



Planning and Development Services

PB-13-22 LUC

Presentation to City Commission June 20, 2013

Legislative No. 121035

(Related to Petition PB-13-23 ZON)

Small-scale Land Use Amendment

	Existing	Proposed
Land Use (1.86 ac)	C (Commercial)	MUL (Mixed-Use Low-Intensity: 8-30 units/ac)

121035H



AERIAL PHOTOGRAPH



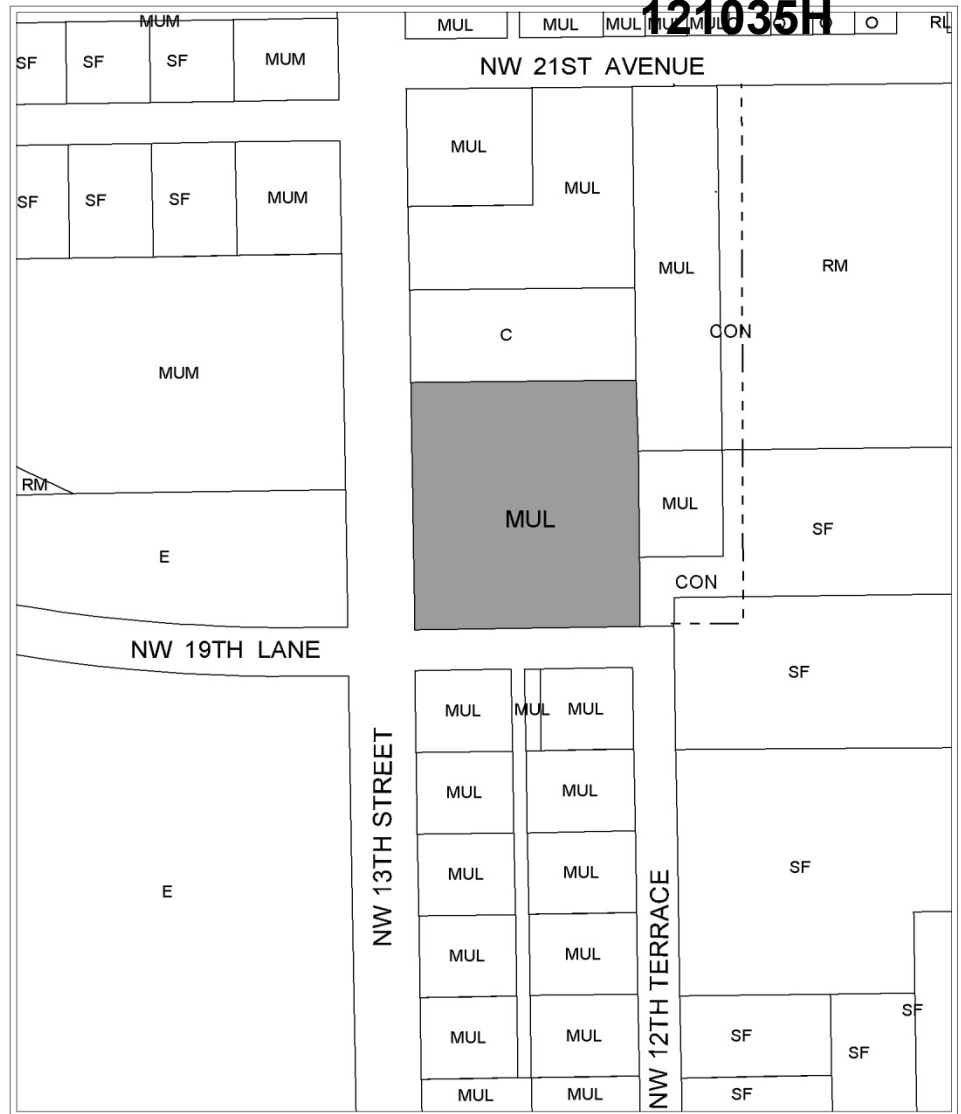
Name	Petition Request	Map(s)	Petition Number
Causseaux, Hewett & Walpole, agent for Bluestone Lands LLC	Amend the City of Gainesville Future Land Use map from Commercial (C) to Mixed-Use Low Intensity (MUL)	3750	PB-13-22 LUC

City of Gainesville Land Use Designations

- SF Single-Family (up to 8 du/acre)
- MUL Mixed-Use Low-Intensity (8-30 du/acre)
- MUM Mixed-Use Medium-Intensity (12-30 du/acre)
- C Commercial
- E Education
- CON Conservation
- RM Residential Medium-Density (8-30 du/acre)
- O Office

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

Area under petition consideration



121035H

PROPOSED LAND USE

 No Scale	Name	Petition Request	Map(s)	Petition Number
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NW 19TH
LANE

DO NOT
BLOCK
INTERSECTION



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RTS
6 8 29
GAINESVILLE
www.GO-RTS.com
STOP ID # 8247

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Guide.com
372-5468

Petition / Background

- Major auto. dealership 1935 – 2008, used cars since April 2012
- Developed site w/approx 30,456 sq ft (auto showroom, warehouse) - needs redevelopment

- Served by urban services, no impact on adopted LOS (water/wastewater, solid waste, recreation, schools)
- TCEA Zone B
- RTS Routes 6, 8 & 29 along NW 13th ST
- No known contamination or other environmental issues

Highlights – LUC

- **Proposed MUL compatible w/area, incl'g MUL east side NW 13th ST between NW 23rd and NW 16th AVEs**
- **MUL would incr. redevelopment potential by allowing more uses & establishing Land Use category more compatible w/those in corridor**

Highlights – LUC

Consistent w/pertinent Comp Plan goals, objectives & policies, incl'g those that encourage:

- **mixed-use development where appropriate**
- **redevelopment**
- **restriction of auto sales & service to N Main ST north of 16th AVE**

Staff to City Commission

Approve Petition and Ordinance

City Plan Board to City Commission

Approve Petition PB-13-22 LUC

Plan Bd voted 6-0