

City of  
**Gainesville**

PB-20-00115 LUC SE Williston  
Land Use Change  
Legistar #200725

Department of Sustainable Development  
Nathaniel Chan  
May 20<sup>th</sup>, 2021

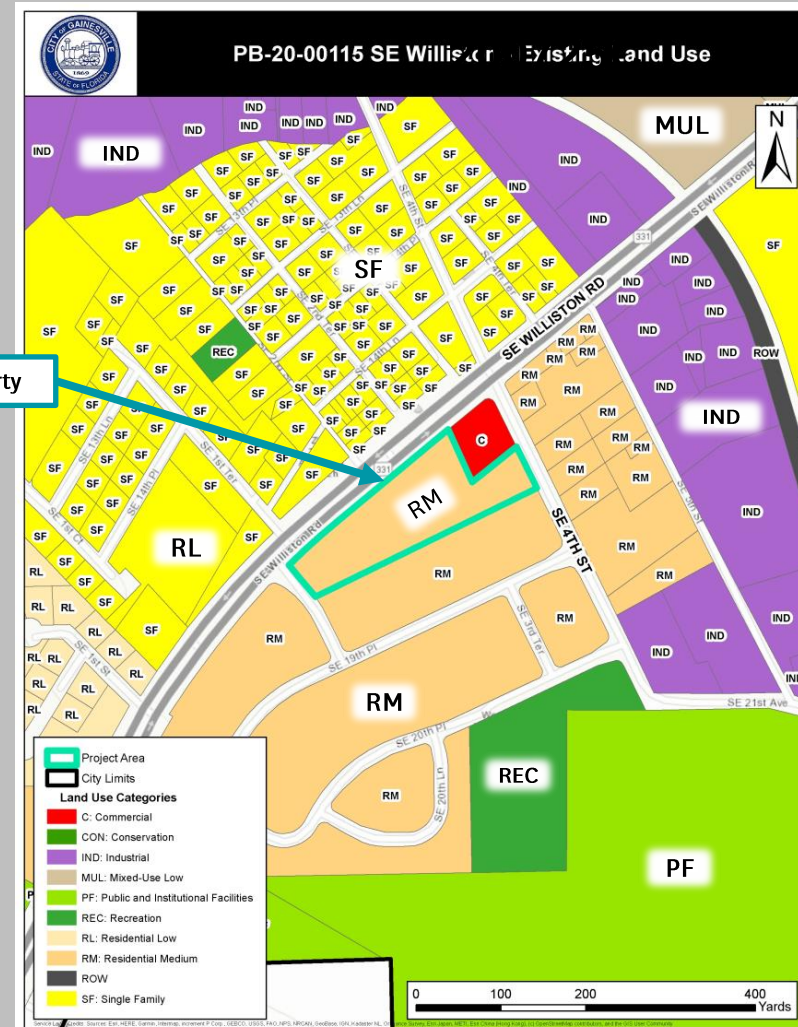


# Land Use Change – Small Scale

Agent of Applicant: eda consultants, inc.  
 Address: 423 SE Williston Rd.  
 Current Use: Vacant  
 Current Zoning: Residential Multi-Family (RMF-6)  
 Current Land Use: Residential Medium (RM)  
 Property Size: 4.46 +/- acres  
 Related Petitions: PC-20-00003 ZON

Subject Property

	EXISTING USE(S)	LAND USE DESIGNATION(S)
North	Immediate North: SE Williston Rd. North of SE Williston: SF Residential, Place of Religious Assembly	Single-Family (SF)
South	Multi-Family Residential; Gainesville Housing Authority (Woodland Park)	Residential Medium (RM)
East	Immediate East: SE 4 <sup>th</sup> St, Gas Station East of SE 4 <sup>th</sup> : SF Residential	Commercial (C); Residential Medium (RM)
West	Immediate West: SE 1 <sup>st</sup> Terrace West of SE 1 <sup>st</sup> Terrace: Multi-Family Residential; Gainesville Housing Authority (Woodland Park)	Residential Medium (RM)





# Staff recommends **Approved** of Petition PB-20-00115 LUC SE Williston

## Meets Review Criteria

1. Consistent with Land Development Code and Comprehensive Plan
2. Compatibility with surrounding land uses
3. Environmental impacts or constraints (None)
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)

### Date

### Action

1/28/2021

Petition approved by City Plan Board

5/20/2021

Petition heard by City Commission

# Thank You

# **APPENDIX A:**

Comprehensive Plan Goals, Objectives, and Policies

# Consistency with the Comprehensive Plan

The proposed rezoning of the subject property from RMF-6 to MU-1 is consistent with the goals, policies, and objectives of the Comprehensive Plan, as outlined below:

## **Future Land Use Element**

### **Policy 1.1.3**

Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

### **Policy 1.2.3**

The City should encourage mixed-use development, where appropriate.

### **Objective 1.5**

Discourage the proliferation of urban sprawl.

### **Policy 1.5.7**

The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

### **Objective 4.1**

The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

# Consistency with the Comprehensive Plan

200725C

## **Future Land Use Element**

### **Policy 4.1.1**

Land Use Categories on the Future Land Use Map shall be defined as follows:

#### **Mixed-Use Low-Intensity (MUL): 8-30 units per acre**

This land use category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code. Residential development shall be limited to 8 to 30 units per acres. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by Special Use Permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest front setbacks. This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses.

# **APPENDIX B:**

Maps and Tables





# PB-20-00115 SE Williston - Existing Land Use



# PB-20-00115 SE Williston - Proposed Land Use



**Project Area**

**City Limits**

**Land Use Categories**

- C: Commercial
- CON: Conservation
- IND: Industrial
- MUL: Mixed-Use Low
- PF: Public and Institutional Facilities
- REC: Recreation
- RL: Residential Low
- RM: Residential Medium
- ROW
- SF: Single Family

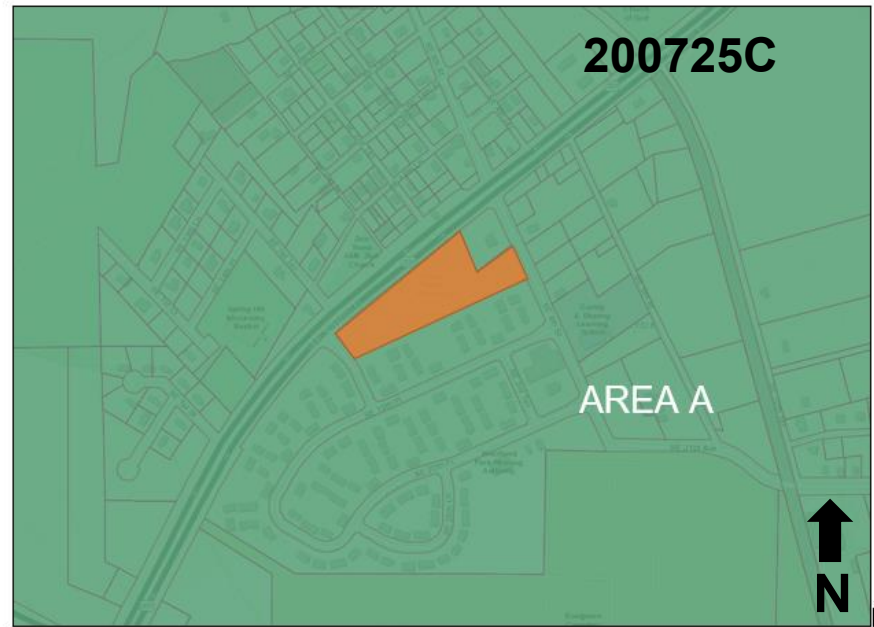
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# Transportation Mobility Program Area (TMPA)



## LEGEND

Transportation Mobility Program Area



Subject Property



A

B

C

D

E

M

TBD

# Acres Comparison Table

<b>Subject</b>	<b># Acres</b>	<b>% of City Land Area (Acres)</b>	<b># Acres Vacant</b>	<b>% of MUL Land Area Vacant (Acres)</b>
Current Mixed-Use Low-Intensity (MUL)	415.69	1%~	69.2	16.6%
Proposed Subject Property's LUC to Mixed-Use Low-Intensity (MUL)	4.46 +/-	0.0001%~	4.46 +/-	0.9%
<b>After Approval of Subject Property's LUC to MUL</b>	<b>420.15 +/-</b>	<b>1.0001%~</b>	<b>73.66 +/-</b>	<b>17.5%</b>