



**City of Gainesville  
Department of Doing  
Planning Division**

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## **CITY PLAN BOARD STAFF REPORT**

**PUBLIC HEARING DATE: 7-26-18**

**ITEM NO: 1**

**PROJECT NAME AND NUMBER: PB-18-100 CPA**

**APPLICATION TYPE: Legislative**

**RECOMMENDATION: Approve Petition PB-18-100 CPA**

**CITY PROJECT CONTACT: Andrew Persons**

### **APPLICATION INFORMATION:**

**Agent/Applicant: City Plan Board**

**Property Owner(s): N/A**

**Related Petition(s): N/A**

**Neighborhood Workshop: N/A**

### **PURPOSE AND DESCRIPTION:**

**PB-18-100 CPA. City of Gainesville. Amend various policies of the City of Gainesville Comprehensive Plan related to density, affordable housing, and future land use category designations. Related to Petition PB-18-101 TCH.**

### **STAFF ANALYSIS AND RECOMMENDATION:**

#### **ANALYSIS**

This petition comprises several amendments to policies within the Future Land Use Element of the Comprehensive Plan to support the related amendments to the City's Land Development Code included in the related petition PB-18-101 TCH. The amendments include revisions to the Single Family, Residential

Low, and Mixed-Use Office/Residential land use designations. Amendments also include a new policy allowing for increased density for projects that provide affordable housing.

## **Proposed Amendments:**

### **Single-Family (up to 8 units per acre)**

This land use category shall allow single-family detached dwellings at densities up to 8 dwelling units per acre. Land development regulations shall provide criteria for the siting and design of other housing forms such as bungalow courts, accessory dwelling units, attached single-family, live/work units, and similar compatible residential housing types. The Single-Family land use classification identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development. Land development regulations shall determine the performance measures and gradations of density. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations in conjunction with single-family dwellings under certain limitations.

### **Residential Low-Density (RL): up to 15 units per acre**

This land use category shall allow dwellings at densities up to 15 units per acre. The Residential Low-Density land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, live/work units and small-scale multifamily development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

### **Mixed-Use Office/Residential (MOR): up to ~~30~~ 20 units per acre**

This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-use development format. Some non-office type uses, such as restaurants, may be allowed through a Special Use Permit process established in the Land

Development Code. Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to ~~30~~ 20 units per acre. Maximum building height shall be limited to 3 stories. Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

**Policy 1.5.8** The City shall incentivize the provision of affordable housing through density bonus provisions in the Land Development Code which may permit densities that exceed the maximum number of units/acres set by Policy 4.1.1. Such provisions may include the regulation of density through building form (height and lot coverage regulations) in lieu of units/acres for multi-family or mixed-use buildings or the allowance of additional lots within a subdivision. Land development code regulations shall establish the density bonus provisions and affordable housing requirements.