

City of
Gainesville

PB-20-141 LUC

Small-Scale Land Use Change

Legistar #200882

Brittany McMullen, AICP

September 29, 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.

Recommendations/Past Actions:

Staff: Approve petition as presented in application

City Plan Board Vote on 2/25/21: 3-3 tie, motion to deny

City Commission on 4/28/21: Approve with modifications



NW 23rd Ave

NW 43rd St

NW 16th Blvd

200882



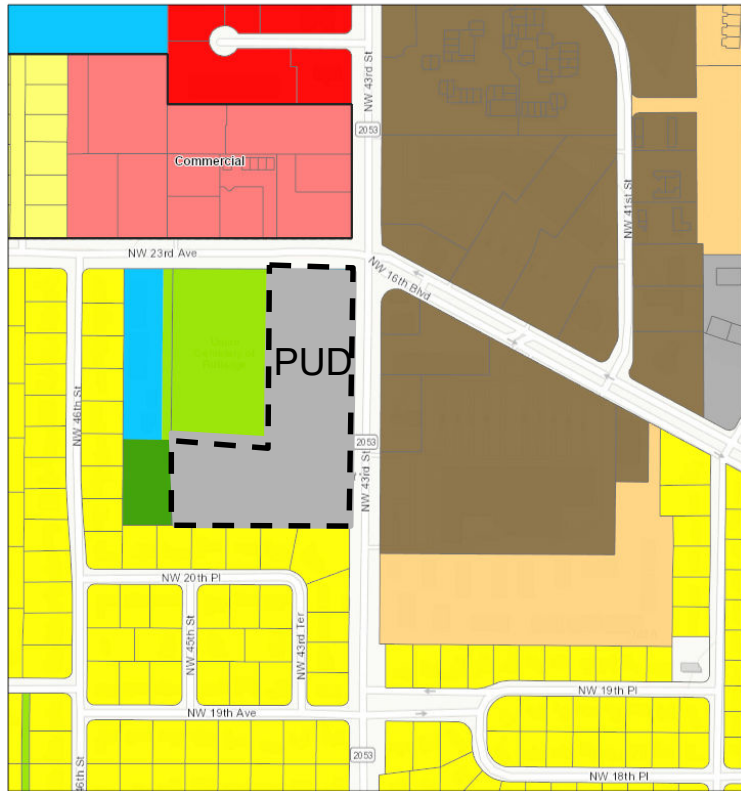
Proposed Rendering

200882

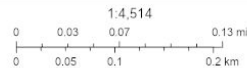


Proposed Conditions

- Allowable Uses – mirror U7 with some specific restrictions.
- Total project area = non-residential square footage may not exceed 20,000 sf and residential density may not exceed 220 dwelling units.
- 10% of units must be workforce housing (Workforce Housing Units means units that are affordably priced for households earning between 80% and 120% of the Gainesville Metropolitan Statistical Area (MSA) Area Median Income (AMI), as established by the United States Department of Housing and Urban Development (HUD).)
- Minimum standards for workforce housing units.
- Maximum building height = four (4) stories by right, with up to six (6) stories with a bonus.
- Building setbacks = minimum of 20 feet and a maximum of 25 feet from the curb along both NW 43rd Street and NW 23rd Avenue.
- Exterior Elevations to be consistent with those adopted with PD Zoning.
- Restaurants may not be located on the southern portion of the property.
- Maximum of 3 access points: two (2) on NW 43rd Street and one (1) on NW 23rd Avenue.
- No minimum number of parking spaces (consistent with U7).
- Owner/Developer to be responsible for traffic mitigation measures.
- 10-ft wall masonry wall required on southern property line.
- Conservation Easement required on portion currently zoned CON.



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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, IGN, Canada, NLS, OpenStreetMap contributors, and the GIS User Community

Review Criteria

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:

City Commission on 4/28/21: Approve with modifications

U7**Allowable Uses (Residential)**

Accessory Dwelling Unit
 Adult day care home
 Attached dwelling (up to 6 attached units)
 Community residential home (up to 6 residents)
 Community residential home (more than 6 residents)
 Family child care home
 Multi-family, small-scale (2—4 units per building)
 Multi-family dwelling
 Single-family dwelling
 Single room occupancy residence

Allowable Uses (Non Residential)

Alcoholic beverage establishment
 Assisted living facility
 Bed and breakfast establishment
 Business services
~~Carwash~~
 Civic, social, or fraternal organization
 Day care center
~~Drive-through facility~~
 Emergency shelter
 Equipment rental and leasing, light

Exercise Studio
 Farmer's Market
 Food truck, not located within a food truck park
 Food truck park (less than 6 pads)
 Food truck park (6 or more pads)(S)
~~Funeral home or crematory~~
~~Gasoline or alternative fuel station~~
 Health services
 Hotel or motel
 Laboratory, medical or dental
 Library
 Light assembly, fabrication and processing
 Medical marijuana dispensing facility
 Microbrewery, microwinery, or microdistillery²
 Mini-warehouse or self-storage facility
 Museum or art gallery
 Office
 Office (medical, dental, or other health-related service)
 Parking, structured (principal use)
 Personal services
 Place of religious assembly
 Professional school

Public administration building
 Public park
 Recreation, indoor²
 Recreation, outdoor
 Research development or testing facility
 Restaurant
 Retail sales
 School (elementary, middle, or high - public or private)
 Scooter or electric golf cart sales
 Skilled nursing facility
 Vehicle sales or rental (no outdoor display)
~~Vehicle services~~
~~Vehicle repair~~
 Veterinary services
 Vocational or trade school