



Planning and Development Services

Urban Village Petitions
PB-10-141LUC;
PB-10-142CPA; &
PB-10-137LUC

City Commission
March 3, 2011



**FUTURE LAND USE
MAP SERIES**

Urban Village

Legend

-  Urban Village
-  Gainesville City Limits

**City of Gainesville
Gainesville, Florida**

Prepared by the
Planning & Development Services
January 2011



Urban Village: Petition History

- **SW 20th/24th Ave. area, west of SW 34th Street**
- **First Planning study in 2006 by UF**
- **MTPO approval vote 4/08**
- **Annexations completed by 6/09**
- **Previous City petitions 12/09**

Urban Village: New Approach

- **Separate out Urban Village parcels**
- **Adopt a map of the area in the Comp Plan**
- **Apply UMU-2 land use category to most parcels (density consistent with MTPO recommendation)**
- **Adopt a new policy in the Plan to regulate redevelopment/development**

Urban Village: Background Data

- **Approximately 396 acres (as amended to add parcel 06724-000-000)**
- **Redevelopment focus**
- **13.2% vacant developable land (as amended)**
- **Small size of vacant parcels (largest single parcel 10 acres developable)**
- **Proximity to UF campus (1.14 miles longest distance)**

Urban Village: Services

- **Existing Services in place**
- **Water, wastewater, solid waste, transit, roads, stormwater for current developments, recreation**
- **Deficiencies**
 - **Inadequate gridded street network**
 - **Sidewalks**
 - **Projected recreation LOS deficiencies**
 - **Projected public school facility deficiencies**

Urban Village: Build Out

- **Proposed land use category would add approx. 59,050 in population over what existing land use densities would allow (if all development is residential)**
- **40-60 year build out anticipated**
- **Creative solutions needed for stormwater and parking to maximize density**

Urban Village: Map

PB-10-141 LUC adds a map of the Urban Village to clearly identify the area



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DATA AND ANALYSIS REPORT

Urban Village



Legend

- Urban Village
- Gainesville City Limits
- Proposed Hull Road Extension Option M, adopted by the Metropolitan Transportation Planning Organization, August 30, 2005.

City of Gainesville
Gainesville, Florida

Prepared by the
Planning & Development Services
February 2011

0 500 1,000 2,000 Feet



Urban Village Map

- **Plan Board recommended approval of PB-10-141 LUC with amendment to: add parcel 06724-000-000; include a Data & Analysis map showing Proposed Hull Road Extension; & update the Staff Report**
- **Staff recommends approval as amended by the Plan Board (all changes made)**

Urban Village: Policy 4.3.7

- **Petition PB-10-142 CPA adds a new Policy 4.3.7 to the Future Land Use Element**
- **Policy establishes long-term vision and implementing regulations**

Urban Village: Policy 4.3.7

- **Long-term vision**
 - **Promote infill/redevelopment that supports multi-modal transportation**
 - **Promote a gridded street network**
 - **Provide a mix of land uses to support transit**

Urban Village: Policy 4.3.7 cont.

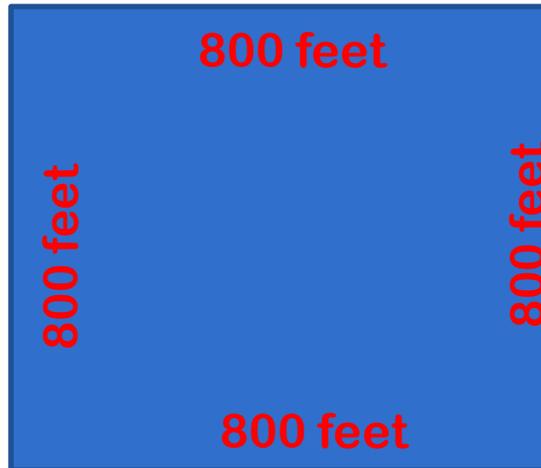
- Attain a high quality LOS for sidewalks, bicycles, and transit
- Promote the local innovation economy
- Promote quality urban design
- Promote an attractive streetscape

Urban Village: Policy 4.3.7 Regulations

- Requires transit support through provision of transit facilities
- Establishes minimum densities (higher density requirement for single-use developments)
- Requires dedication of ROW to establish a gridded street network
- Requires maximum perimeter block size (with exceptions)

Urban Village: Policy 4.3.7 Regulations

- Maximum perimeter block size example (for 3,200 feet perimeter):



Urban Village: Policy 4.3.7 Regulations cont.

- **Urban form regulations**
 - **Glazing**
 - **Build-to lines**
 - **Height**
 - **Relationship to the street**
- **Street types and sections (UMU-2 zoning district)**
- **Prohibited uses**
- **Incentives for structured parking**

Plan Board Recommendation

Approve petition with amendment to:

- **Update the Staff Report**
- **Increase minimum density for new, single-use multi-family to 20 units/acre**
- **Require perimeter block size of 2,000 feet with exceptions for up to 3,200 feet in Land Development Code**
- **Require staff to investigate renumbering within the policy**

Vote 7-0 to approve with above

Urban Village: Policy 4.3.7

Staff recommends approval of PB-10-142 CPA with:

- **Plan Board recommended changes**
- **Staff clarification changes**
- **Staff Alternative 1 or 2 changes to #4 as shown in the backup document labeled “Plan Board & Staff Recommended Changes to PB-10-142 CPA”**

Urban Village: Policy 4.3.7 #4 Staff Change Rationale

Staff has 2 alternatives because:

- **Feasibility of a street network at a 2,000 foot block perimeter not determined yet**
- **Current ownership/development pattern**
- **Existing known impediments**
- **Plan Board recommendation exception up to 3,200 feet only**

Urban Village: Policy 4.3.7 #4 Staff Alternatives

Alternative 1:

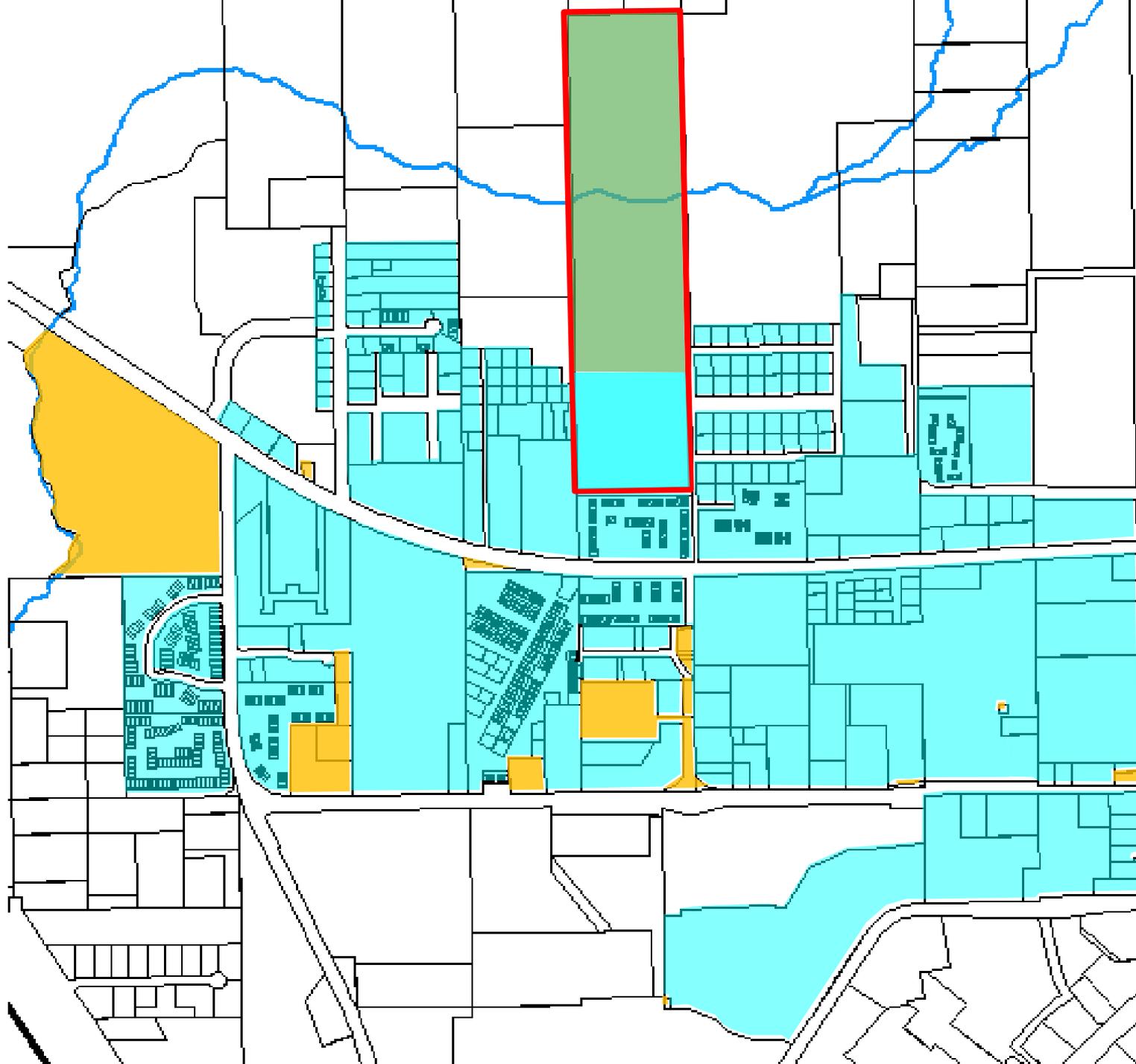
- **Maximum perimeter block size set in Land Development Code and specifies examples for exemptions**

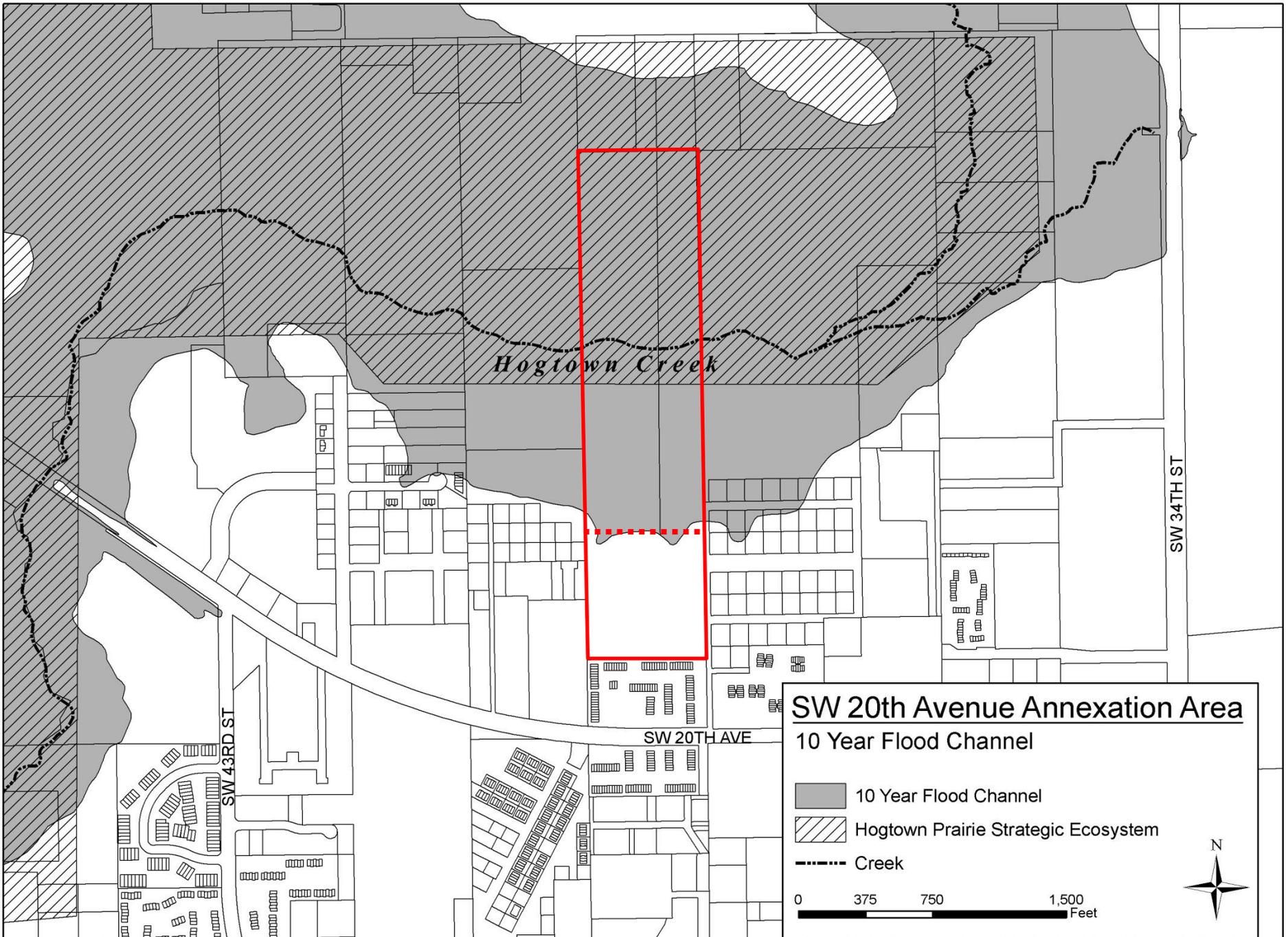
Alternative 2

- **Sets maximum perimeter block size in policy and specifies examples for exemptions**

Urban Village: Land Use Amendment

- Land use change is required due to annexation
- Selected land use intended to implement the MTPO Urban Village land use concept
- Will be regulated by amended UMU-2 land use category (PB-10-139CPA)





Hogtown Creek

SW 43RD ST

SW 20TH AVE

SW 34TH ST

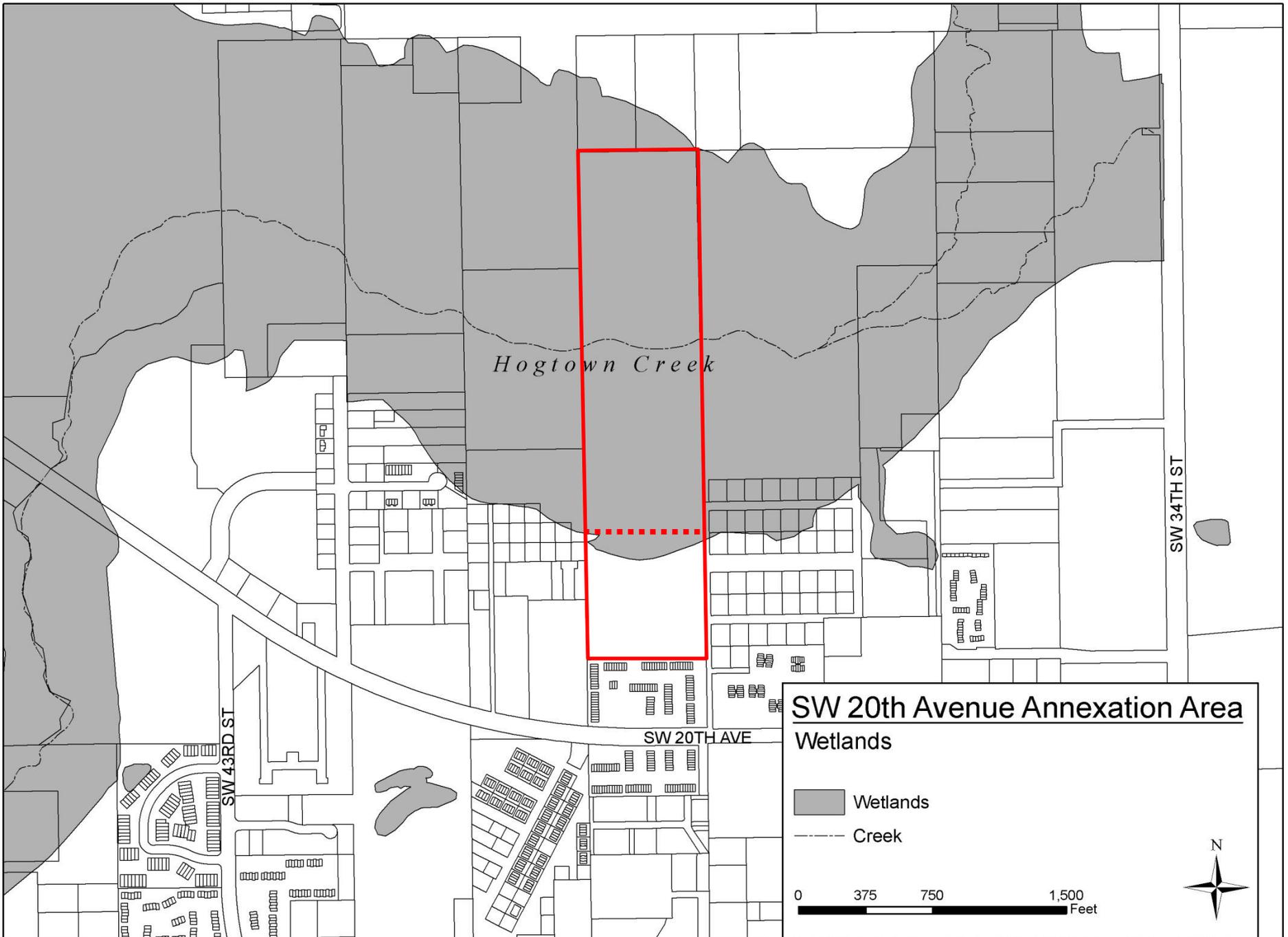
SW 20th Avenue Annexation Area

10 Year Flood Channel

- 10 Year Flood Channel
- Hogtown Prairie Strategic Ecosystem
- Creek

0 375 750 1,500 Feet





Hogtown Creek

SW 43RD ST

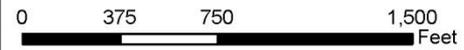
SW 20TH AVE

SW 34TH ST

SW 20th Avenue Annexation Area

Wetlands

-  Wetlands
-  Creek



Urban Village: Land Use Amendment Recommendation

- **Plan Board recommended approval of PB-10-137LUC with amendments (7-0):**
 - to add parcel 06724-000-000 and apply Conservation and UMU-2 land use categories as indicated on map;
 - to change parcel 06745-002-001 to the Public Facilities land use category; and
 - to update the staff report
- **Staff recommends approval as amended by the Plan Board (changes made)**