



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) |



AERIAL PHOTOGRAPH

|  No Scale | Name | Petition Request | Petition Number |
|---|---|---|-----------------|
| | 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 |

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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 |



PROPOSED LAND USE

| Name | Petition Request | Petition Number |
|---|---|-----------------|
|  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 |

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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

Recommendation

City Plan Board to City Commission

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

Staff to City Commission

Approve Petition & Ordinance