

City of
Gainesville

PB-20-141 LUC

Small-Scale Land Use Change

Legistar #200882

Brittany McMullen, AICP

April 28, 2021

PB-20-141 LUC

Future Land Use Change

Address: 4315 NW 23rd Ave

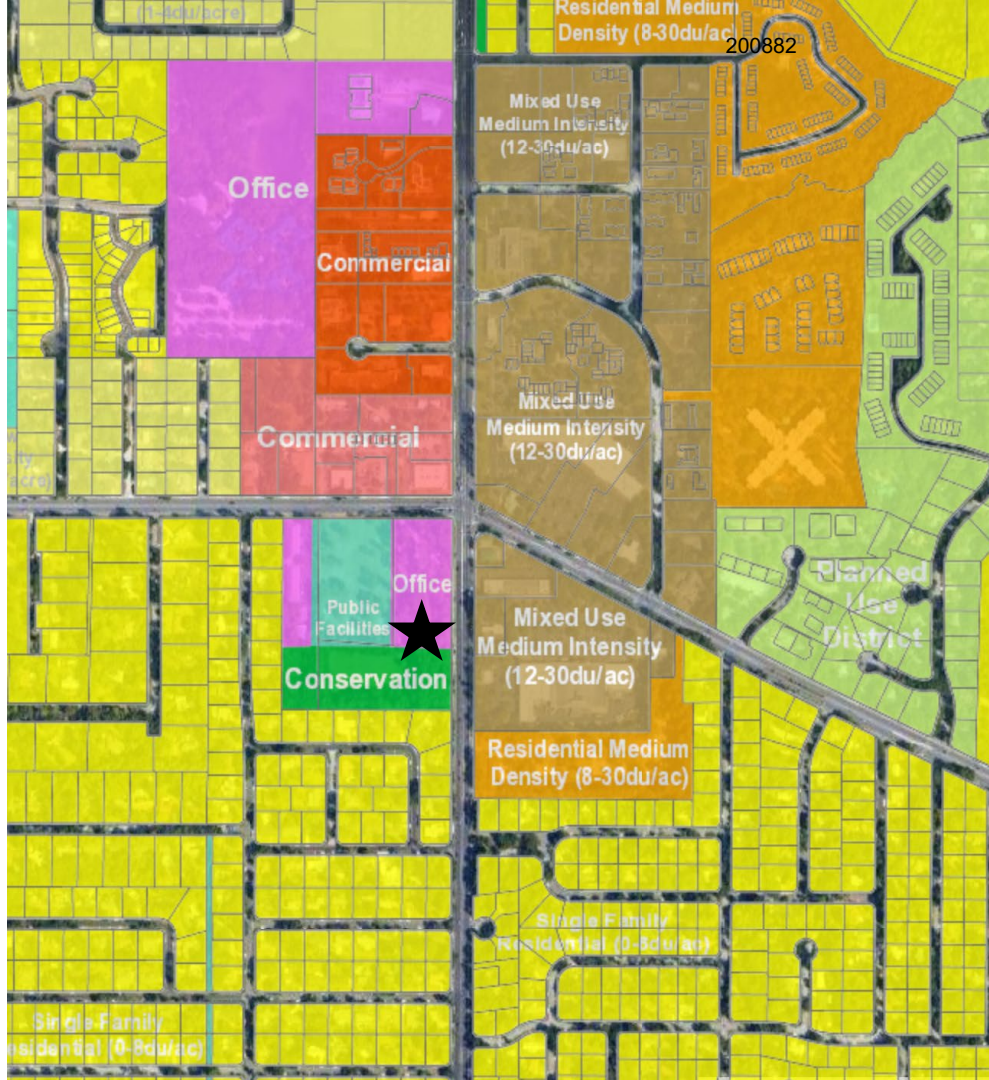
Property size: ±7.1 acres

Existing Land Use:

Office (O)

Conservation (CON)

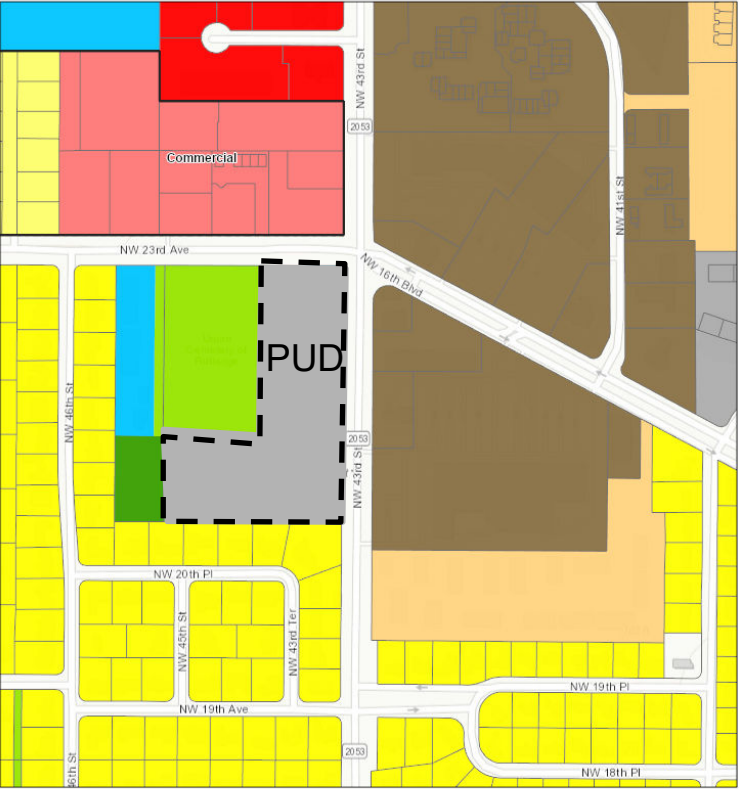
Request: Amend the City of Gainesville Future Land Use Map from Office (O) and Conservation (CON) to Planned Use District (PUD). Related to Petition PB-20-142 ZON.



NW 23rd Ave

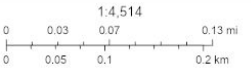
NW 43rd St





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[Black Outline] Gainesville City Limits
 [Light Grey Box] Parcels
 [Light Blue Box] C: Commercial
 [Light Green Box] CON: Conservation
 [Brown Box] MUM: Mixed-Use Medium
 [Blue Box] O: Office
 [Light Grey Box] PF: Public and Institutional Facilities
 [Yellow Box] PUD: Planned Use District
 [Light Orange Box] RM: Residential Medium
 [Light Green Box] SF: Single Family
 [Light Yellow Box] Atachua County Land Use
 [Red Box] Commercial



Sources: Esri, HERE, Garmin, Intermap, Inetrom P Corp., GEBCO, USGS, FAO, NGS, NRCAN, DeLorme, IGN, Esri, Swisstopo, US Coast Guard, SIO, Japan, METI, Esri China (Hong Kong), Swisstopo, and the GIS User Community

Condition 1. The Future Land Use Map of the City of Gainesville Comprehensive Plan is amended by overlaying the land use category “Planned Use District (PUD)” over the subject property with the underlying land use category of “Mixed-Use Low-Intensity (MUL)”. Except as provided in the implementing PD Zoning Ordinance and these PUD Conditions, density and intensity; permitted uses; access by car, pedestrians, bicycle, and transit; trip generation, trip distribution, and trip capture; environmental features; and buffering requirements shall be applied consistent with the Mixed-Use Low-Intensity future land use category.

Condition 2. Permitted uses shall be specified in the Planned Development zoning ordinance. Only one drive-through facility shall be permitted within the development.

Condition 3. The maximum intensity of the development shall be limited to 32,000 sq. ft. of building area.

Condition 4. The maximum building height shall be one story.

Condition 5. Transportation modifications required due to operational safety issues are the responsibility of the owner/developer. Future development at the property is subject to meeting transportation mobility requirements for Transportation Mobility Program Area (TMPA) B as specified in the Transportation Element of the City’s Comprehensive Plan.

Condition 6. Vehicular access to the development shall be limited to ingress and egress from a maximum of three (3) access points: two (2) on NW 43rd Street and one (1) on NW 23rd Avenue.

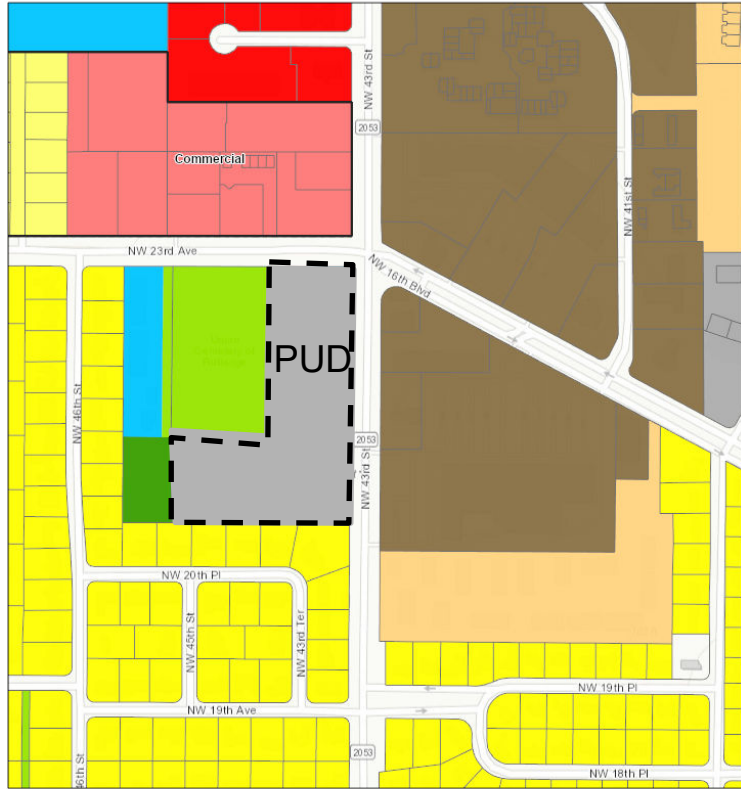
Condition 7. Total traffic generation for the development may not exceed 3,853 daily trips. Trip generation beyond that maximum requires a revised traffic study and associated transportation mitigation requirements.

Condition 8. Crosswalks shall be provided by the owner/developer where necessary and appropriate. Design of crosswalks shall be safe and efficient as determined by the City’s Public Works and Mobility Departments.

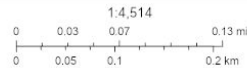
Condition 9. Sidewalks shall be provided within the development which connect to public sidewalks abutting adjacent roadways in order to facilitate safe pedestrian travel.

Condition 10. Preservation of the existing conservation land use area (±3.7 acres) shall be maintained with the dedication of a Conservation Easement. No habitable structures may be located within the Conservation Easement area.

Meets Review Criteria



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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCO, IGN, Canada NL, Esri, Swire, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

1. Consistent with the Comprehensive Plan
2. Compatibility with surrounding land uses
3. Environmental impacts or constraints
4. Support for urban infill and redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system
7. Availability of facilities and services
8. Need for additional acreage in the proposed future land use category
9. Discouragement of urban sprawl
10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy
11. Need to modify land use categories and development patterns within antiquated subdivisions (N/A)

Recommendation:

Staff – Approve petition

City Plan Board Final Vote – 3-3 tie on motion to deny

Low Density
(1-4du/acre)

Commercial

Mixed Use Medium Intensity
(12-30du/ac)

Public Facilities

Office

Office

Mixed Use Medium Intensity
(12-30du/ac)

Conservation

Single Family Residential
(0-8du/ac)

Residential Medium Density
(8-30du/ac)

Single Family Residential
(0-8du/ac)

