



Planning and Development Services

PB-12-159 LUC
PB-12-160 ZON

Presentation to City Commission
March 7, 2013
Legislative Nos. 120841 & 120842
Dean Mimms, AICP

Small-scale Land Use Amendment

PB-12-159 LUC

Related Rezoning

PB-12-160 ZON

Requests for property

	Existing	Proposed
Land Use (0.31 ac)	CON (Conservation)	RM (Res'l Medium Density : 8-30 units/ac)
Zoning (0.31 ac)	CON (Conservation)	RMF-6 (8-15 units/ac multiple- family res'l)
Zoning (0.15 ac) (Total 0.46 ac)	CON (Conservation)	MU-1 (Mixed-use low intensity district: 8-30 units/ac)

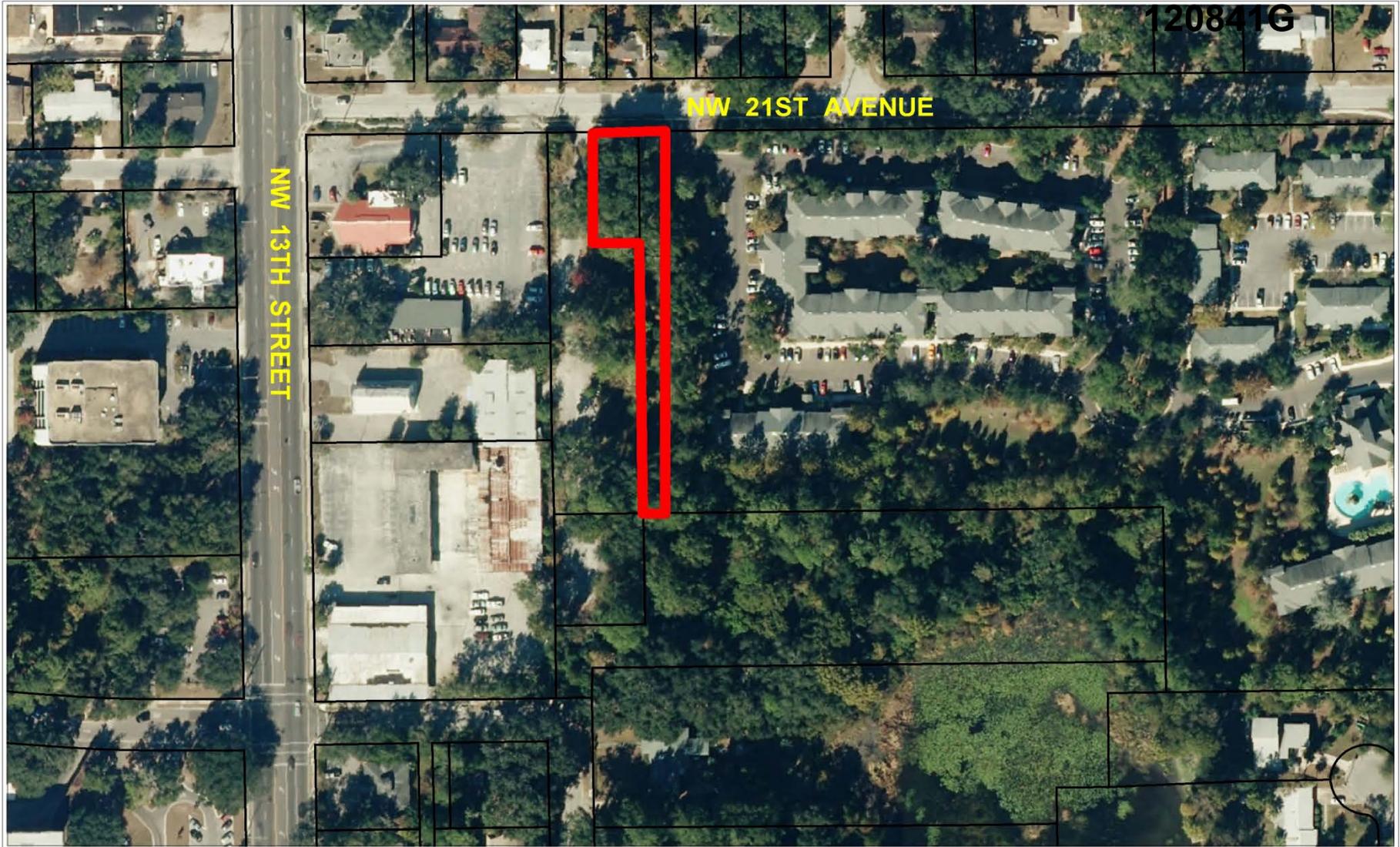
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AERIAL PHOTOGRAPH



Name	Petition Request	Map(s)	Petition Number
Brown & Cullen Inc agent for Hidden Lake SFR LLC	Amend the FLUM from Conservation (CON) to Mixed-Use low intensity (MUL) and Residential medium density (RM)	3750	PB-12-159 LUC

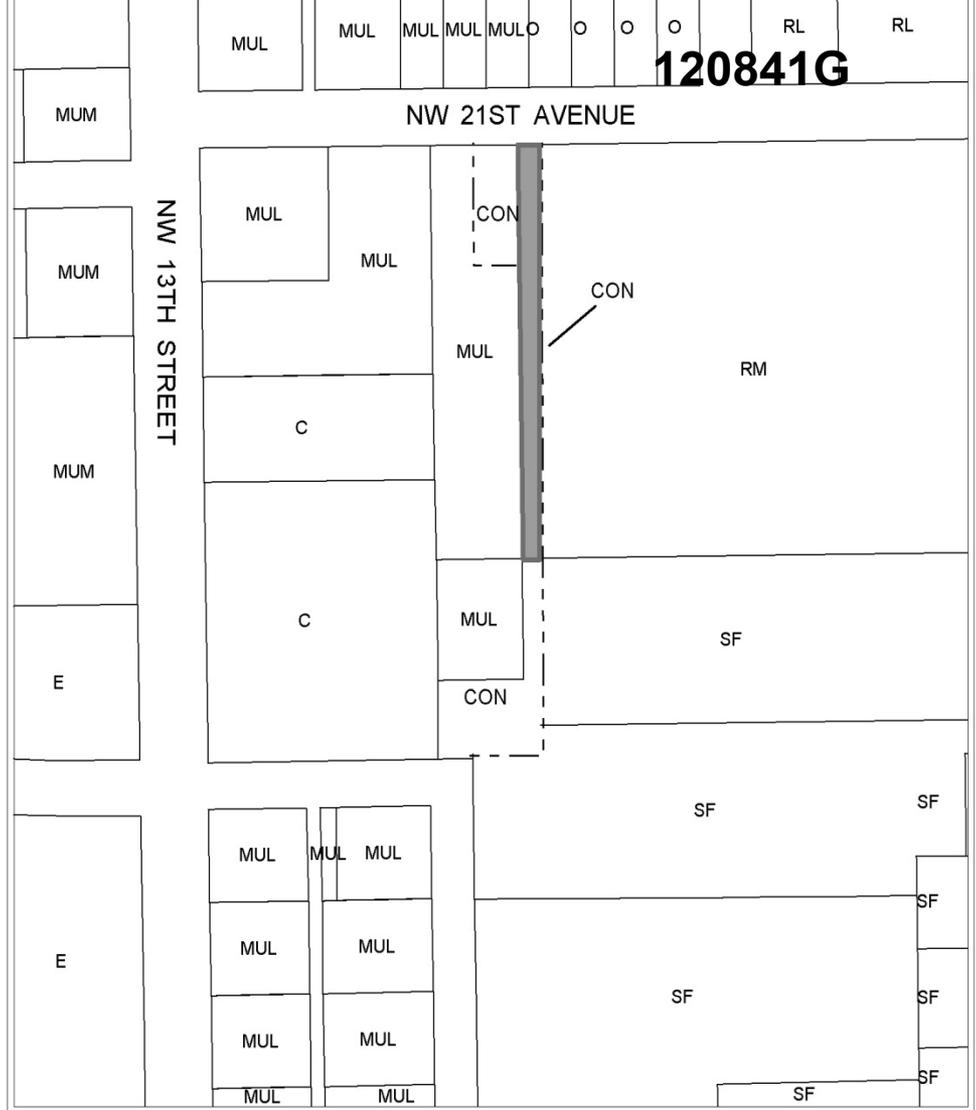


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	Name	Petition Request	Map(s)	Petition Number
 <p>No Scale</p>	Brown & Cullen Inc, agent for Hidden Lake SFR LLC.	Rezone from Conservation (CON) to Mixed-use low intensity (MU-1) and RMF-6 districts	3750	PB-12-160 ZON

City of Gainesville Land Use Designations

- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- O Office
- C Commercial
- E Education
- CON Conservation



EXISTING LAND USE

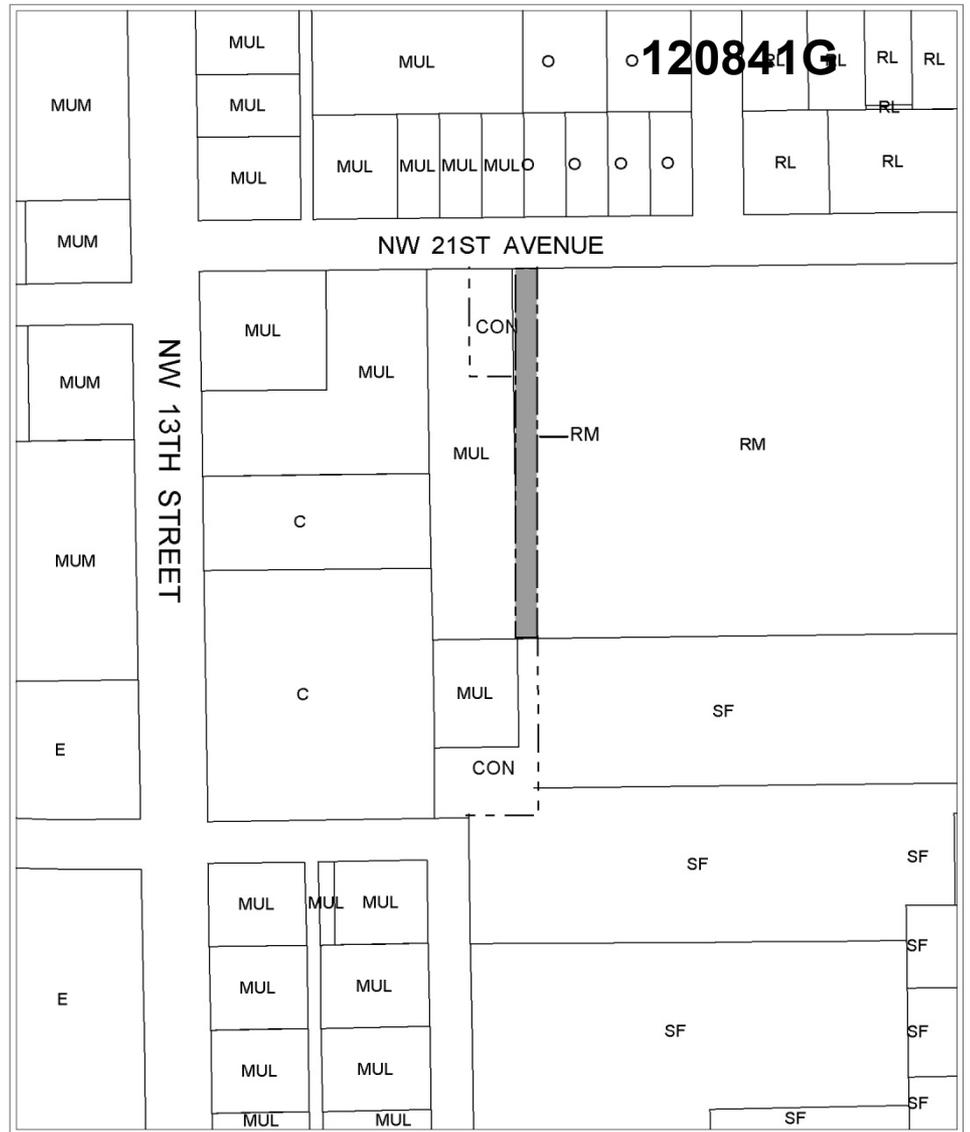
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City of Gainesville Land Use Designations

- MUL Mixed Use Low Intensity (8-30 du/acre)
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- O Office
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----- Division line between two land use districts

Area under petition consideration



PROPOSED LAND USE

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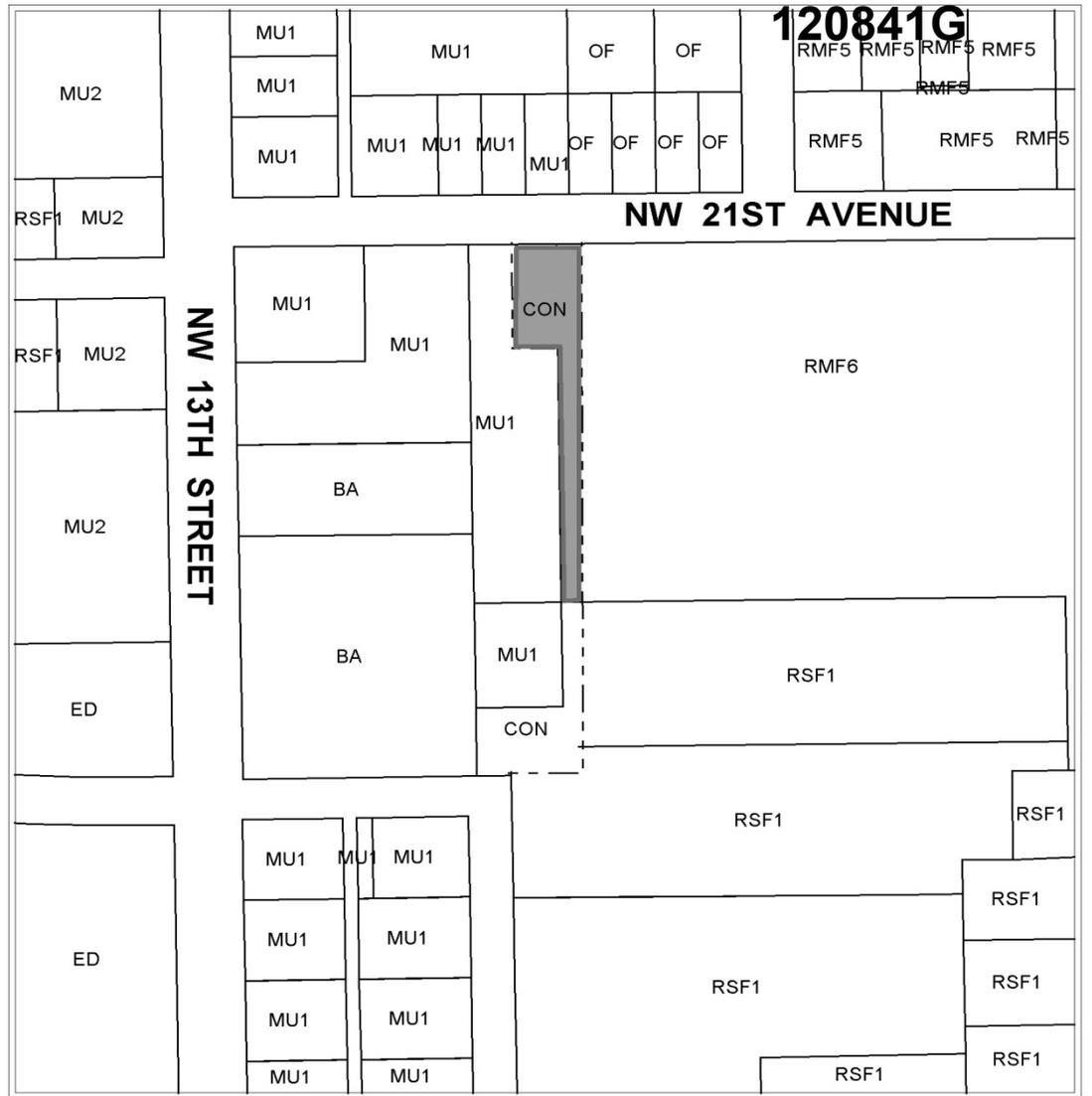
City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- OF General Office
- BUS General Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- CON Conservation
- ED Educational Services

Area under petition consideration



----- Division line between two zoning districts



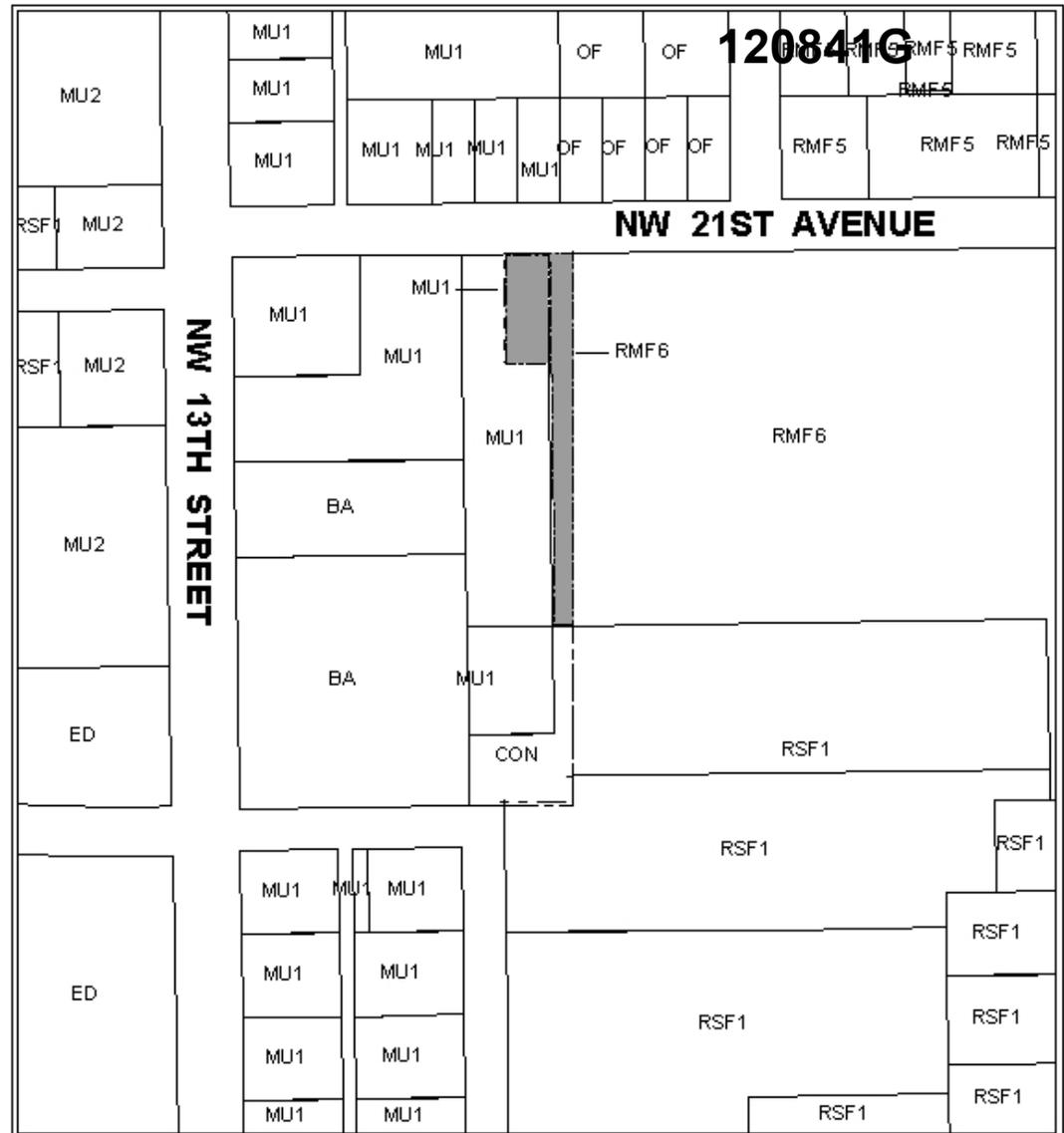
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EXISTING ZONING

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City of Gainesville Zoning Districts

RSF-1	3.5 units/acre Single-Family Residential
RMF-5	12 units/acre Single-Family/Multiple-Family Residential
RMF-6	8-15 units/acre Multiple-Family Residential
OF	General Office
BUS	General Business
MU-1	8-30 units/acre Mixed Use Low Intensity
MU-2	12-30 units/acre Mixed Use Medium Intensity
CON	Conservation
ED	Educational Services



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NW 21ST AVENUE

NW 13TH STREET

Area under petition on side ration

----- Division line between two zoning districts

PROPOSED ZONING

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HIDDEN
LAKE

1015

Leasing
Center
→

REVIEW
TODAY!
311-344

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Petitions / Background

- **Narrow, vegetated 0.31-ac strip is west edge of 20.24-ac., 260-unit Hidden Lake apt. complex**
- **Gainesville once used CON land use/zoning as buffer between potentially conflicting uses. City now has various LDRs for this purpose**
- **CON S and W of property (not part of request) provides buffer for small surface water body (L. Meta) 200 ft. to southeast**

Petitions / Background

- No environmental issues identified for property (1/8/13 memo from Env't Coordinator) and proposed LUC/ZON
- Served by urban services, no impact on adopted LOS for water/wastewater, solid waste, recreation, public schools
- TCEA Zone B
- RTS Routes 6, 8, 29 along NW 13 ST, Routes 6, 15 along nearby NW 23 AVE

Highlights – LUC & ZON

- **Proposed LUC & ZON changes compatible w/adjacent properties & surrounding area**
- **Proposed MUL/MU-1 changes increase redevl't opportunities by establishing compatible categories & allowing additional uses, incl'g residential**
- **Proposed RM/RMF-6 changes support residential infill development**

Highlights – LUC & ZON

- Consistent w/various Comp. Plan goals, objectives and policies, including those that encourage infill and redevelopment (FLUE Goal 2, Obj. 2.1, Pol. 1.2.1)
- Requested LUC/ZON changes will facilitate future infill (particularly res'l) development of site, increase infill/redevel't potential of property to west, and could encourage redevel't in NW 13 ST corridor (particularly near NW 23 AVE)

Recommendation – LUC

City Plan Board to City Commission:

Approve Petition PB-12-159 LUC

(Plan Board voted 4:2)

Staff to City Commission & to City Plan Board:

Approve Petition PB-12-159 LUC

City Plan Board to City Commission:

Approve Petition PB-12-160 ZON

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