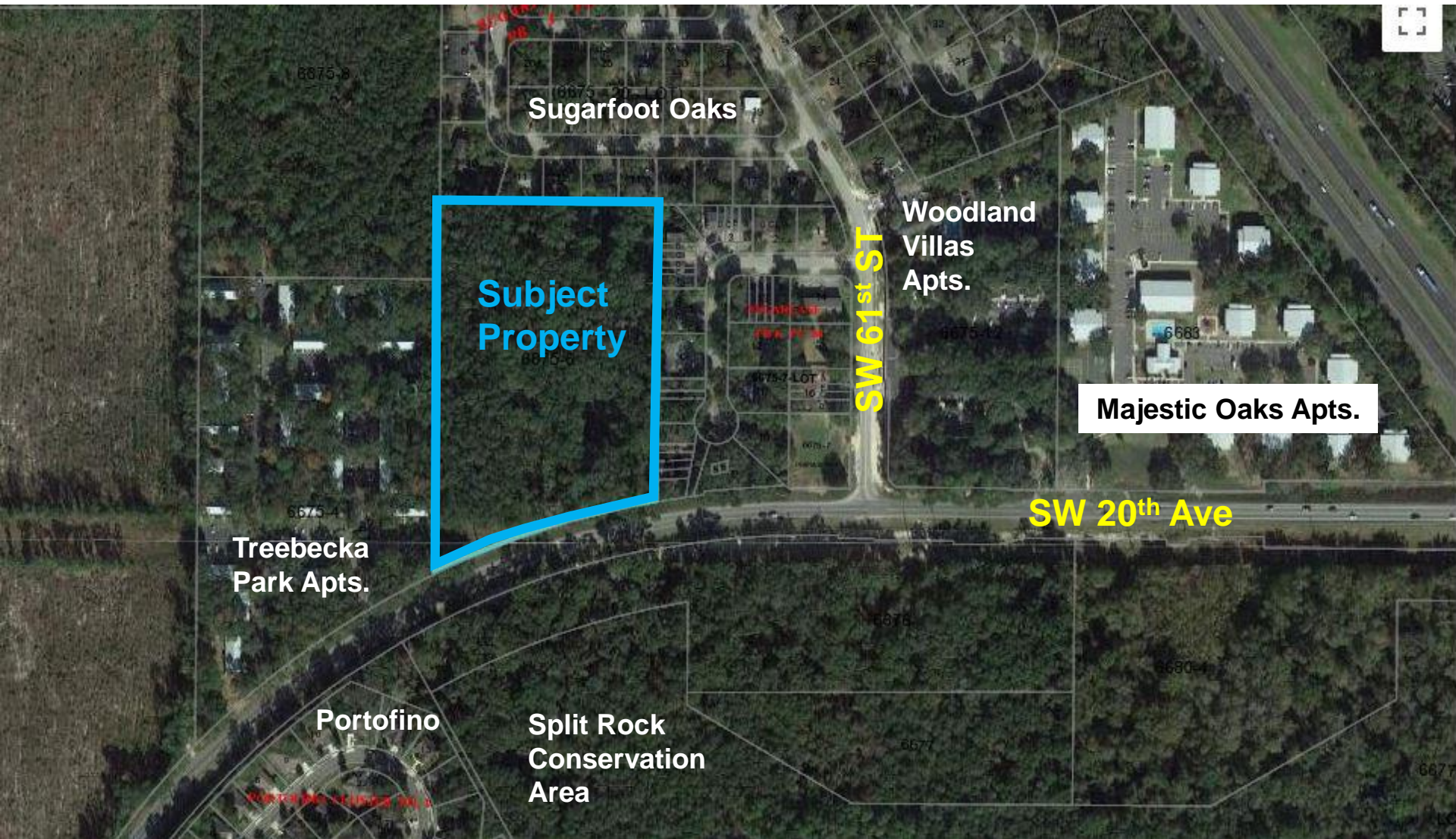




Small-Scale Land Use Map Amendment  
6224 SW 20<sup>th</sup> Avenue  
PB-20-67 LUC & Ordinance 200254

City Commission December 3, 2020

# Site Location: 6224 SW 20<sup>th</sup> Avenue



## Proposed Change

# Change Future Land Use Map from Residential Low to Residential Medium

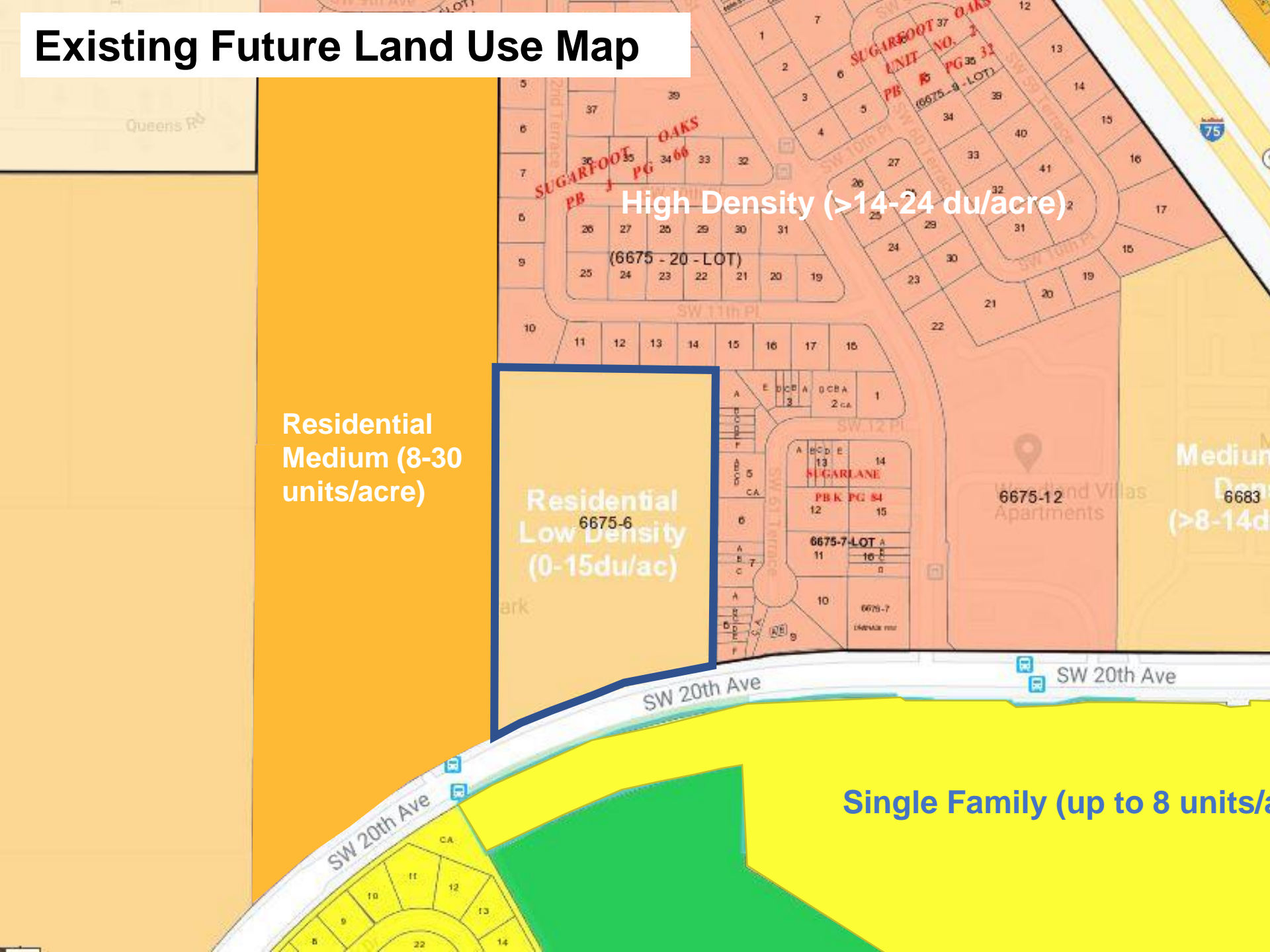
- Density increase from up to 15 units per acre to 8 – 30 units per acre
- Related to Petition PB-20-66 ZON to change the zoning to RMF-8

# Property Description

- Property Size: 8.33 acres
- Current Use: Vacant
- Annexed into Gainesville in 2017
- West of I-75 on the north side of SW 20<sup>th</sup> Avenue
- Tax Parcel Number: 06675-006-000
- Current land use category (Residential Low) allows multi-family residential
- Located in Zone D of TMPA & UF Context Area



# Existing Future Land Use Map





# Residential Medium Density

- Density from 8 – 30 units/acre
- Uses allowed include:
  - SF or medium intensity multi-family dwellings
  - Places of religious assembly
  - Schools
  - Libraries
  - Home occupations
  - Assisted Living facilities

# Environmental Review

- Basic Review revealed no wetlands, strategic ecosystem, or regulated natural or archaeological resources
- Small area of FEMA Flood Zone A on the SW border of the property
- Soils on the site are suitable for urban development



# Criteria for Proposed FLU Map Changes

- **Consistency with the Comprehensive Plan**
  - FLUE Policy 1.1.3: Proposed change will allow for a range of residential unit types
  - FLUE Objective 4.1: Appropriate location for medium-density residential consistent with surrounding properties & in keeping with the surrounding character & environmental conditions of the site
  - FLUE Objective 1.5: Infill development that discourages urban sprawl

# Criteria for Proposed FLU Map Changes

- **Compatibility & surrounding land uses**
  - Abutting properties N, E, & W contain MF development at similar densities
  - Annexed property to the W has RM designation
  - Compatible infill residential development in an area with existing urban services
  - Close proximity to existing service & employment activities such as Oaks Mall, Butler Plaza, & UF

# Criteria for Proposed FLU Map Changes

- **Environmental Impacts & Constraints**
  - Isolated FEMA Flood Zone A area
  - No other environmental resources are known to be located on the site

# Criteria for Proposed FLU Map Changes

- **Support for urban infill &/or redevelopment**
  - Surrounded by existing development on 3 sides
    - Development occurred from 1979-1986
  - Urban services available to serve the site include:
    - Centralized potable water & wastewater
    - Transit service
    - Bike lanes
    - Existing public roads

# Criteria for Proposed FLU Map Changes

- **Impacts on affordable housing**
  - RM allows higher density & a variety of housing types
  - Increased density will allow more units on the site which may reduce the unit and land costs to help create additional housing affordability



# Criteria for Proposed FLU Map Changes

- **Impacts on the transportation system**
  - Site is located on an existing roadway (SW 20<sup>th</sup> Avenue)
  - Existing bike lanes
  - Sidewalks under construction
  - Site is currently served by RTS Routes 75 & 76
  - Located in Zone D of the TMPA (will require a TMPA Agreement)
  - Located in the UF Context Area (funding of transit capital costs is required by TM Element Policy 10.1.14)

# Criteria for Proposed FLU Map Changes

- **Availability of facilities & services**
  - Centralized electric, potable water, & wastewater services available
  - Site is on an existing roadway with capacity
  - Sidewalks under construction
  - Existing bike lanes
  - Existing transit service

# Criteria for Proposed FLU Map Changes

- **Need for additional acreage in the proposed future land use category**
  - City staff analysis indicates RM is approximately 4.5% of City land area
  - Approximately 6.4% of the RM acreage is vacant
  - Adding the 8.33 +/- acres of the subject property increases the RM vacant acreage to about 6.8% vacant (modest increase of 0.4%)

# Criteria for Proposed FLU Map Changes

- **Discouragement of urban sprawl**
  - Proposal increases density on an infill parcel
  - No major impacts on natural resources or the environment (only a small FEMA Zone A area on the site)
  - Promotes efficient provision of public infrastructure by being located on centralized utilities & existing transportation facilities
  - Promotes compact development by increasing densities
  - Preserves agricultural areas because there is no agricultural activity on the site

# Criteria for Proposed FLU Map Changes

- **Need for job creation, capital investment, & economic development for City's economy**
  - Future development of the site will create construction jobs
  - Development on the site will increase the City's tax base
  - Residential support for existing commercial & employment centers near the site
  - Higher density will increase the development potential of the site



# Criteria for Proposed FLU Map Changes

- **Need to modify land use categories & development patterns within antiquated subdivisions**
  - Not applicable. There are no antiquated subdivisions on the subject property

# Summary

- Change future land use category from Residential Low to Residential Medium
- Small-scale future land use amendment
- Related to PB 20-66 ZON a rezoning to RMF-8
- **Staff Recommendation: Approval**
- **Plan Board Recommendation: Approval**
- **Applicant requests approval of  
Petition PB-20-67 LUC & Ordinance  
200254**