



Planning and Development Services

PB-12-165 LUC

Legistar Item No. 120806

Jason Simmons

May 2, 2013

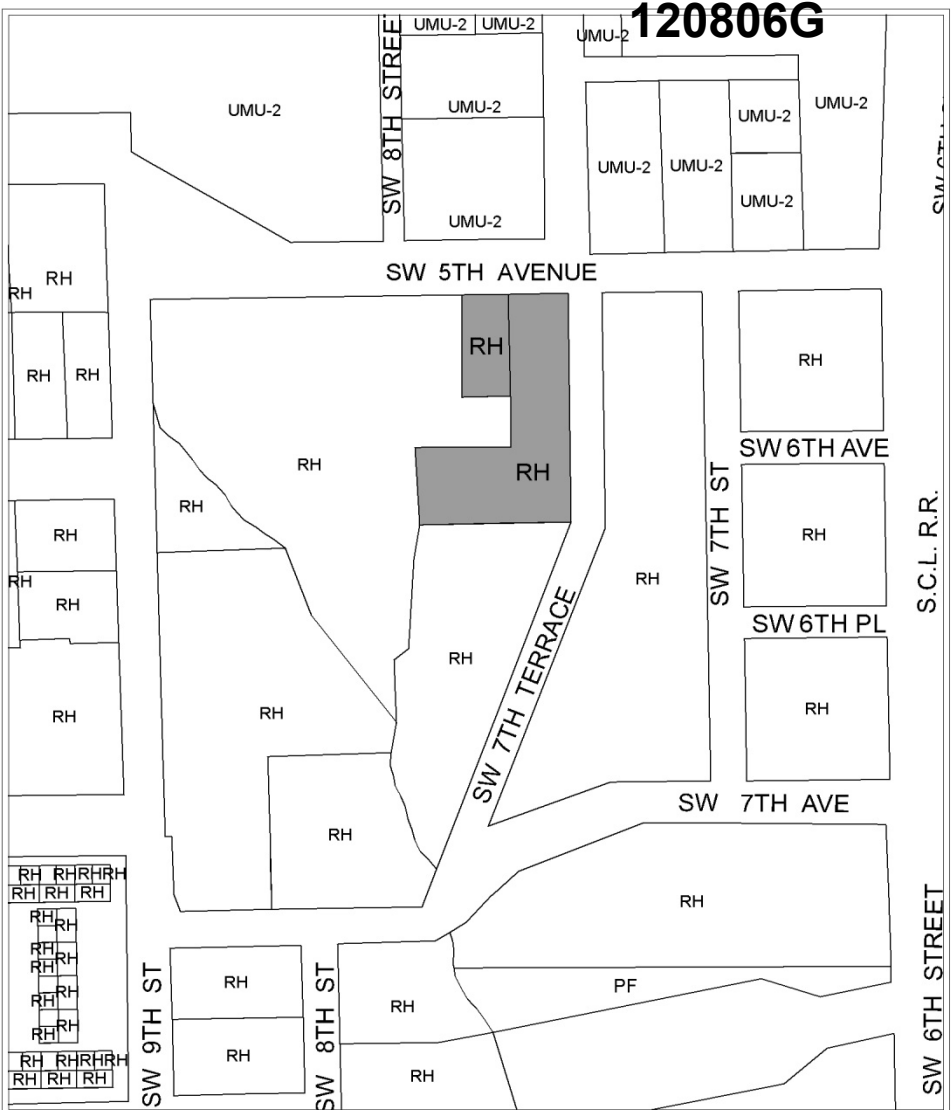
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City of Gainesville Land Use Designations

- RH Residential High Density (8-100 du/acre)
- UMU2 Urban Mixed Use 2 (UMU-2: 10 to 100 du/acre; & up to 25 additional du/acre by special use permit)
- PF Public Facilities and Operations

----- Division line between two land use districts

Area under petition consideration



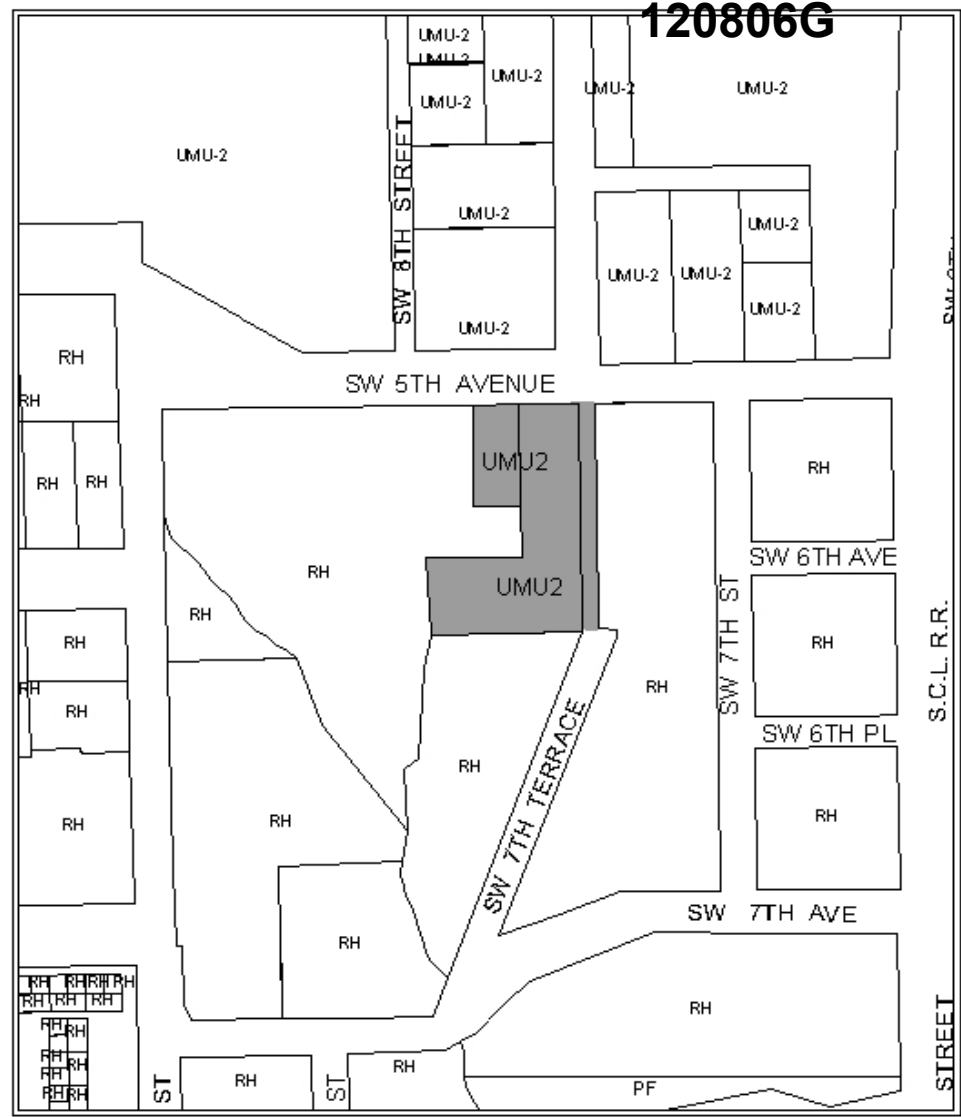
EXISTING LAND USE

 No Scale	Name	Petition Request	Map(s)	Petition Number
	Causseaux, Hewett & Walpole, Inc agent for Heritage Investment Group of Gainesville, LLC	Amend the FLUM from Residential high density (RH) to Urban mixed use 2 (UMU-2)	4050	PB-12-165 LUC

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City of Gainesville Land Use Designations


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Area under petition on side ration


----- Division line between two land use districts

PROPOSED LAND USE

	Name	Petition Request	Map(s)	Petition Number
 No Scale	Causseaux, Hewett & Walpole, Inc agent for Heritage Investment Group of Gainesville, LLC	Amend the FLUM from Residential high density (RH) to Urban mixed use 2 (UMU-2)	4050	PB-12-165 LUC



AERIAL PHOTOGRAPH

 No Scale	Name	Petition Request	Map(s)	Petition Number
	Causseaux, Hewett & Walpole, Inc agent for Heritage Investments Group of Gainesville, LLC	Rezone from Residential high density (RH-1) to Urban mixed use 2 (UMU2)	4050	PB-12-166 ZON

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TOW AWAY
A. J. ZONE, INC.
UNAUTHORIZED PARKING IN
RESERVED AREAS WILL BE TOWED
AT OWNER'S EXPENSE
PARKING SOLUTIONS
352-540-8500

**NOTICE
LAND USE ACTION**

**NOTICE
LAND USE ACTION**



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TOW AWAY ZONE
VEHICLES WILL BE TOWED AT OWNER'S RISK
ADVANTAGE TOWING
332-376-8229
NO TRESPASSING

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- Small-scale land use amendment
- Site is currently in Univ. Heights SAP; will be removed from the SAP with approval of these petitions to UMU-2 & added to UMU-2 district maps
- UMU-2 land use allows residential, research & development, office, & retail uses
- High intensity UMU-2 would be adjacent to high density residential, within central core of city where density, pedestrian-oriented development & mix of uses is encouraged

- **UMU-2 land use emphasizes orientation of structures to the street and the multi-modal character of the area**
- **LDRs including streetscape & public realm requirements ensure pleasant/safe environment for pedestrians, bikes, transit & autos**
- **Site is in TCEA Zone A & within UF Context Area; must comply with CME Policy 1.1.14 concerning new MF residential development funding capital transit costs**
- **Land use consistent with Comprehensive Plan**

STAFF RECOMMENDATION:

APPROVE PETITION

PB-12-165 LUC

APPROVE Ordinance 120806