

To: City Plan Board
From: Planning Division Staff
Subject: Petition 105CPA-07 PB. City Plan Board. Revise the Urban Mixed-Use 1 Future Land Use category by limiting building height to 6 stories (currently required) and deleting the current allowance for an additional 2 stories by Special Use Permit (SUP).

Item No. 10
Date: September 20, 2007

Recommendation

Staff recommends approval of Petition 105CPA-07 PB.

Explanation

The City Plan Board on May 17, 2006 voted 6-0 to amend the Gainesville Land Development Code to change the height limit to 6 stories by right (and not allow any additional height by special use permit). This matter (Petition 35TCH-07 PB) was subsequently heard by the City Commission and the City Commission supported the Plan Board recommendation.

Approval of the text change to the Land Development Code that would limit the height of buildings to 6 stories by right and not allow additional stories by special use permit now requires that the Future Land Use Element of the Gainesville Comprehensive Plan be amended to reflect this provision in the related Urban Mixed-Use 1 Future Land Use category. The proposed revisions to this future land use category are shown on the next page of this report.

There are currently no buildings located on lands designated Urban Mixed-Use 1 that are as tall as 6 stories, so existing buildings in this district would not become non-conforming with respect to the proposed maximum building height.

Future Land Use Element

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 shall be limited to 75 units per acre with provisions to add up to 25 additional units per acre by special use permit. All new development must be a minimum of 2 stories in height. Building height shall be limited to 6 stories ~~and up to 8 stories by special use permit~~. Land development regulations shall set the appropriate densities; the distribution of uses; design criteria; landscaping, pedestrian, and vehicular access. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

Respectfully Submitted,



Ralph Hilliard,
Planning Manager

DM

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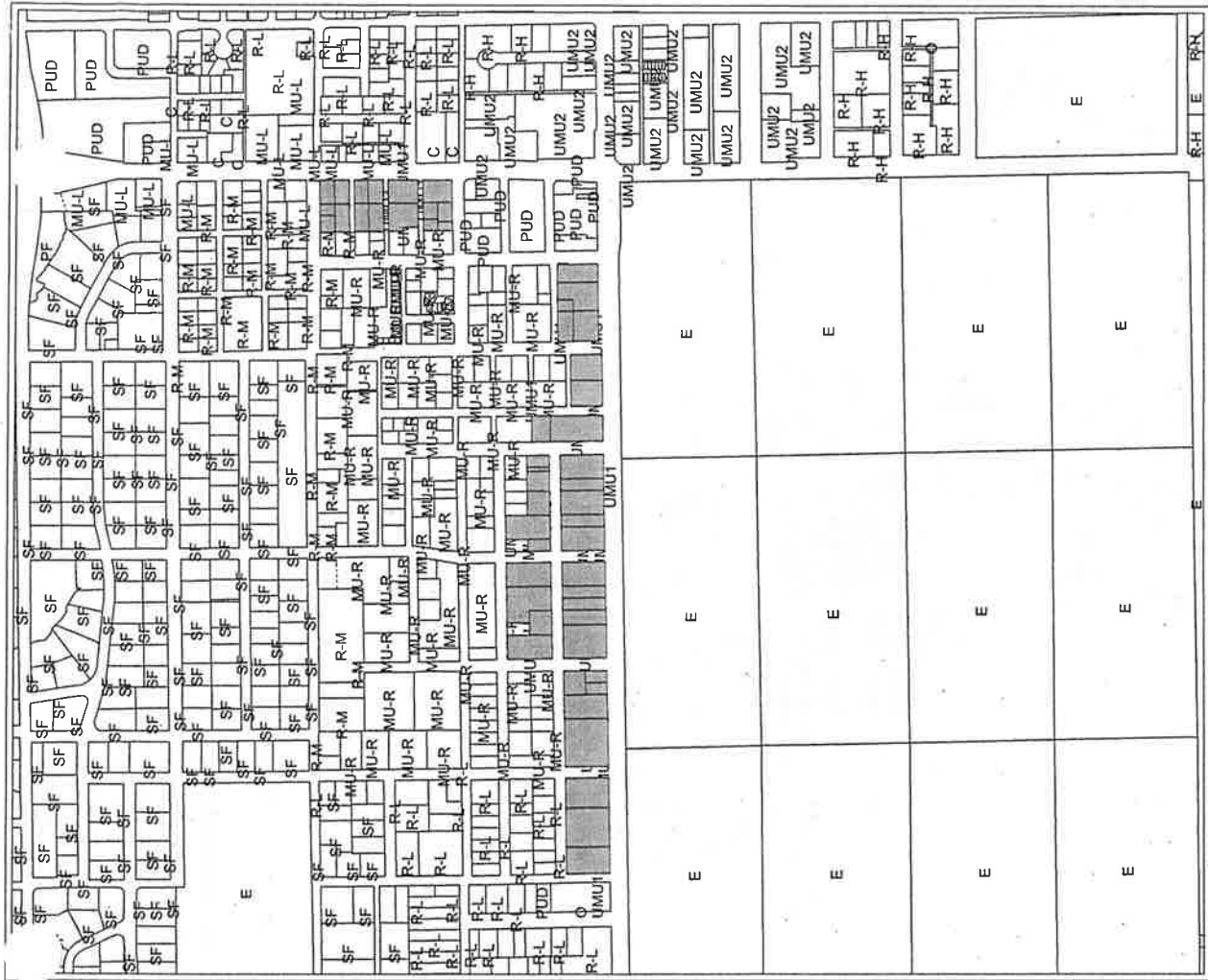
Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)

- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

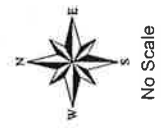
Division line between two land use districts
 City Limits

Area under petition consideration (All with UMU Land Use)



EXISTING LAND USE

Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant	Revise UMU-1 Future Land Use category by Limiting Building Height to 6 Stories and Deleting Allowance for 2 additional Stories by Special Use Permit	3948, 3949, 4150	105CPA-07PB



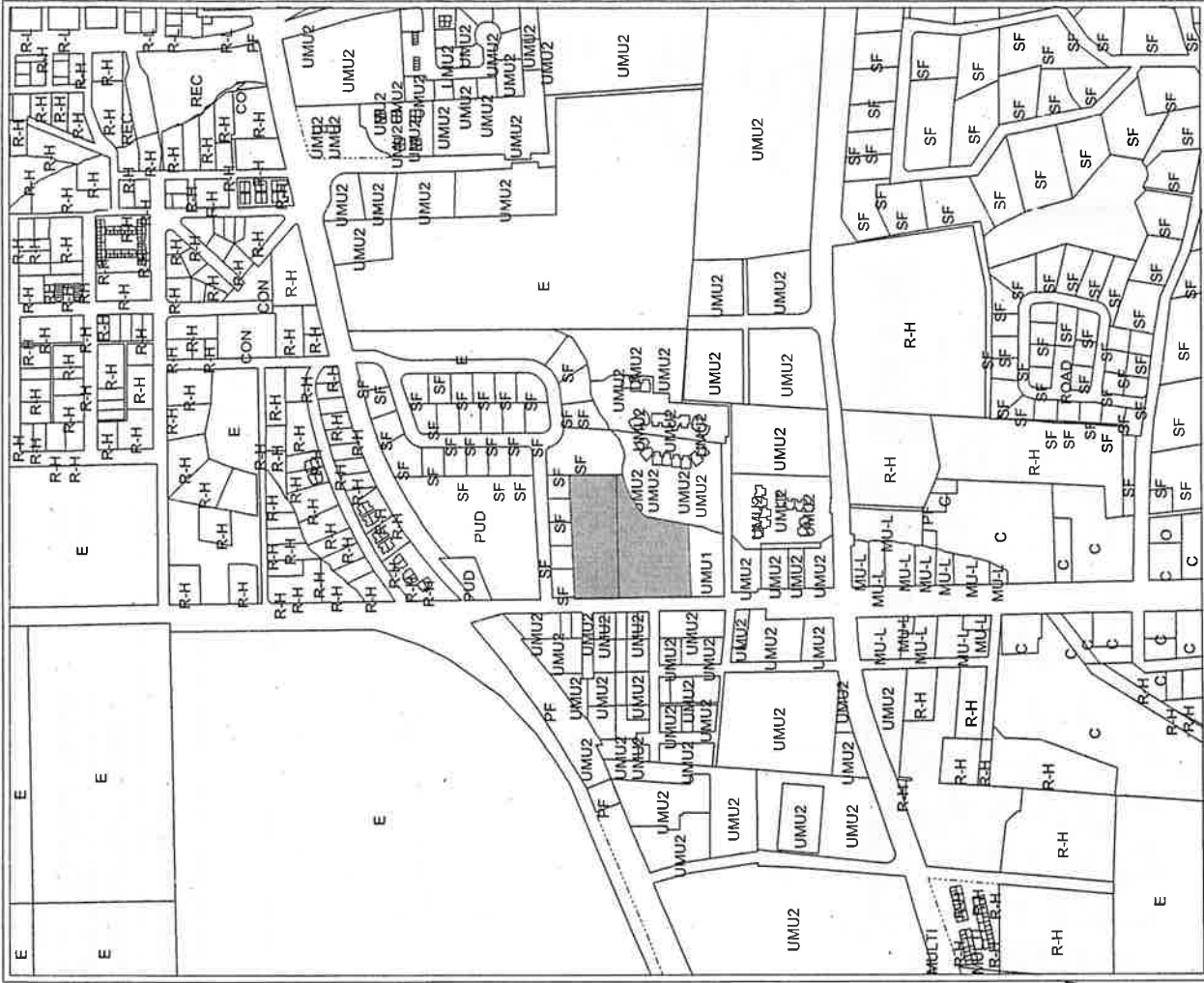
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--- Division line between two land use districts

— City Limits

Area under petition consideration (All with UMU1 Land Use)



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No Scale

Petition 105CPA-07PB City Plan Board. Revise the Urban Mixed –Use 1 Future Land Use category by limiting building height to 6 stories (currently required) and deleting the current allowance for an additional 2 stories by Special Use Permit (SUP).

Dean Mimms, Chief Comprehensive Planner gave a brief Staff presentation and stated that this petition is to change the height limit that was previously recommended and voted for by the City Plan Board in May 2007, and approved by the City Commission. Mr. Mimms further stated that the Urban Mixed Used 1 can be found on the north side of University Avenue, the west side of Northwest 13th Street, as well as the east side of Southwest 13th Street. Mr. Mimms added that Staff is recommending approval.

Randy Wells stated that he has noticed a lot of first and second floors that are greater than 10 feet that looks great and hopes the Board will be able to revisit this issue of the height restriction to make sure it has the right language the Board is intending.

Motion By: David Gold	Seconded By: Jon Reiskind
Moved To: Approve.	Upon Vote: 7 – 0.

