

**LEGISLATIVE #**

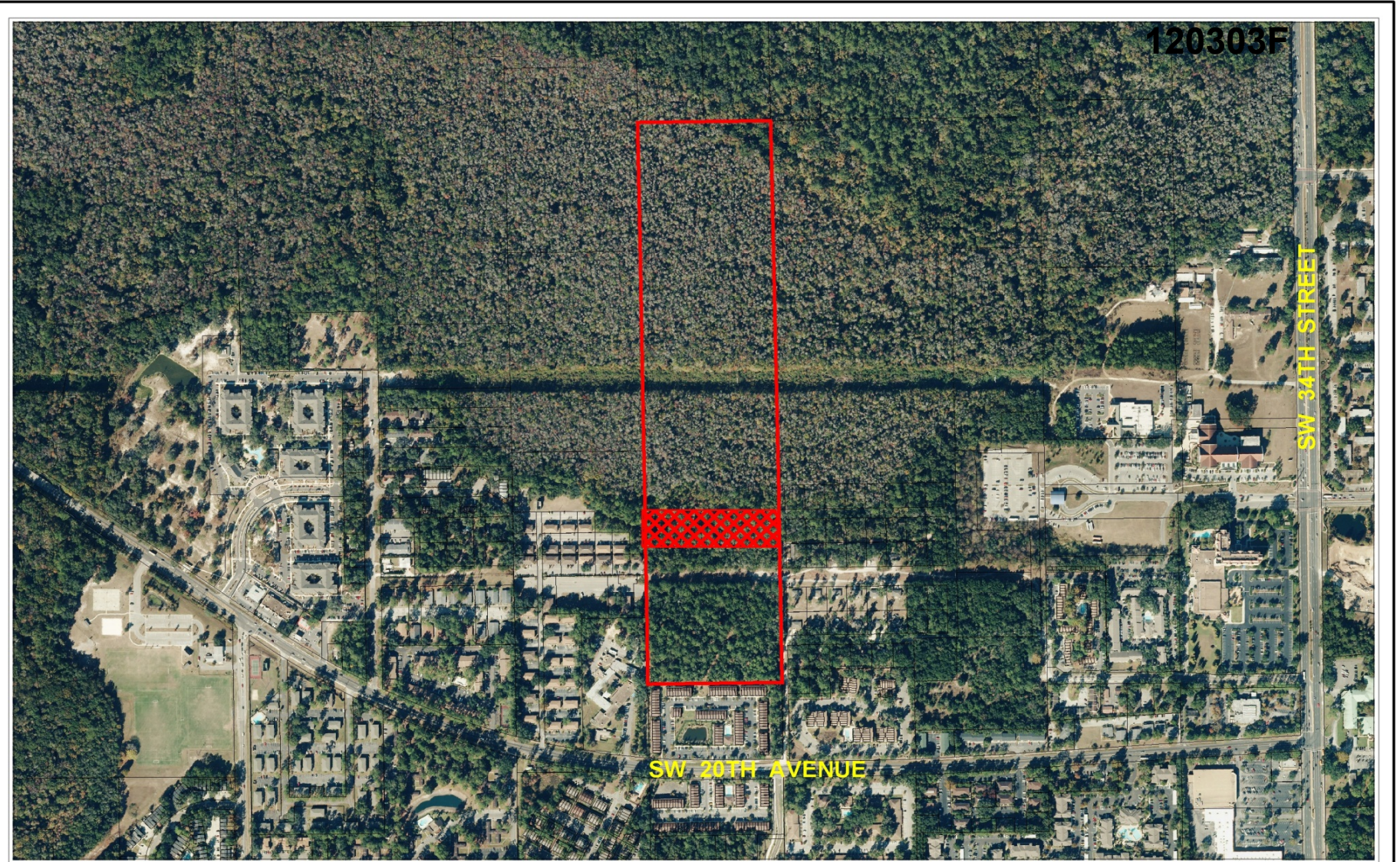
**120303F**



## Planning and Development Services

# PB-12-85 LUC

**Presentation to the City Commission  
December 6, 2012  
(Legislative # 120303)**




120303F

SW 34TH STREET

SW 20TH AVENUE

**AERIAL PHOTOGRAPH**

 No Scale	<b>Name</b>	<b>Petition Request</b>	<b>Map(s)</b>	<b>Petition Number</b>
	City Plan Board, applicant	Amend the FLUM from CON to UMU2 on portion of parcel	4144	PB-12-85 LUC

## Site Information

- **2.8-acre portion of Parcel 06724-000-000.**
- **Annexed in 2009 (Southwest Annex.).**
- **Parcel removed from PB-12-73 ZON based on revised location of 10-year flood channel line.**
- **Flood channel less extensive than previously approx. 2.8 acres.**
- **Ord. 120219 waive 1 year time limit**
- **Related rezoning (PB-12-86 ZON).**

# Proposed land use

<b>Current Land Use</b>	<b>Proposed Land Use</b>
<b>Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit) (10.9-acres)</b>	<b>Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit) (13.7 acres)</b>
<b>Conservation (33.1-acres)</b>	<b>Conservation (30.4-acres)</b>

## City of Gainesville 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 (UMU-1: 8-75 du/acre; & up to 25 additional du/acre by special use permit)
- UMU2 Urban Mixed Use 2 (UMU-2: 10 to 100 du/acre; & up to 25 additional du/acre by special use permit)
- O Office
- C Commercial
- BI Business Industrial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

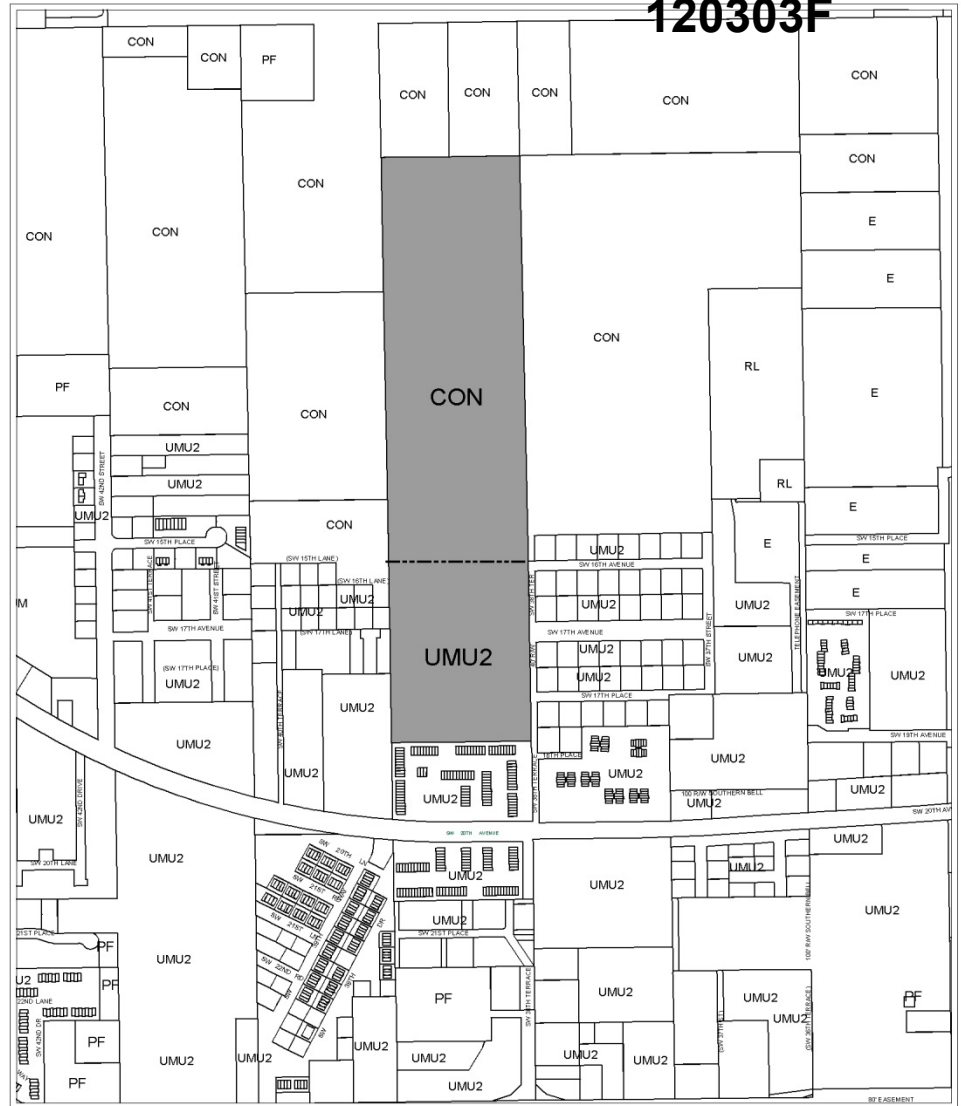


Division line between two land use districts




City Limits

Area under petition consideration



### PROPOSED LAND USE

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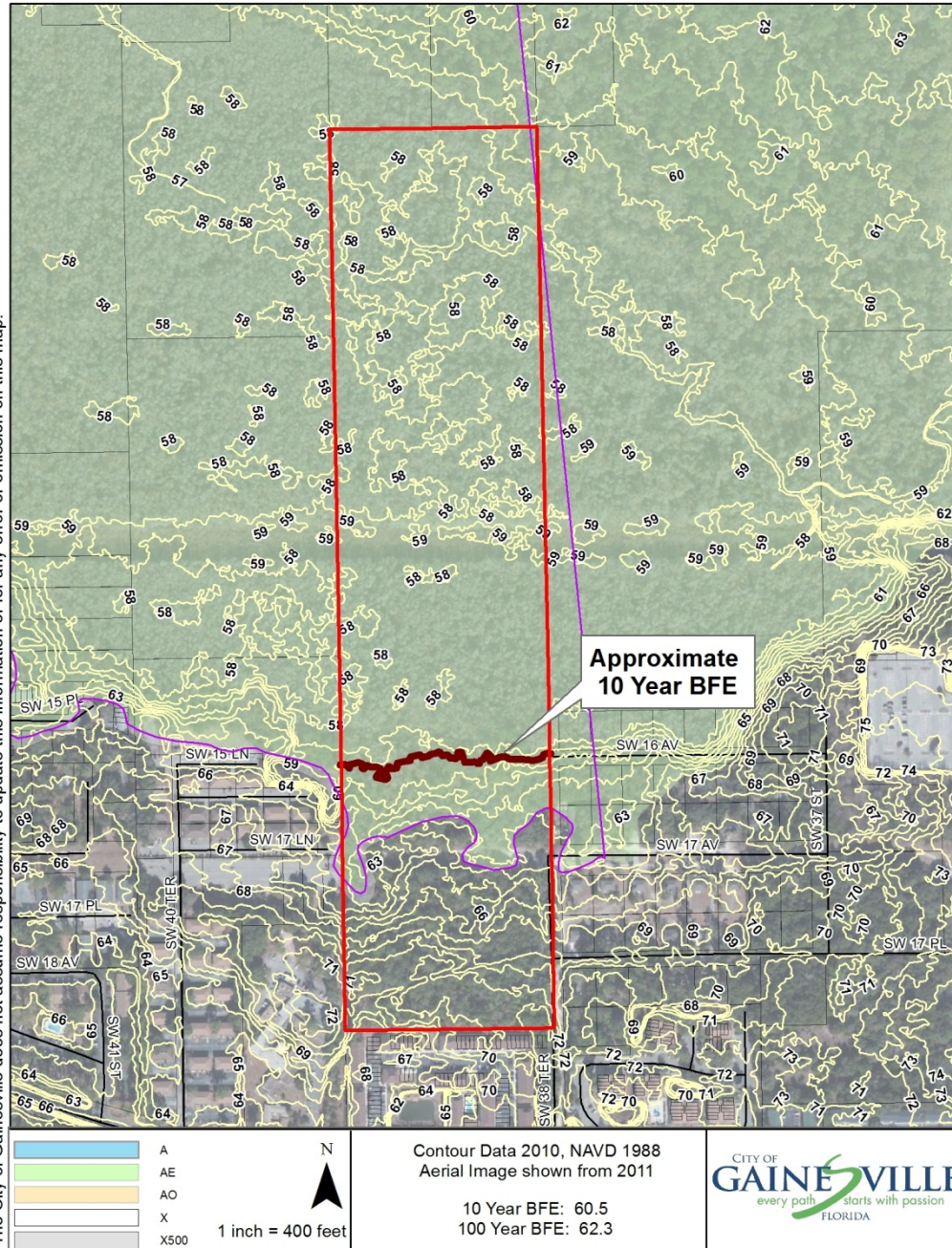




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This map is for informational purposes only. Do not rely on this map for accuracy of dimensions, size, or location. The City of Gainesville does not assume responsibility to update this information or for any error or omission on this map.



# Key Issues

- **Additional 2.8 acres of tax parcel 06724-000-000 lies outside of the 10-year flood channel.**
- **Consistent with FLUE Obj. 2.1 (Redevelopment) and Obj. 3.1 (Protection of natural resources).**
- **Consistent with best available flood channel data.**
- **Supplement the developable area, thereby providing enhanced opportunities for retail, office, residential, and recreational uses.**

# Key Issues

- **New land use split implemented by related Petition PB-12-86 ZON.**
- **Located within TCEA Zone M.**
- **Urban services available in immediate area.**
- **Compatible with conservation area to the north and UMU-2 land use to the south.**

# Recommendation

**City Plan Board to City Commission:  
Approve Petition PB-12-85 LUC  
Plan Board voted 6:0**

**Staff to City Commission: Approve  
Petition PB-12-85 LUC**

**Staff to City Plan Board: Approve  
Petition PB-12-85 LUC**