



Planning and Development Services

PB-16-57 LUC

City Commission September 1, 2016

Legistar No. 160138

Presentation by Dean Mimms, AICP

Small-scale Land Use Amendment

PB-16-57 LUC	Existing	Proposed
Land Use (1.03 ac)	SF (up to 8 units/ac)	Urban Mixed-Use 1 (UMU-1 8-75 units/ac, up to 25 add'l units/ac by SUP)

160138D



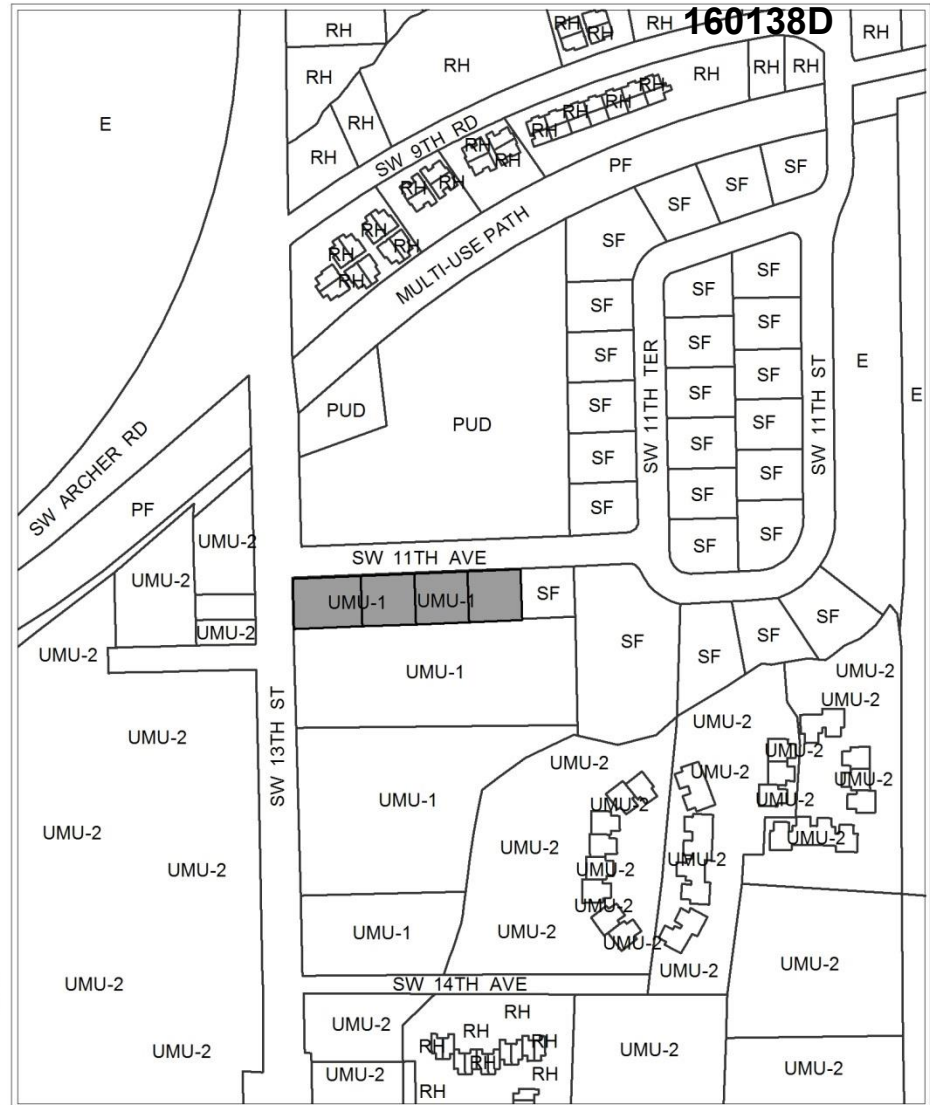
AERIAL PHOTOGRAPH



Name	Petition Request	Petition Number
CHW, agent for Albert G. Fosmoe and Carmen S. Fosmoe, owners	Amend the City of Gainesville Future Land Use Map from Single-Family (up to 8 units per acre) to Urban Mixed-Use 1 (UMU-1: 8-75 units per acre; and up to 25 additional units per acre by special use permit)	PB-16-57 LUC

City of Gainesville Land Use Categories

- SF Single-Family (up to 8 units per acre)
- R-H Residential High-Density (8-100 units per acre)
- UMU-1 Urban Mixed-Use 1 (8-75 units per acre; and up to 25 additional units per acre by special use permit)
- UMU-2 Urban Mixed-Use 2 (10-100 units per acre; and up to 25 additional units per acre by special use permit)
- E Education
- PF Public and Institutional Facilities




160138D

Area under petition consideration

----- Division line between two land use categories

PROPOSED LAND USE

	Name	Petition Request	Petition Number
 <p>No Scale</p>	<p>CHW, agent for Albert G. Fosmoe and Carmen S. Fosmoe, owners</p>	<p>Amend the City of Gainesville Future Land Use Map from Single-Family (up to 8 units per acre) to Urban Mixed-Use 1 (UMU-1: 8-75 units per acre; and up to 25 additional units per acre by special use permit)</p>	<p>PB-16-57 LUC</p>

North along SW 13th
ST

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Cultural &
Education
Center
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florida.org

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OF
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160138D

East along SW 11th AVE



160138D

West along SW 11th AVE



160138D

Wildflower Apartments
to North



Petition / Background

- **Developed 1-acre (4 parcels) property, single-family houses near UF, UF Health hospitals, VA hospital**
- **In UF Context Area, College Park/Univ. Hgts. CRA**
- **Proposed in LDC Update & related Comp Plan Amendments for Urban Mixed-Use High Intensity land use, T-5 Urban Mixed-Use High Intensity zoning**
- **Consistent w/overall Comp Plan goal (Goal I, FLUE) of improving quality of life, insuring sustainable devel't pattern in part by providing mixed land uses w/in walking distance of important destinations**
- **UMU-1 will increase range of development opportunities by allowing mix of res'l & non-res'l uses**

- **UMU-1 land use consistent w/Comprehensive Plan, supports mixed development at appropriate & strategic location**
- **Proposed UMU-1 land use will substantially increase redevelopment potential**

Recommendation

City Plan Board to City Commission
Approve Petition PB-16-57 LUC
(Plan Board voted 5-0)

Staff to City Commission
Approve Petition & Ordinance