

LEGISLATIVE #

120221H



Planning and Development Services

Legistar Item No. 120221
PB-11-49 LUC
Jason Simmons
November 15, 2012

City of Gainesville Land Use Categories

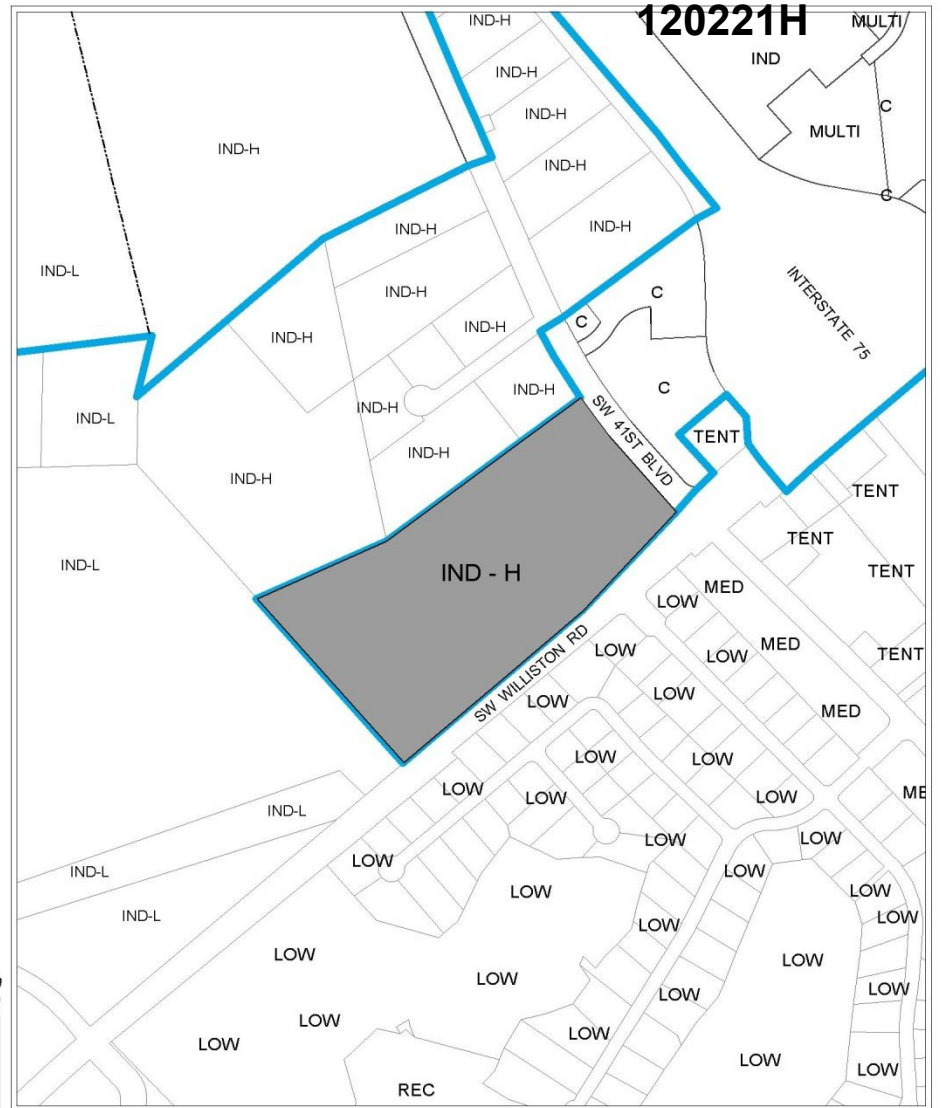
- SF Single-Family (up to 8 units per acre)
- R-L Residential Low-Density (up to 12 units per acre)
- R-M Residential Medium-Density (8-30 units per acre)
- R-H Residential High-Density (8-100 units per acre)
- MU-R Mixed-Use Residential (up to 75 units per acre)
- MU-L Mixed-Use Low Intensity (8-30 units per acre)
- MU-M Mixed-Use Medium Intensity (12-30 units per acre)
- MU-H Mixed-Use High Intensity (up to 150 units per acre)
- UMU-1 Urban Mixed-Use 1 (up to 75 units per acre)
- UMU-2 Urban Mixed-Use 2 (up to 100 units per acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

- Historic Preservation/Conservation District
- Special Area Plan
- - - - - Division line between two zoning districts
- City Limits

Alachua County Land Use Categories

- LOW Low Density Residential (1-4 DU/acre)
- MED Medium Density Residential (4-8 DU/acre)
- HIGH High Density Residential (14-24 DU/acre)
- IND-L Light Industrial
- IND-H Heavy Industrial
- INST Institutional
- REC Recreation
- TENT Tourist/Entertainment

Area under petition consideration



EXISTING LAND USE

	Name	Petition Request	Map(s)	Petition Number
 No Scale	City of Gainesville, applicant	Amend the FLUM from Alachua County Heavy Industrial to City of Gainesville Office (O).	4745	PB-11-49 LUC

City of Gainesville Land Use Categories

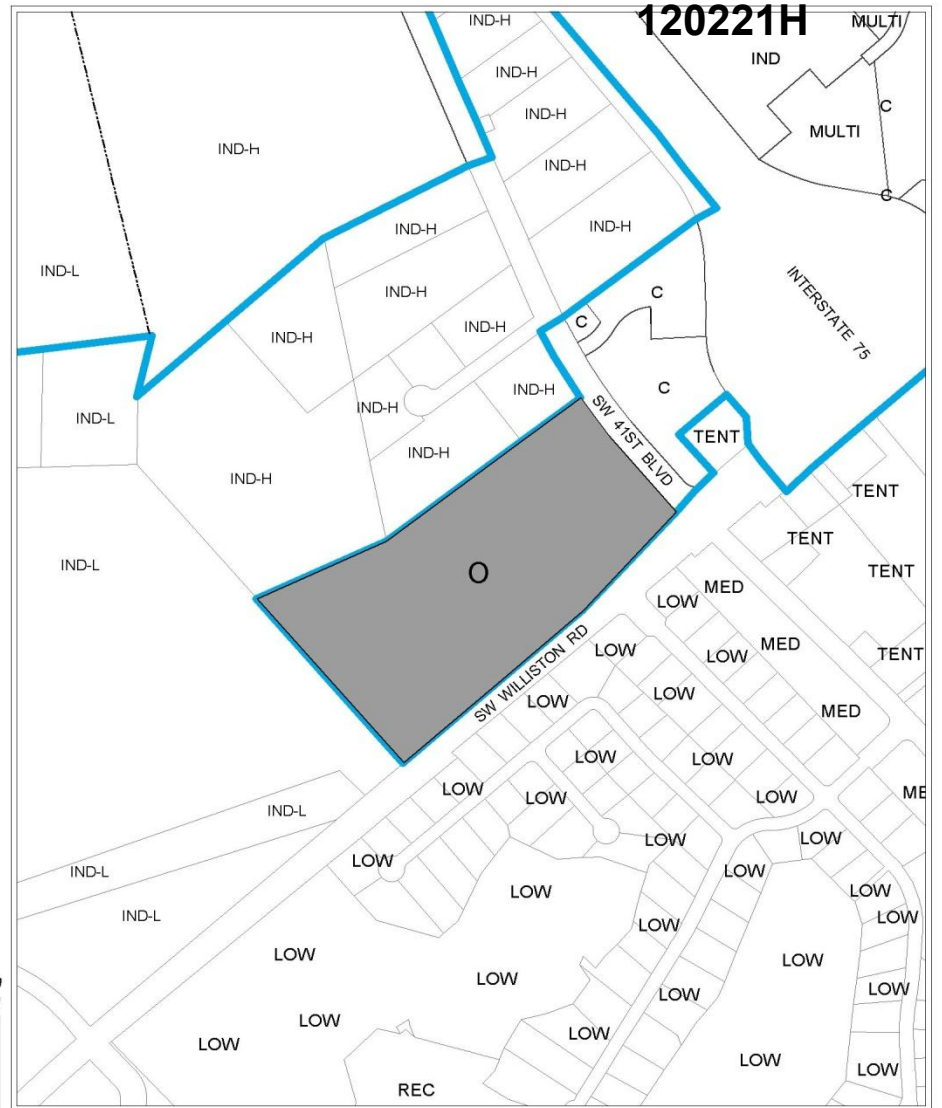
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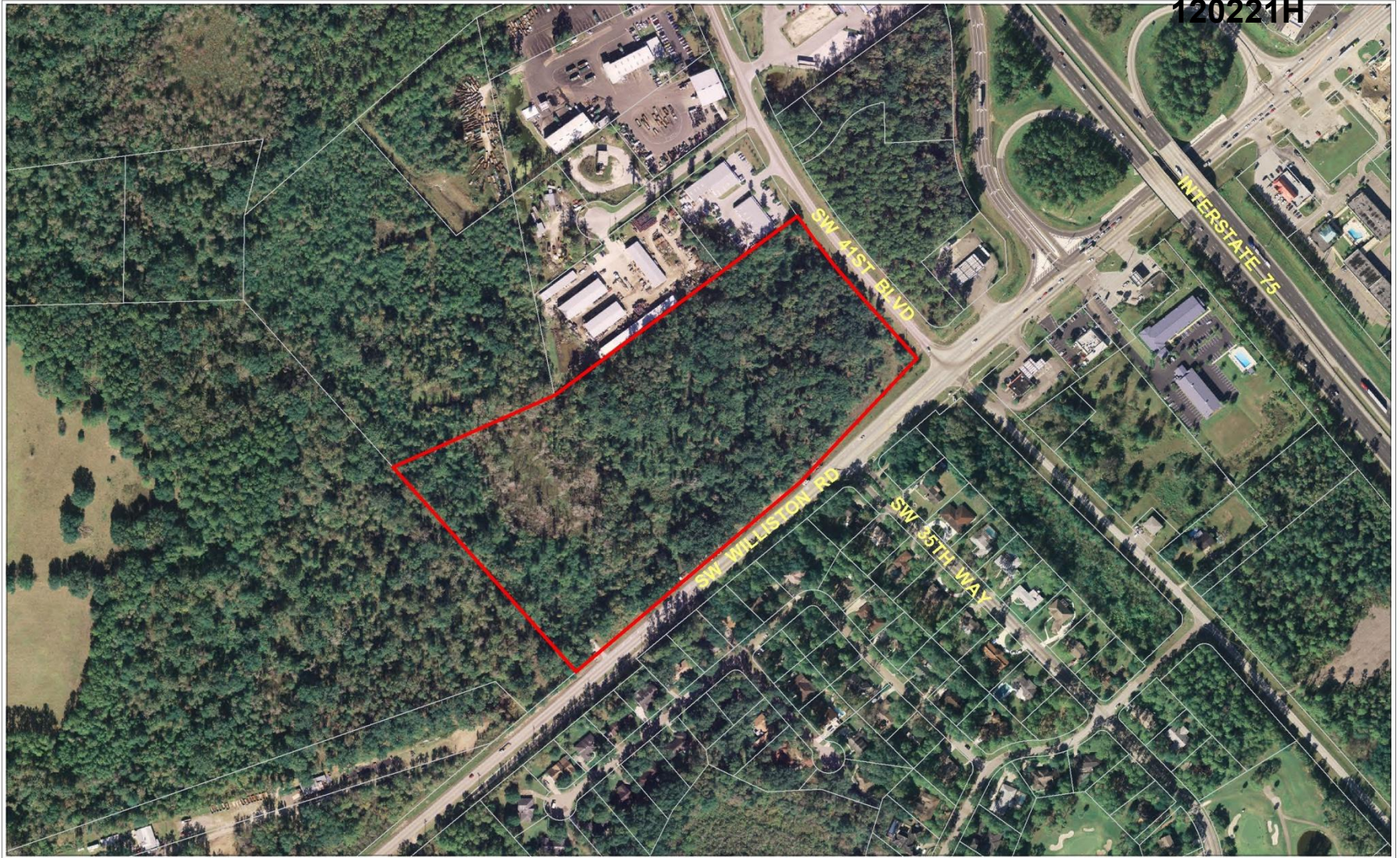
Area under petition consideration



PROPOSED LAND USE

	Name	Petition Request	Map(s)	Petition Number
 No Scale	City of Gainesville, applicant	Amend the FLUM from Alachua County Heavy Industrial to City of Gainesville Office (O).	4745	PB-11-49 LUC

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AERIAL PHOTOGRAPH



Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Amend the FLUM from Alachua County Heavy Industrial to City of Gainesville Office (O). Rezone from Alachua County BH (Highway Oriented Business) to City of Gainesville OF (General Office district)	4745	PB-11-49 LUC PB-11-50 ZON

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- City of Gainesville LU designation must be applied to annexed property
- Office LU is more compatible with residential properties across Williston Road
- Office LU can act as buffer between residential area on Williston Rd. and industrial designated land north of subject property

- About 2/3 of the 24 acre vacant property designated a Strategic Ecosystem by Al. County
- Sensitive environmental areas are mapped in general way until specific proposal comes forth requiring actual ground determination for specific boundaries
- Petition PB-10-143 TCH (adopted 8/2/12) added and updated environmental protections, including adopting regulations for strategic ecosystems
- LU consistent with Comprehensive Plan

STAFF RECOMMENDATION:

APPROVE Petition PB-11-49 LUC.

APPROVE Ordinance No. 120221 for transmittal.

Plan Board approved petition 4-0 on August 25, 2011.