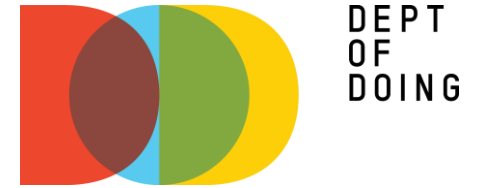
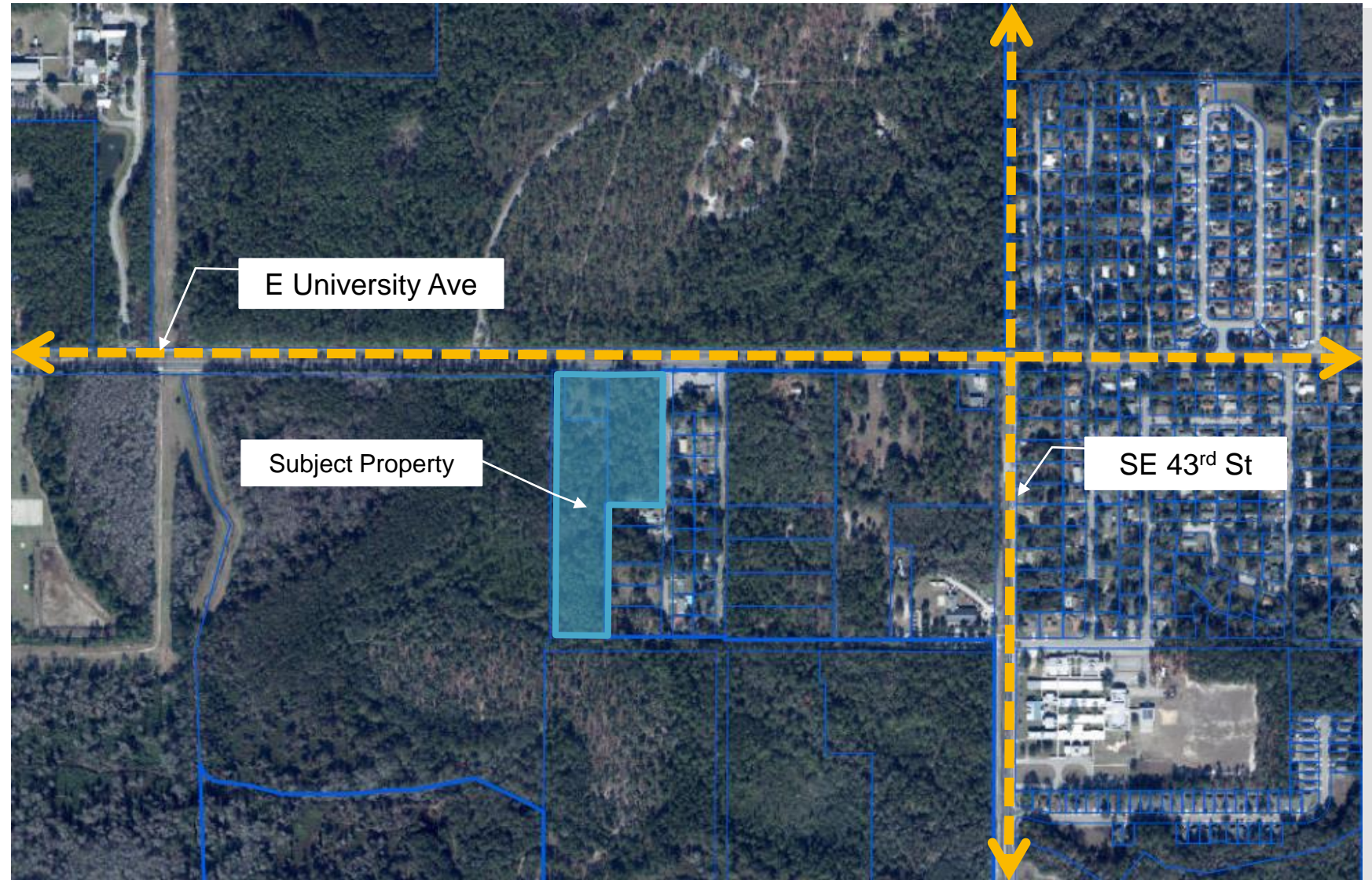


East Lake Forest Annexation Land Use Change

Ordinance 190169
PB-19-70 LUC
Brittany McMullen



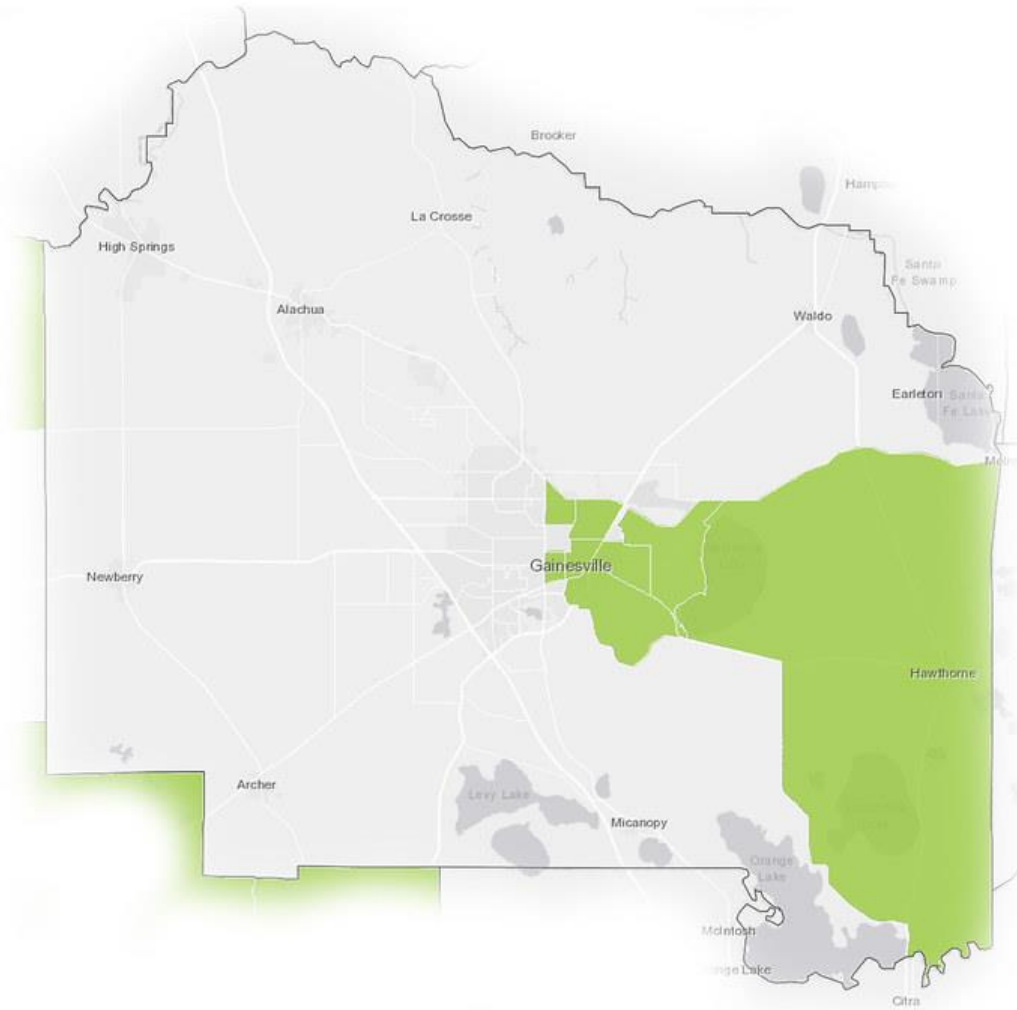
Property Location



Property Location



Property Location

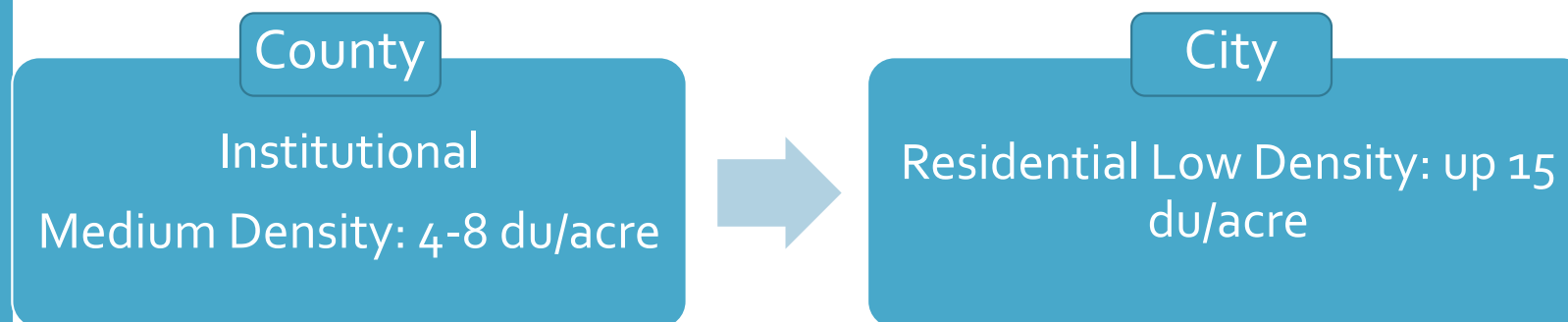


Opportunity Zone

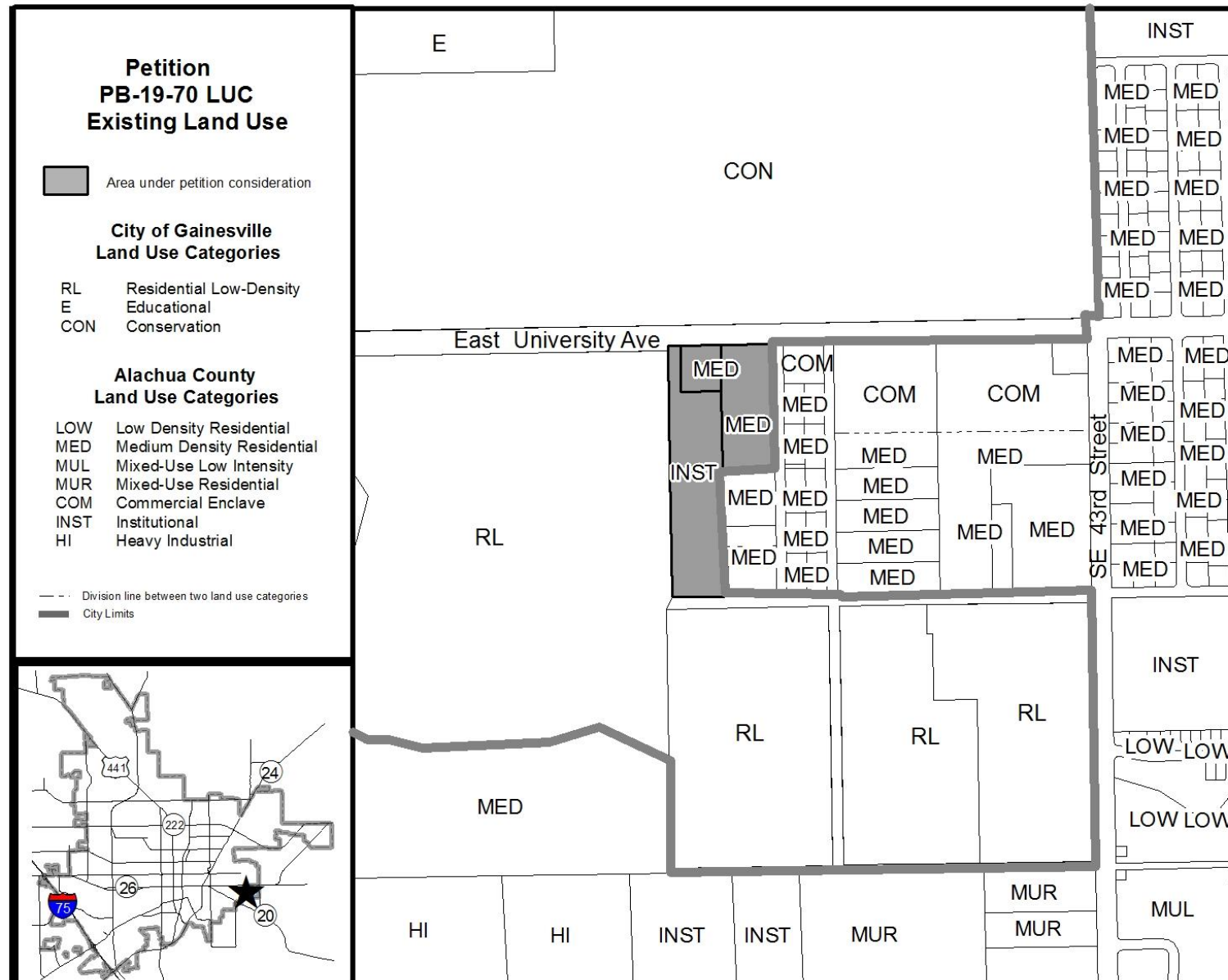


Request

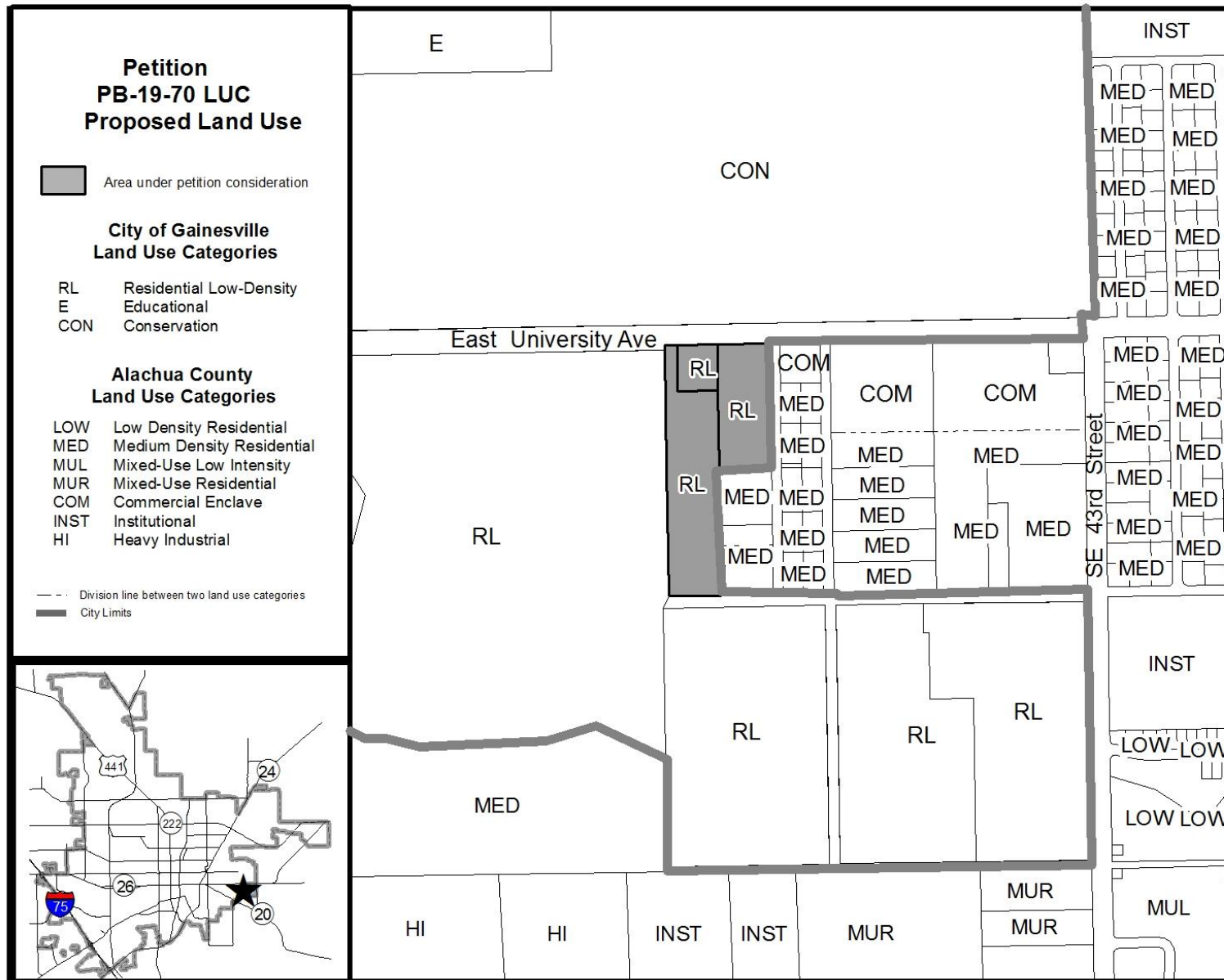
Amend the City of Gainesville Future Land Use Map from Alachua County Institutional & Alachua County Medium Density: 4-8 dwelling units per acre to City of Gainesville Residential Low-Density (RL): up to 15 units per acre.



Existing Land Use



Proposed Land Use



Staff Analysis

Consistency with the Comprehensive Plan

Future Land Use Element

Goal 1 – Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

Housing Element

Overall Goal – Encourage a sufficient supply of adequate, decent, safe, sanitary, healthy and affordable rental and owner-occupied housing for all income groups.

Transportation

Objective 2.1 – Create an environment that promotes transportation choices, compact development, and a livable city.

Staff Analysis

The need for additional land in the proposed land use category.

This land use designation will contribute to an increase in the Residential Low Density land use category total acreage within the City.

The increase in the total acreage of this land use category can potentially help the City meet future residential needs associated with projected population growth.

Future Land Use Category	Description	Total Acres 2019	Total Reduction /Increase	Occupied Acres	Vacant Acres
RL	Residential Low Density	10,815.43	+ 11.18	10,615.9	199.6

Based on Property Appraiser and City of Gainesville GIS data



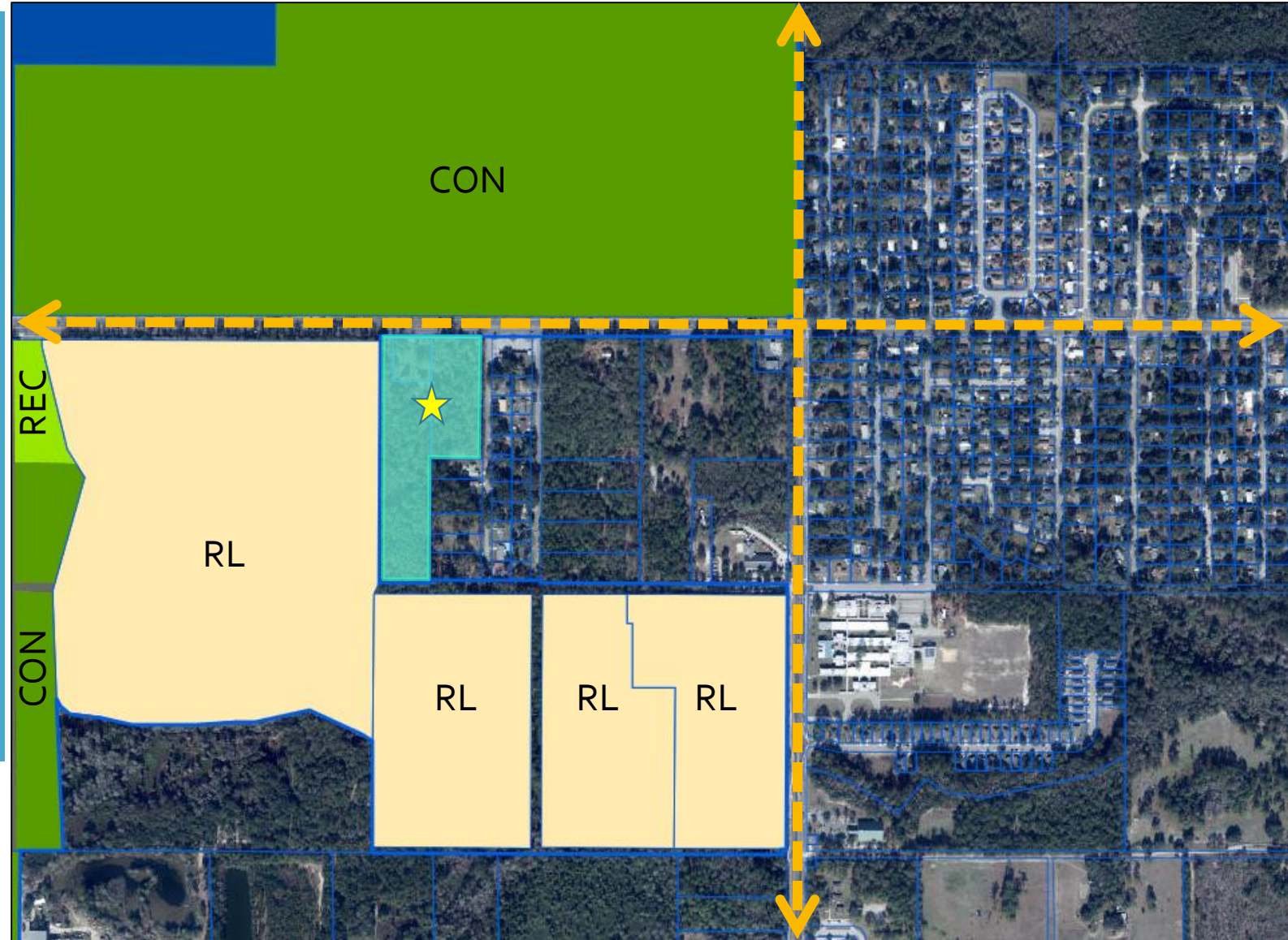
98%

Occupied

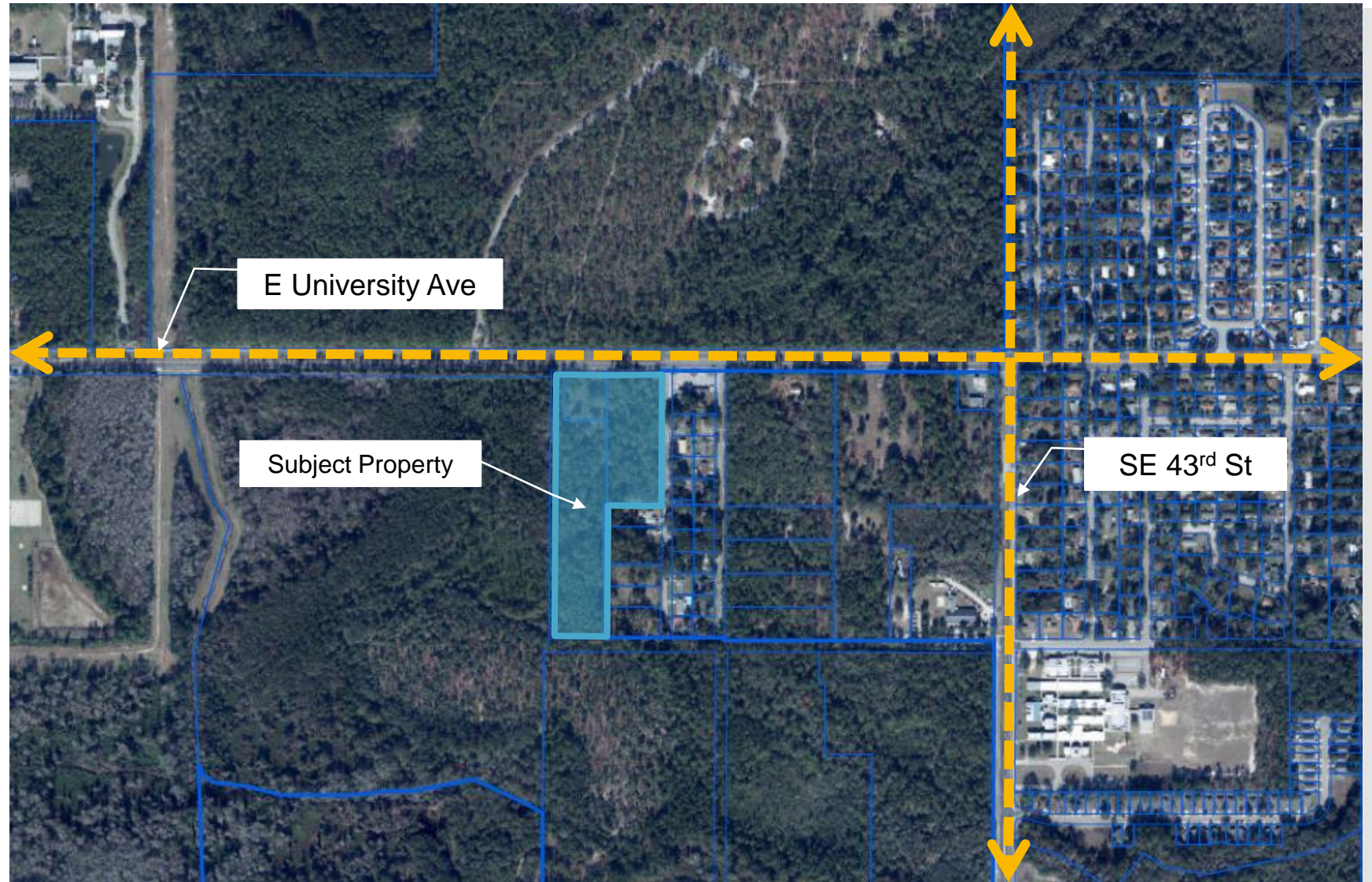
Staff Analysis

The proposed land use category of the property in relation to surrounding properties and other similar properties.

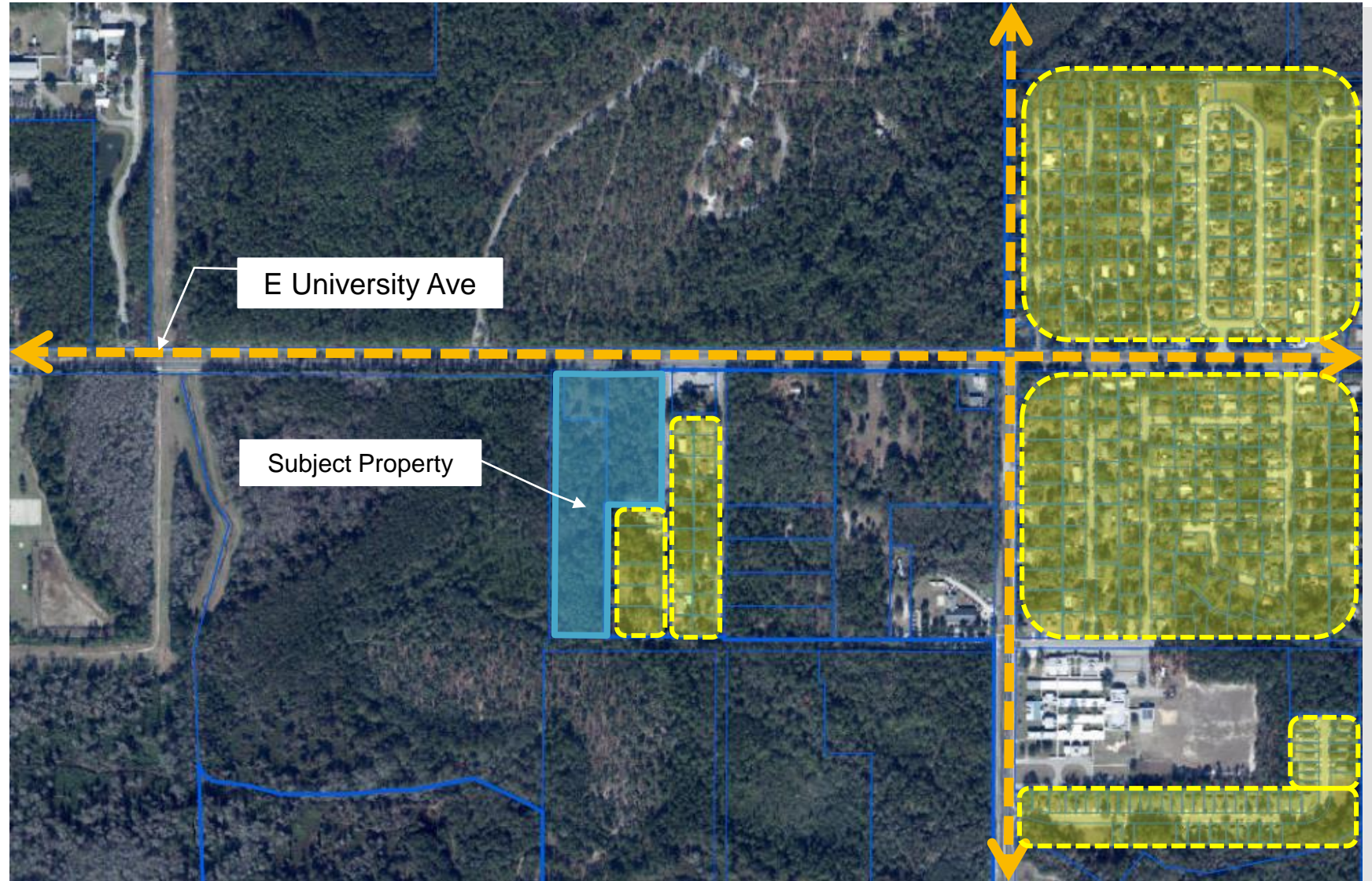
Staff Analysis



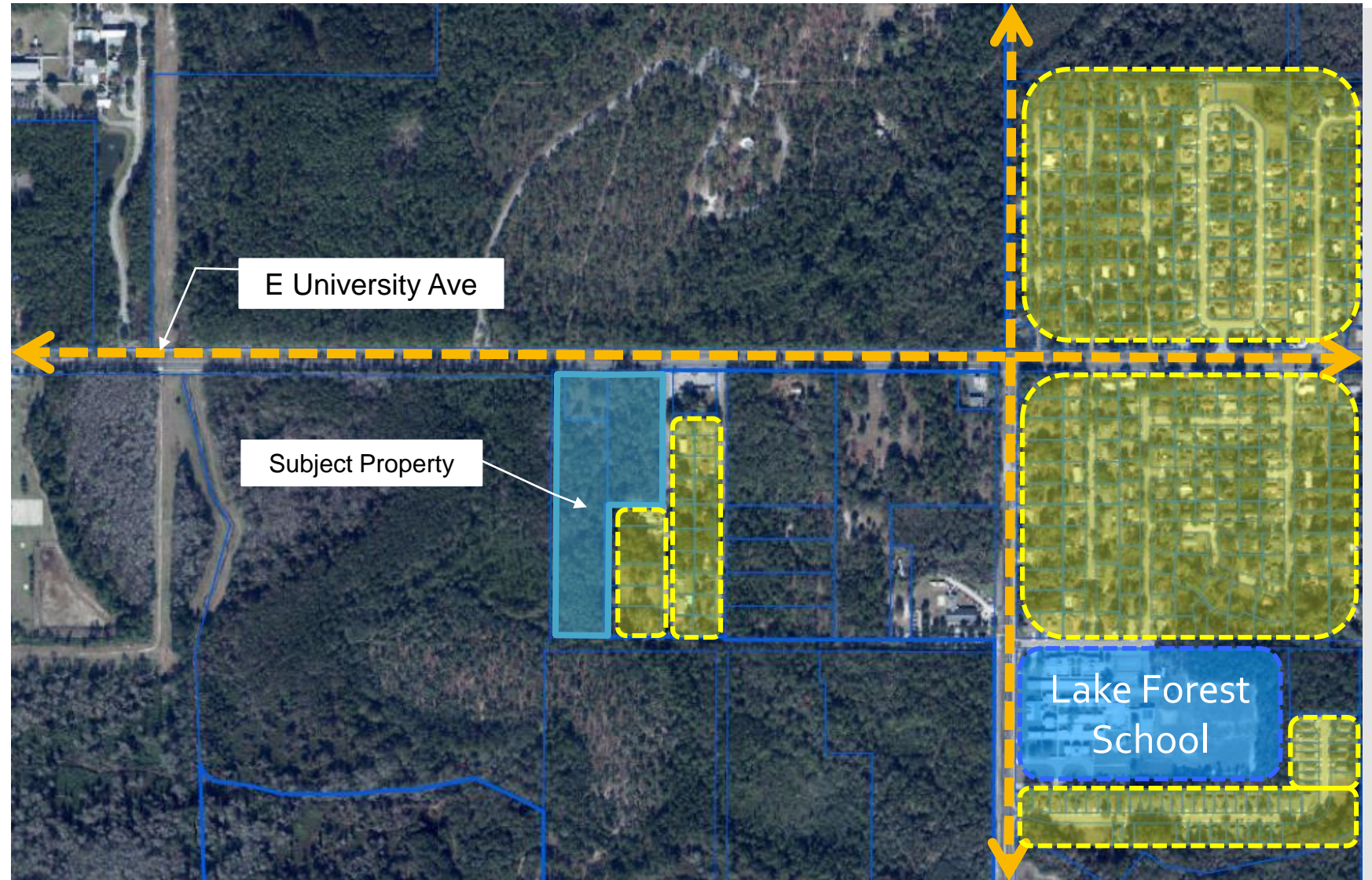
Staff Analysis



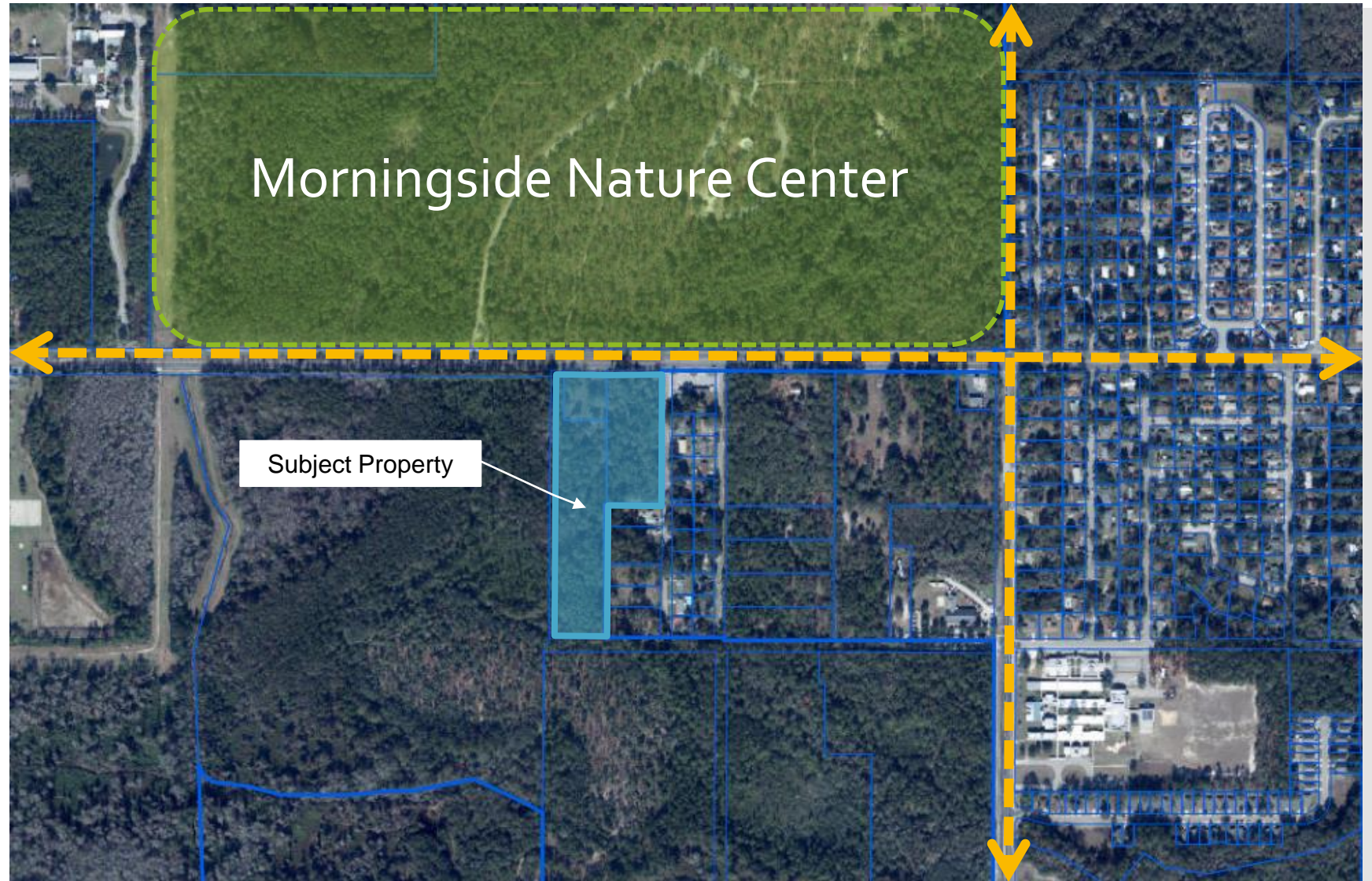
Staff Analysis



Staff Analysis



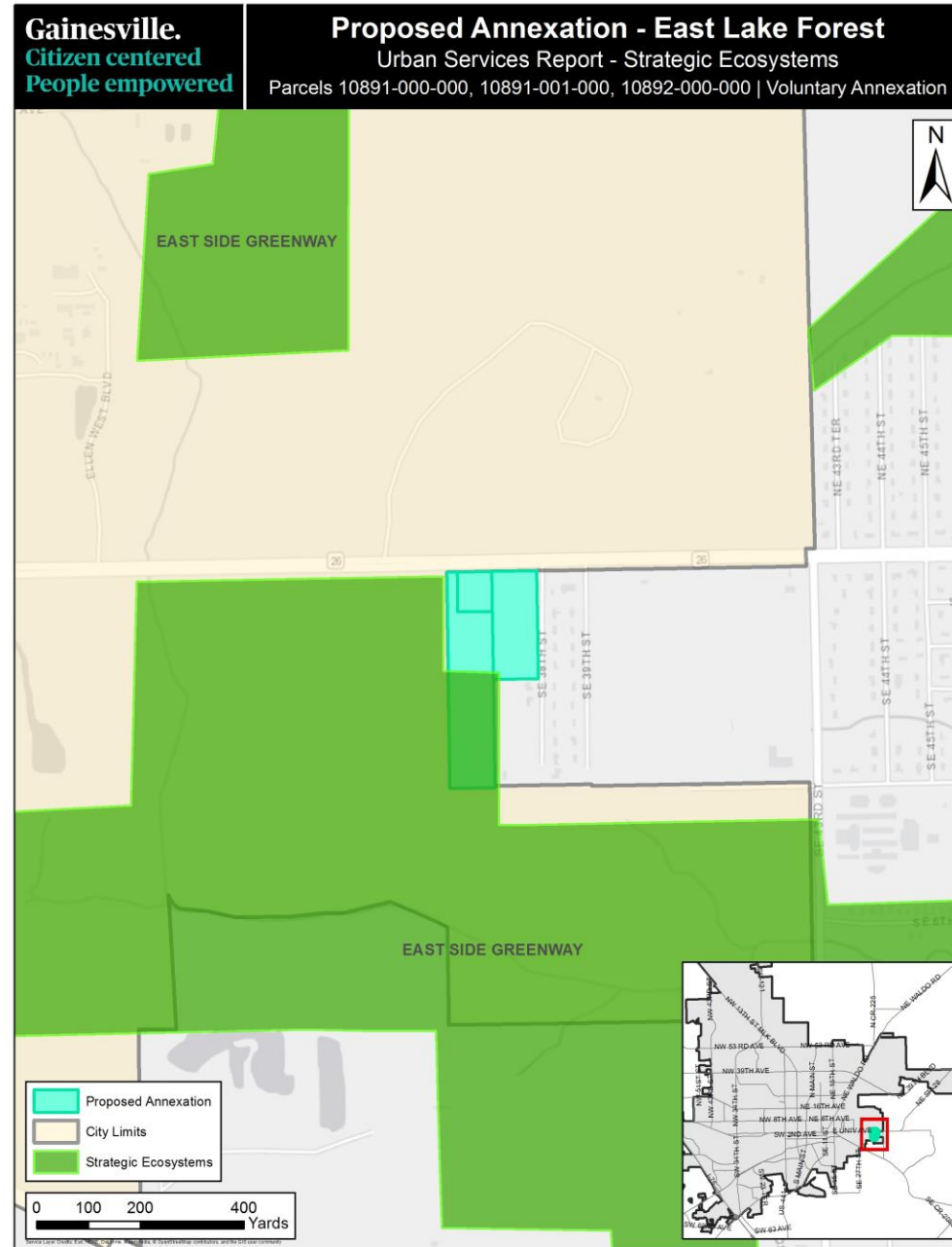
Staff Analysis



Staff Analysis

The potential impact of the land use change on
adopted level of services standards

Environmental Considerations



Public Comment

Comments from neighboring property owners

Staff Recommendation

**Approve PB-19-70 LUC
Adopt Ordinance 190169**

Timeline

Voluntary Annexation



4/18/19

Voluntary Annexation Petition Submitted



6/6/19

City Commission accepts petition, directs Staff to prepare and advertise Ordinance



8/1/19

First reading of Annexation Ordinance



8/15/19

Second and final reading of Annexation Ordinance

Future Land Use and Zoning Designations



6/7/19

Application Submitted by City Staff



7/25/19

City Plan Board holds public hearing for land use and zoning designations



10/3/19

First reading of Future Land Use and Zoning Ordinances (Tentative)



TBD

Second reading of Future Land Use and Zoning Ordinances (Tentative)