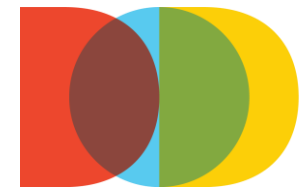


NIMBA Property Land Use Change

Petition PB-19-77 LUC
190287

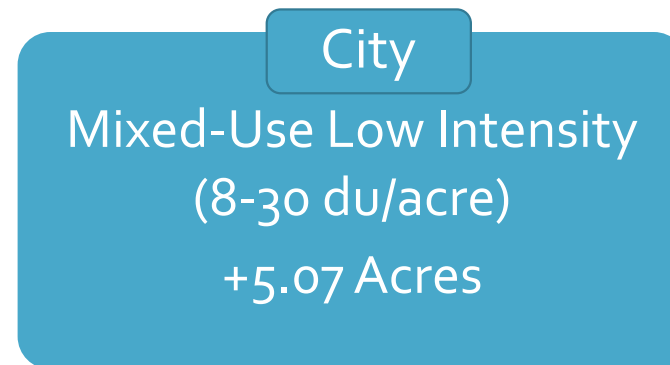
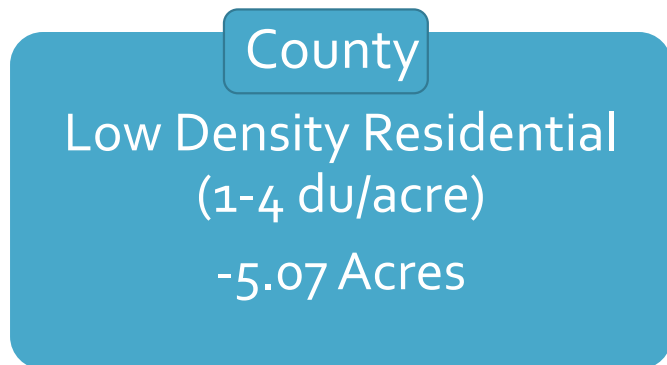
Brittany McMullen, AICP
December 5, 2019



DEPT
OF
DOING

Request

- Amend the land use designation for the property from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville Mixed-Use Low Intensity (MUL): 8-30 dwelling units per acre.



Future Land Use Change

- Option 1: Amend the Future Land Use Map from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville **Mixed-Use Low-Intensity (MUL): 8-30 dwelling units per acre.**
- Option 2: Amend the Future Land Use Map from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville **Residential Medium-Density (RM): 8-30 dwelling units per acre.**
- Option 3: Amend the Future Land Use Map from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville **Residential Low-Density (RL): up to 15 units per acre.**

190287B

Overview

Voluntary Annexation 2-21-19



City Boundary

Magnolia Parke

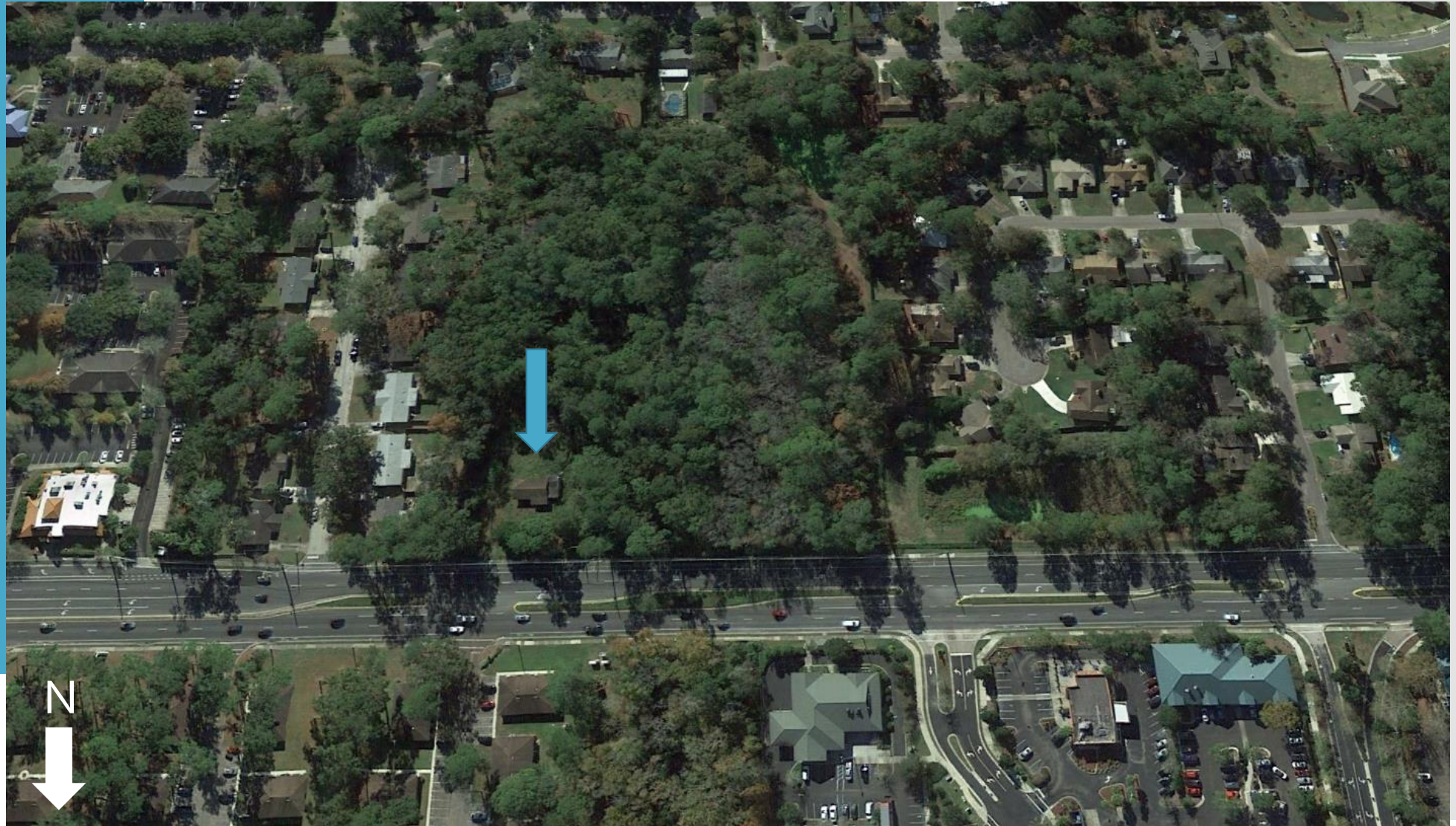
NW 39th Ave

NW 43rd Street

Subject Property



Existing Conditions



Existing Conditions





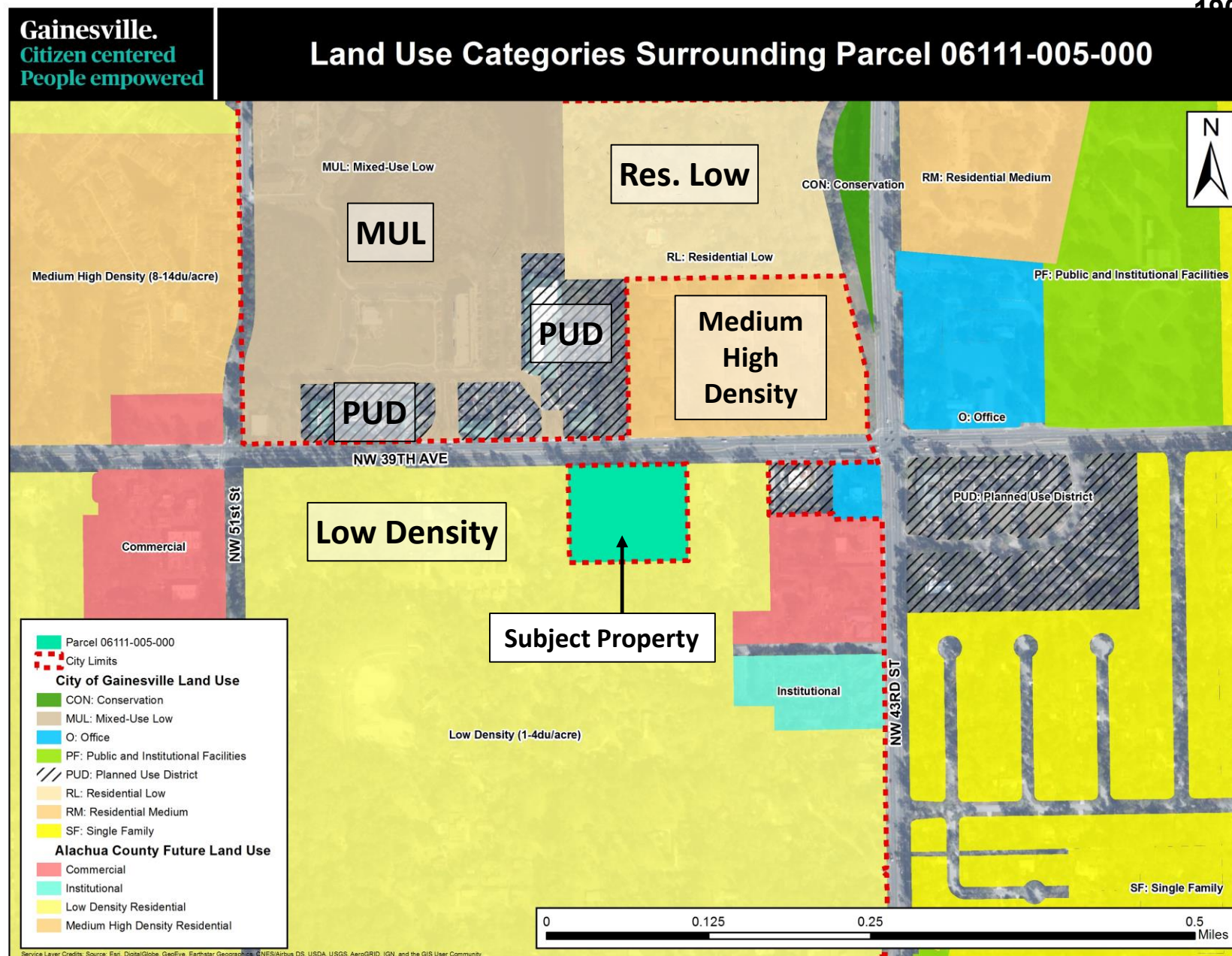
Looking West



Looking East



Adjacent Land Use



Comprehensive Plan Future Land Use Element

Goal 1

Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintaining **choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.**

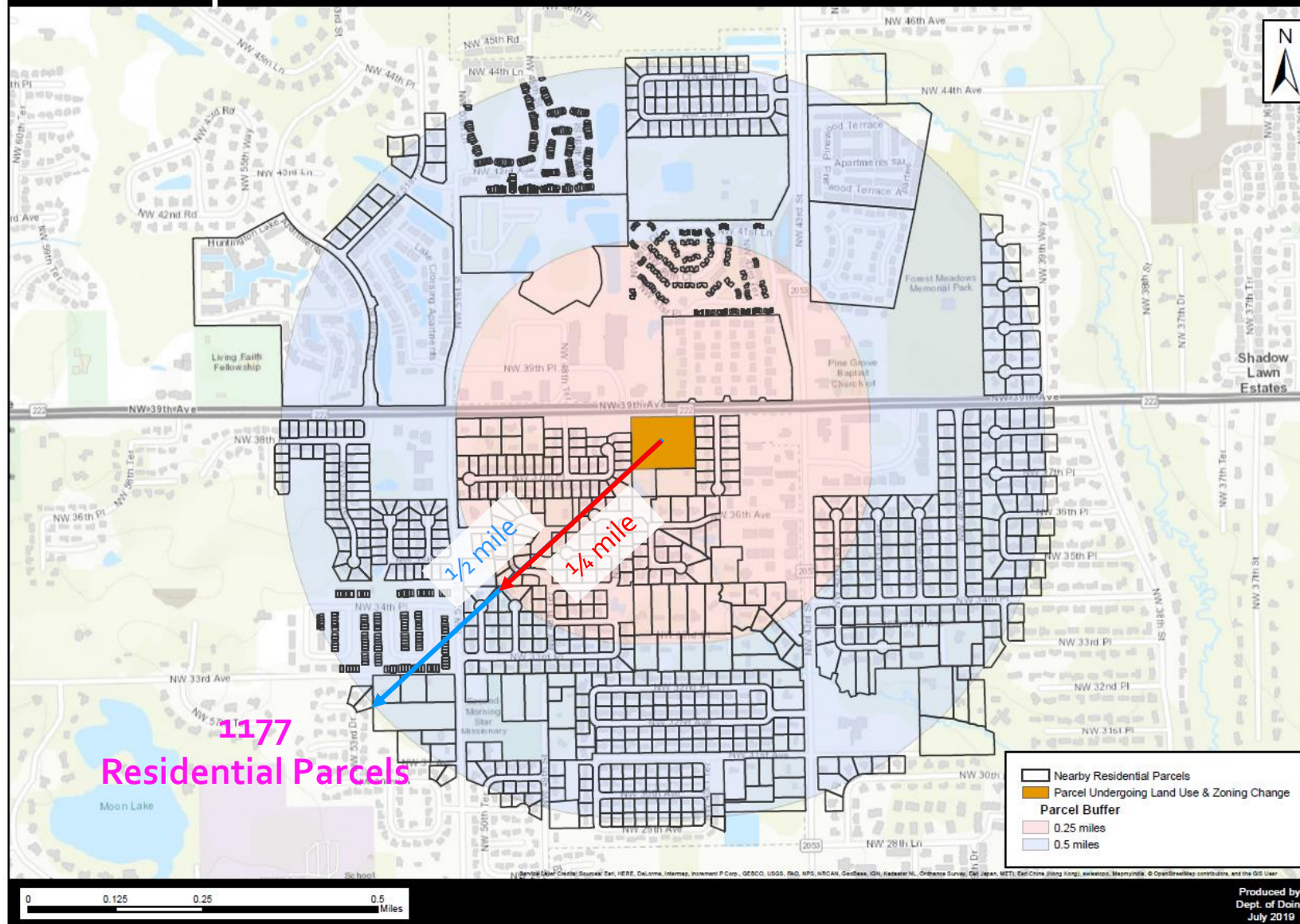
Policy 1.5.7

The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, **the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.**

Context

Gainesville.
Citizen centered
People empowered

Residential Parcels Near Land Use & Zoning Change



190287B

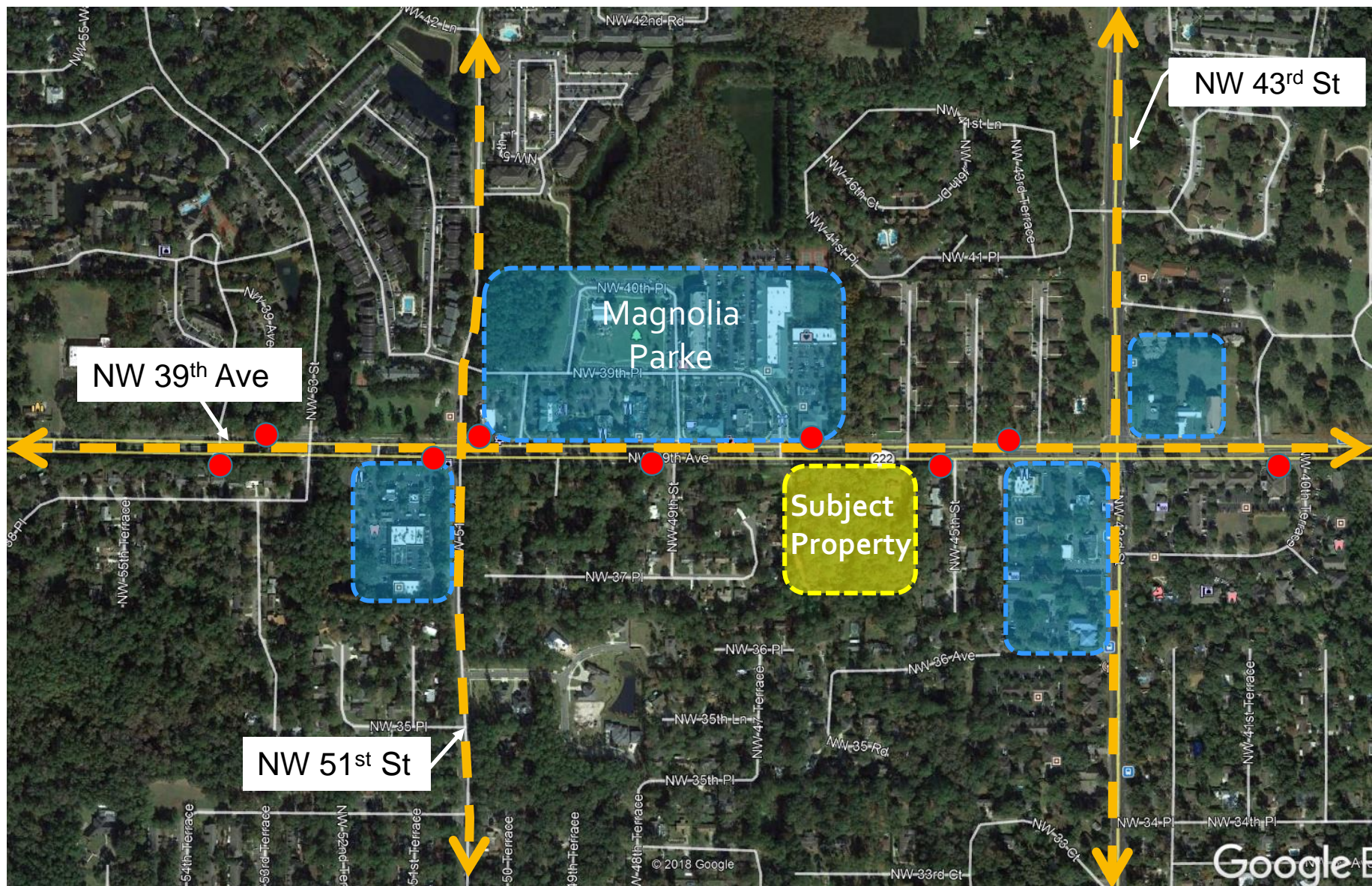
Need for
Additional
Acreage

FLU Category	Description	Total Acres 2019	Occupied Acres	Vacant Acres	Percent Occupied
MUL	Mixed-Use Low-Intensity: 8-30 du/acre	411.29	342.5	68.79	83%
RM	Residential Medium Density: 8-30 du/acre	1,851.98	1,748.12	103.86	94%
RL	Residential Low Density: up to 15 du/acre	10,815.43	10,615.9	199.6	98%

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Context

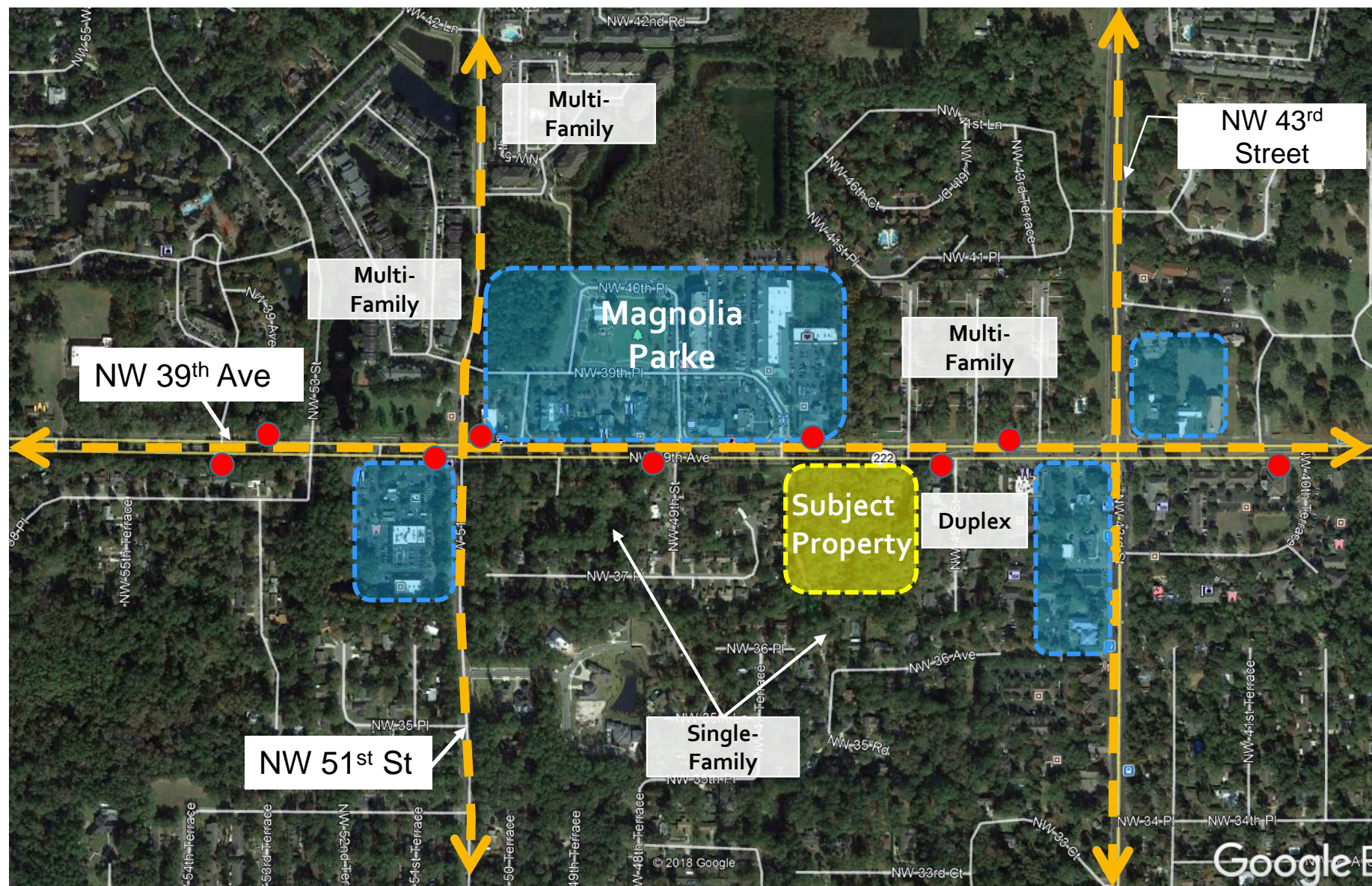
Major Arterial – NW 39th Ave
 Changing Character
 RTS Bus Routes
 Environmental



190287B

Context

Residential single and multi-family



Development Potential (5.07 Acres)	Density (du/acre)	Total Units
Existing Land Use		
Alachua County Low Density Residential	1-4	5-20
Alachua County Cottage Neighborhood	2-8	10-41
Proposed Land Use		
Option 1: City of Gainesville Mixed-Use Low-Intensity (MUL)	8-30	40-150
Option 2: City of Gainesville Residential Medium-Density (RM)	8-30	40-150
Option 3: City of Gainesville Residential Low-Density (RL)	1-15	5-76

Current Max Development Potential



Review Criteria


Land use

1. Consistency with the Comprehensive Plan
2. Compatibility and surrounding land uses
3. Environmental impacts and constraints
4. Support for urban infill and/or redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system
7. An analysis of the availability of facilities and services
8. Need for the additional acreage in the proposed future land use category
9. Discouragement of urban sprawl
10. Need for job creation, capital investment, and economic development

Recommendation

- Option 1: Amend the Future Land Use Map from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville **Mixed-Use Low-Intensity (MUL): 8-30 dwelling units per acre.**
- Option 2: Amend the Future Land Use Map from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville **Residential Medium-Density (RM): 8-30 dwelling units per acre.**
- Option 3: Amend the Future Land Use Map from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville **Residential Low-Density (RL): up to 15 units per acre.**

Most equivalent to
County Land Use



Recommendation

Staff recommendation:

Amend the Future Land Use Map from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville **Mixed-Use Low-Intensity (MUL): 8-30 dwelling units per acre.**

City Plan Board Recommendation:

Amend the Future Land Use Map from Alachua County Low Density Residential: 1-4 dwelling units per acre to City of Gainesville **Residential Low-Density (RL): up to 15 units per acre.**