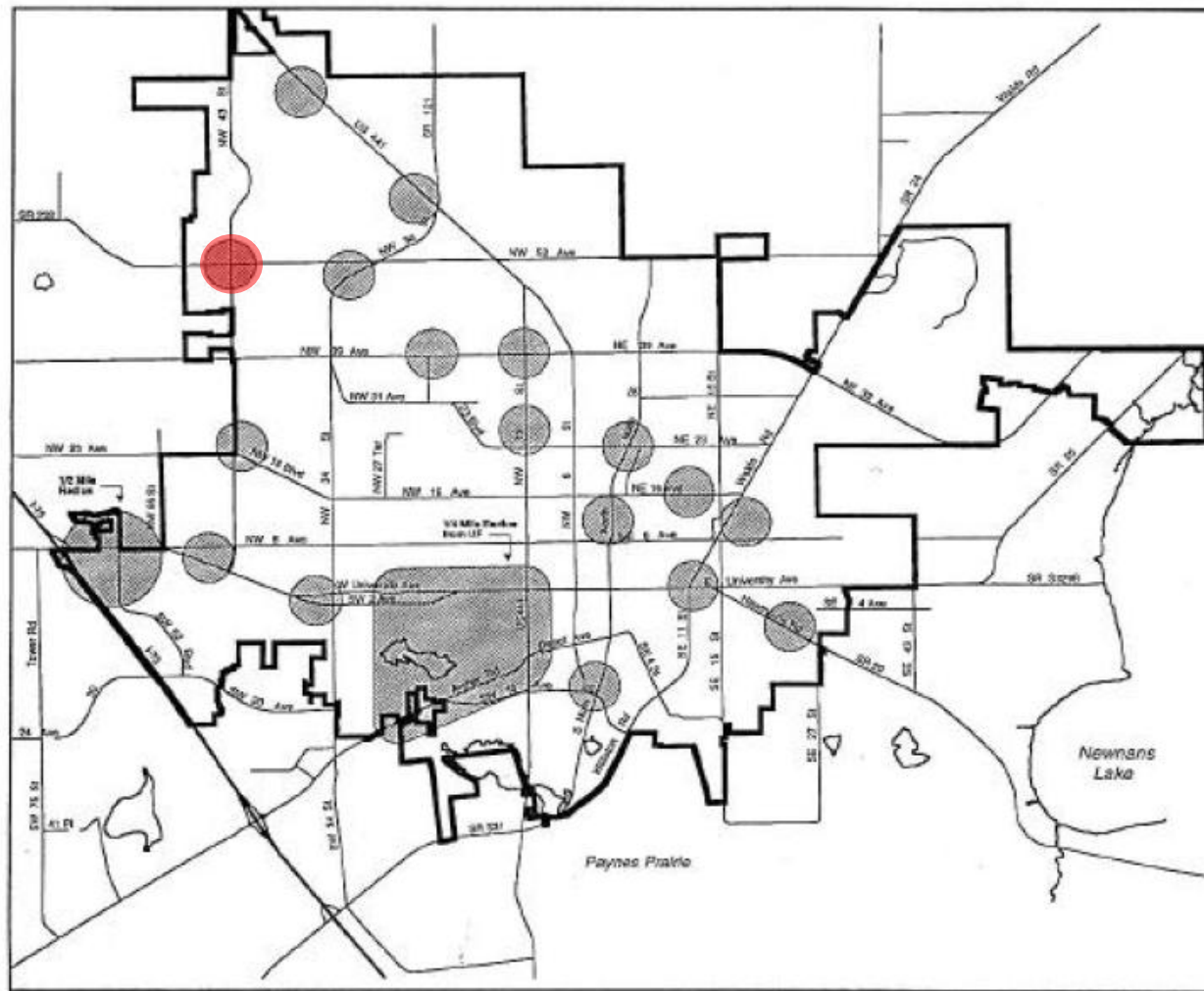




Figure 3

## NEIGHBORHOOD & REGIONAL CENTERS

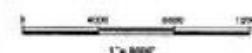
Major and Minor

### Legend

-  Neighborhood Centers (shown as 1/4 and 1/2 mile radius from center)
-  City Limits

**City of Gainesville  
Gainesville, Florida**

Prepared by the  
Department of Community Development  
May 2006



# Activity Center

- ❖ Comprehensive Plan Future Land Use Element Data and Analysis labels this intersection (including the subject property) as a 'Neighborhood & Regional (Activity) Center.'
- ❖ These designated Activity Centers are typically located at major intersections or employment centers throughout the City.
- ❖ Activity Centers are implemented with mixed use categories, such as the proposed Mixed Use designations.
- ❖ Intent: Attract mixed-use, pedestrian friendly development and redevelopment.
- ❖ The proposed Mixed Use designations will provide the mechanisms needed to redevelop the site as a high quality urban development that follows the required design principles.
- ❖ Likely that the subject property would already have Mixed Use designations if it had been historically a privately owned property.



# Compatibility

- ❖ Mixed Use are the predominant designations on the existing future land use and zoning maps.
- ❖ Surrounding Uses:
  - ❖ North and West: Office
  - ❖ East: Utility Substation (across NW 43<sup>rd</sup> Street)
  - ❖ Southeast: Gas Station and Retail
  - ❖ South: Bank and Shopping Center
  - ❖ West (southern 54 feet): Single Family
- ❖ All uses listed above are permitted uses in the proposed Mixed Use Districts and should therefore be considered to be compatible.
- ❖ Most intensive potential commercial uses require additional approvals, such as Special Use Permits.
- ❖ LDC requires buffering standards for uses abutting residential.
- ❖ Existing heavy buffering to remain (see following pictures).



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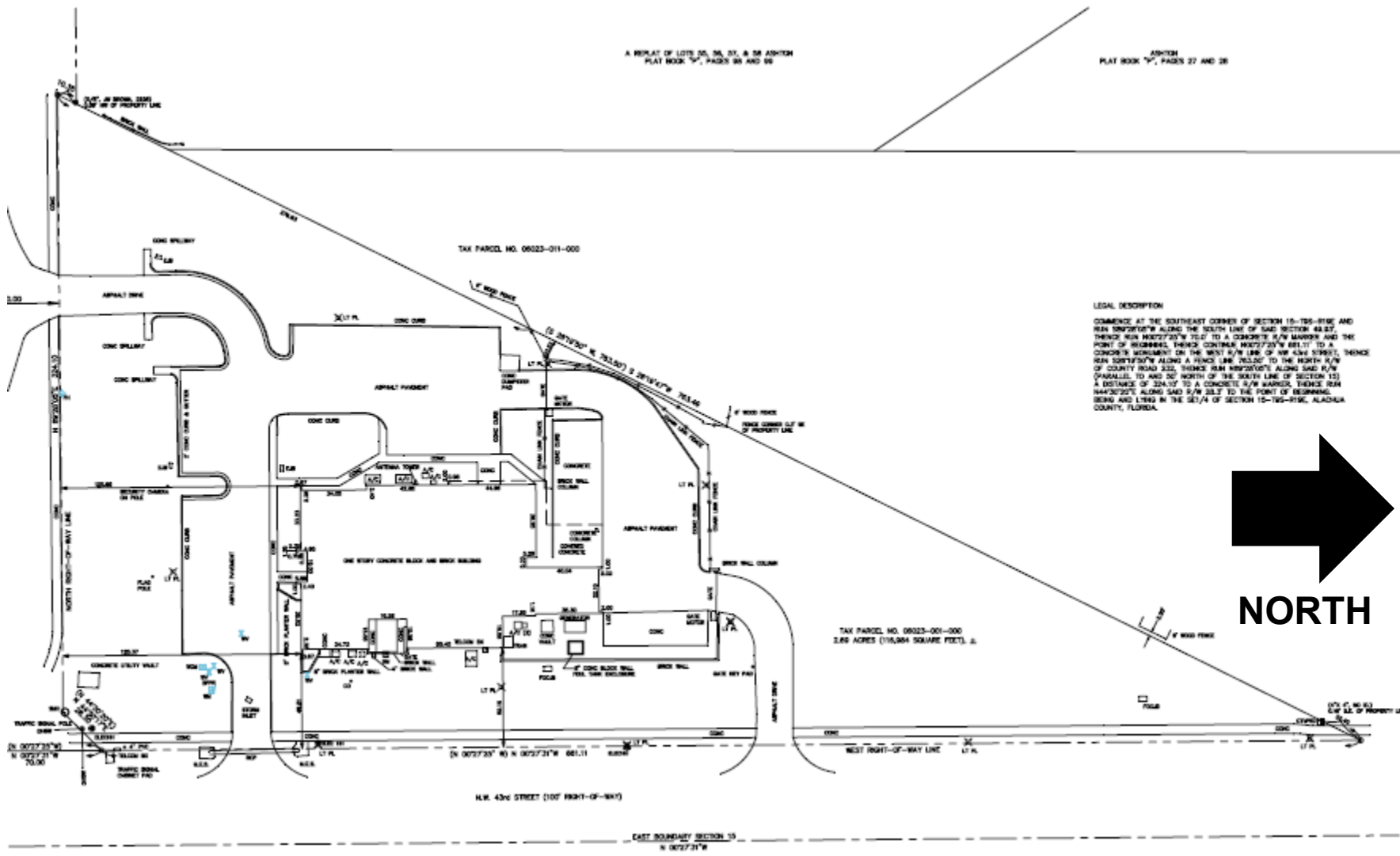


# SUMMARY

- Sale of surplus land will benefit GRU ratepayers.
- Request is consistent with Comprehensive Plan, Land Development Code and Land Use and Zoning Maps.
- Located within existing Activity Center at major intersection.
- Mixture of highest and best use of land and compatible with existing development pattern.
- Plan Board recommendation - Approval
- Staff Recommendation – Approval

A REPLAT OF LOTS 25, 26, 27, & 28 ADJACENT  
PLAT BOOK "F", PAGES 26 AND 28

ADJACENT  
PLAT BOOK "F", PAGES 27 AND 28



LEGAL DESCRIPTION  
 COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15-785-R15C AND  
 RUN 100'00"0"0" ALONG THE SOUTH LINE OF SAID SECTION 48.87'  
 THENCE RUN N00°27'25" W 70.00' TO A CONCRETE S/W MARKER AND THE  
 POINT OF BEGINNING, THENCE CONTINUE N00°27'25" W 681.11' TO A  
 CONCRETE MARKER ON THE WEST S/W CORNER OF THE WEST S/W CORNER  
 RUN S00°27'21" W ALONG A FENCE LINE 70.00' TO THE NORTH S/W  
 OF COUNTY ROAD 322, THENCE RUN PARALLEL ALONG SAID S/W  
 (PARALLEL TO AND 20' NORTH OF THE SOUTH LINE OF SECTION 15)  
 A DISTANCE OF 224.12' TO A CONCRETE S/W MARKER, THENCE RUN  
 N44°30'25" E ALONG SAID S/W 212.7' TO THE POINT OF BEGINNING,  
 BEING AND LING IN THE SE1/4 OF SECTION 15-785-R15C, ALACHUA  
 COUNTY, FLORIDA.

