
**City of
Gainesville**

Inter-Office Communication

**Planning Division
X5022, FAX x2282, Station 11**

Item No. 10

TO: City Plan Board **DATE:** September 21, 2006

FROM: Planning Division Staff

SUBJECT: **Petition 140CPA-06 PB.** City Plan Board. Amend the City of Gainesville 2000-2010 Comprehensive Plan Future Land Use Element, Policy 4.7.1 to add Urban Mixed-Use 1 and Urban Mixed-Use 2 Land Use Categories and Corresponding/Implementing Zoning Districts.

Recommendation

Staff recommends approval of Petition 140CPA-06 PB.

Explanation

Implementing new Urban Mixed-Use land use and zoning categories (UMU-1 and UMU-2) requires that these categories be listed in the Future Land Use Element of the Gainesville Comprehensive Plan. Zoning districts have been assigned to each of these two land use categories based on whether the objectives of the categories are compatible with the zoning districts assigned to either the UMU-1 or UMU-2 land use category, and whether the assigned districts help implement the two land use categories.

The Future Land Use Element of the Gainesville Comprehensive Plan contains the following objectives and policies that are relevant to this petition:

Objective 4.1

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Urban Mixed-Use 1 (UMU-1: up to 75 units per acre). This category allows a mixture of residential, retail and office/research uses. The Urban Mixed Use districts are distinguished from other mixed-use districts in that they are specifically established to support biotechnology research in close proximity to the University of Florida. An essential component of the district is orientation of structures to the street and pedestrian character of the area. Retail and office uses located within this district shall be scaled to fit into the character of the area. Residential density

Petition 140CPA-06 PB City Plan Board. Amend the City of Gainesville 2000-2010 Comprehensive Plan Future Land Use Element, Policy 4.7.1 to add Urban Mixed-Use 1 and Urban Mixed-Use 2 Land Use Categories and Corresponding/Implementing Zoning Districts.

Dom Nozzi gave the Staff presentation requesting to add newly established zone districts UMU-1 and UMU-2 to the Comprehensive Plan.

Motion By: Bob Cohen	Seconded By: David Gold
Moved To: Approve.	Upon Vote: Carried 4 – 0.