



Planning and Development Services

PB-15-89 LUC

**City Commission
January 7, 2016**

Legistar No. 150444

Presentation by Dean Mimms, AICP

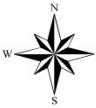
Large-scale Land Use Amendment

PB-14-89 LUC	Existing	Proposed
Land Use (15 ac)	RM Residential Medium- Density (8-30 units/acre)	RL Residential Low- Density (up to 12 units/acre)

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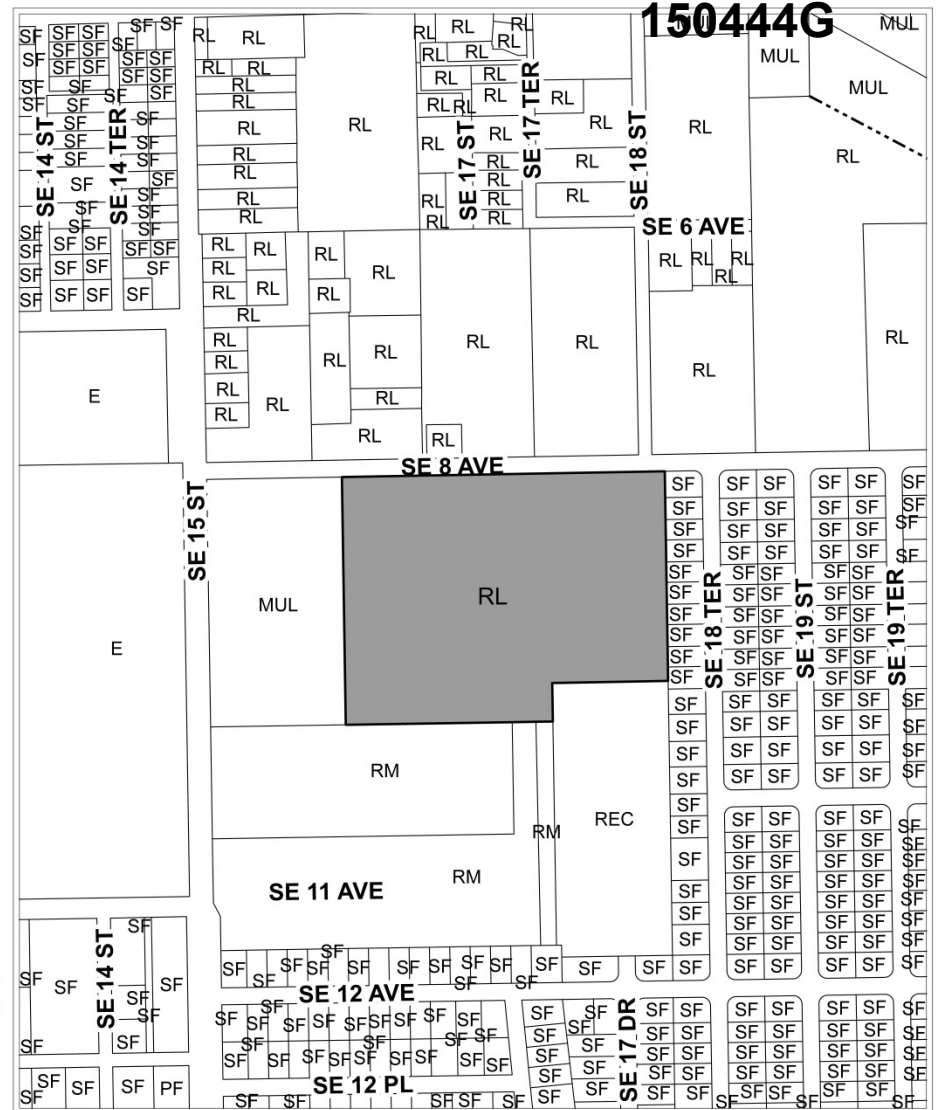


AERIAL PHOTOGRAPH

	Name	Petition Request	Petition Number
 No Scale	eda-engineers-surveyors-planners, inc., agent for the City of Gainesville	Amend the City of Gainesville Future Land Use map from Residential Medium-Density (8-30 units per acre) to Residential Low-Density (up to 12 units per acre).	PB-15-89 LUC

City of Gainesville Land Use Categories

- SF Single-Family (up to 8 units per acre)
- RL Residential Low-Density (up to 12 units per acre)
- RM Residential Medium-Density (8-30 units per acre)
- MUL Mixed-Use Low-Intensity (8-30 units per acre)
- E Education
- REC Recreation



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- Division line between two zoning districts
- City Limits

Area under petition consideration

PROPOSED LAND USE

	Name	Petition Request	Petition Number
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South into Site



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East along SE 8th AVE

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West along SE 8th AVE



Petition / Background

- **Site of former Kennedy Homes apartment complex that suffered major fire in previous decade**
- **Property purchased by City of Gainesville in 2007**
- **December 2014: CRA approved redevelopment plan for 38 single-family homes (attached & detached) for vacant, urban infill site**
- **RL land use needed because of 8-unit/acre minimum density required by existing RM land use**

Key Points - LUC

- **Proposed Future Land Use Map amendment to RL consistent w/Comprehensive Plan and supports residential development in appropriate location**
- **The proposed RL land use consistent w/City's urban infill & redevelopment goals, and needed for implementing CRA redevelopment plan**

City Plan Board to City Commission

Approve Petition PB-15-89 LUC
(Plan Board voted 5-0)

Staff to City Commission

Approve Petition & Ordinance