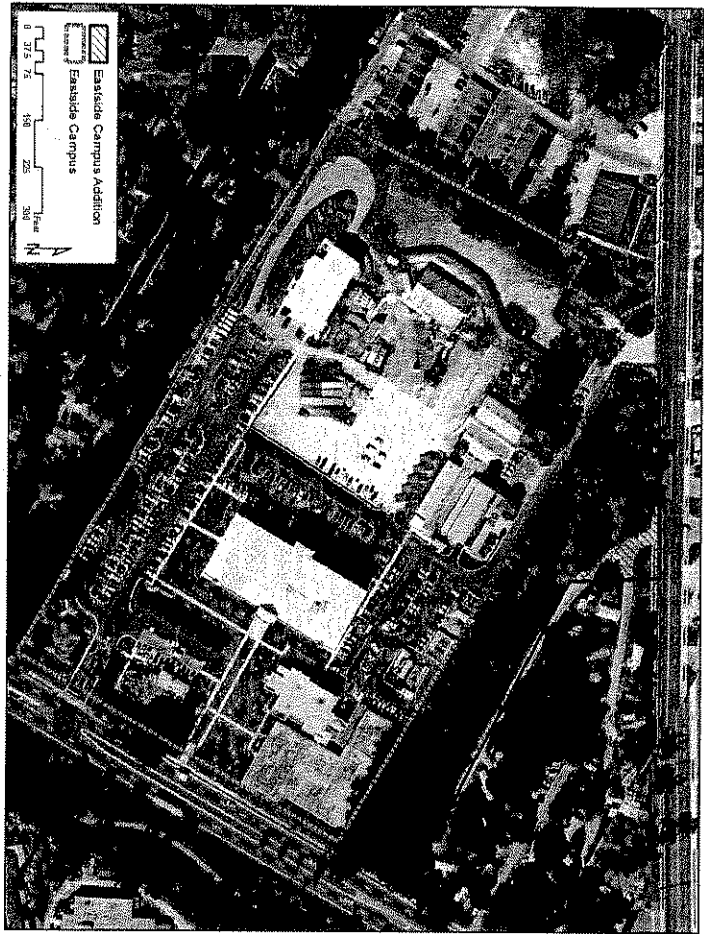




Planning and Development Services

**PB-11-10 LUC**  
**PB-11-11 ZON**  
**Presentation to City Commission**  
**April 21, 2011**

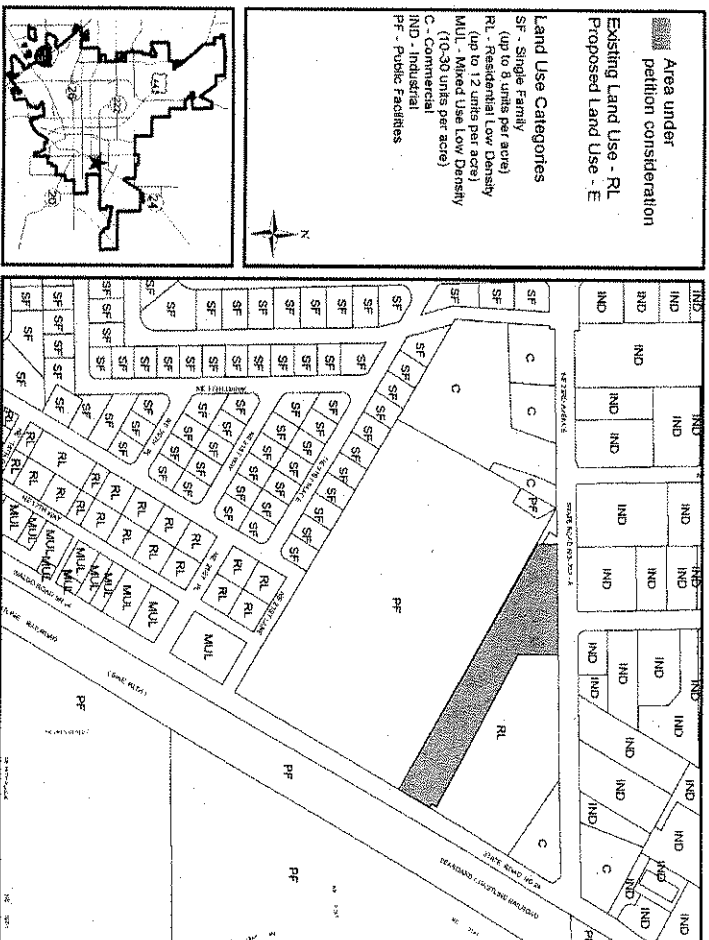
Dean Mimms, AICP  
Legistar Nos. 100777 & 100778

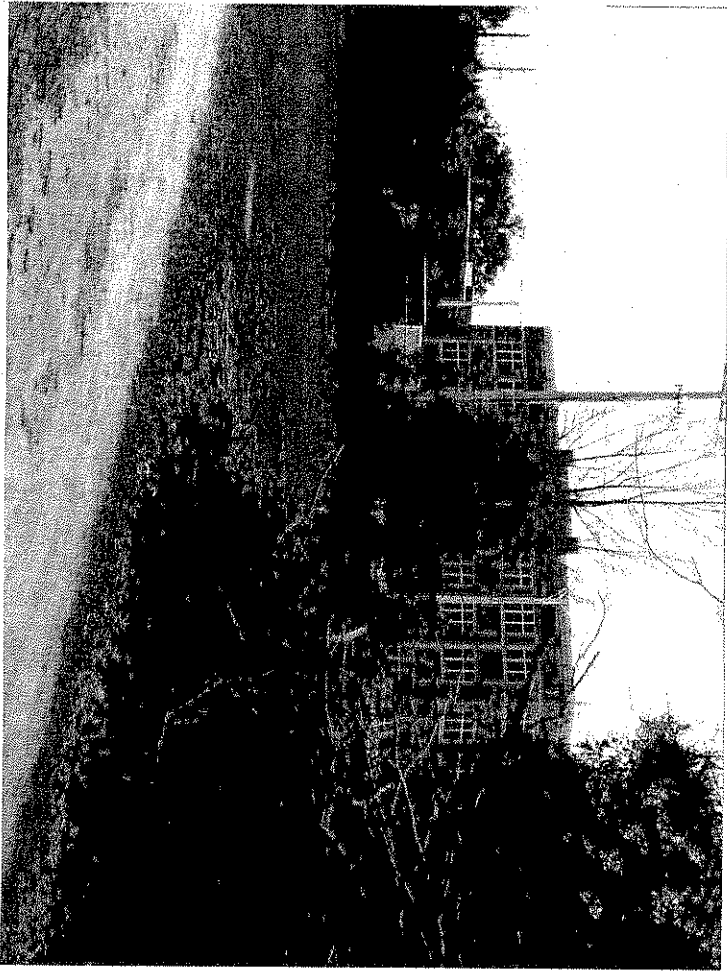


100777 III

**Requests for 2.6-ac UF property**

	Existing	Proposed
Land Use	Residential Low	Education (ED)
Zoning	12 units/ac mobile home residential (MH)	Educational services (ED)

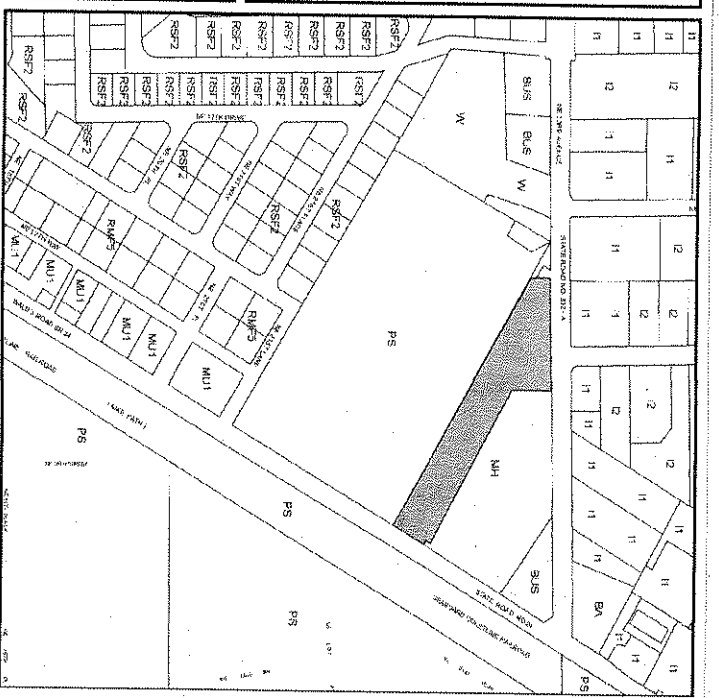




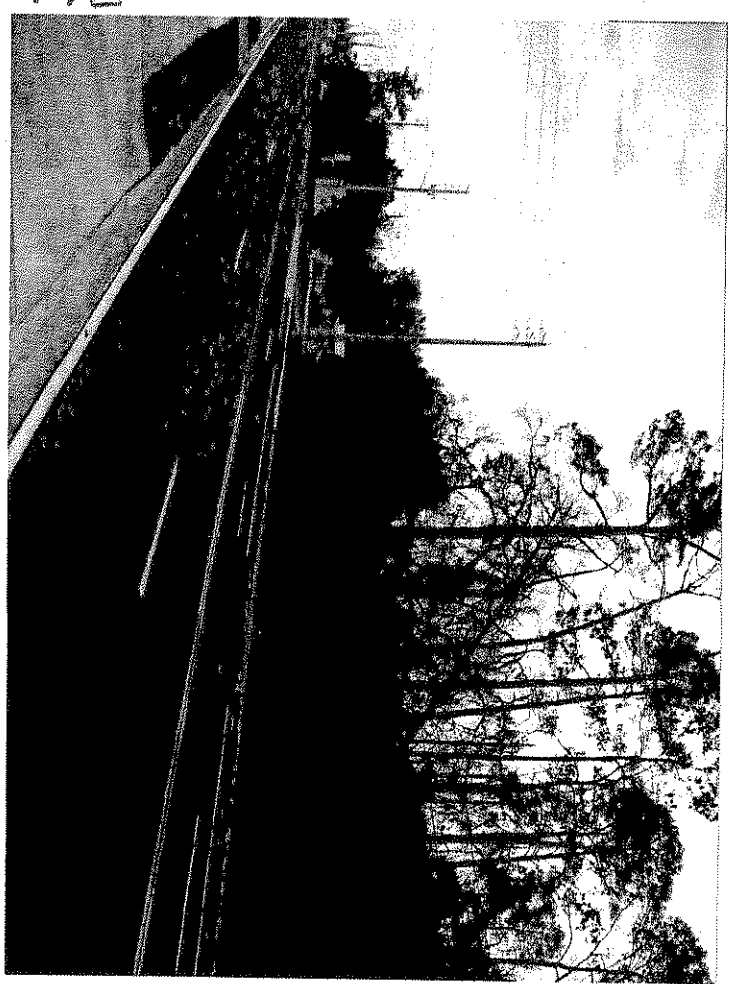
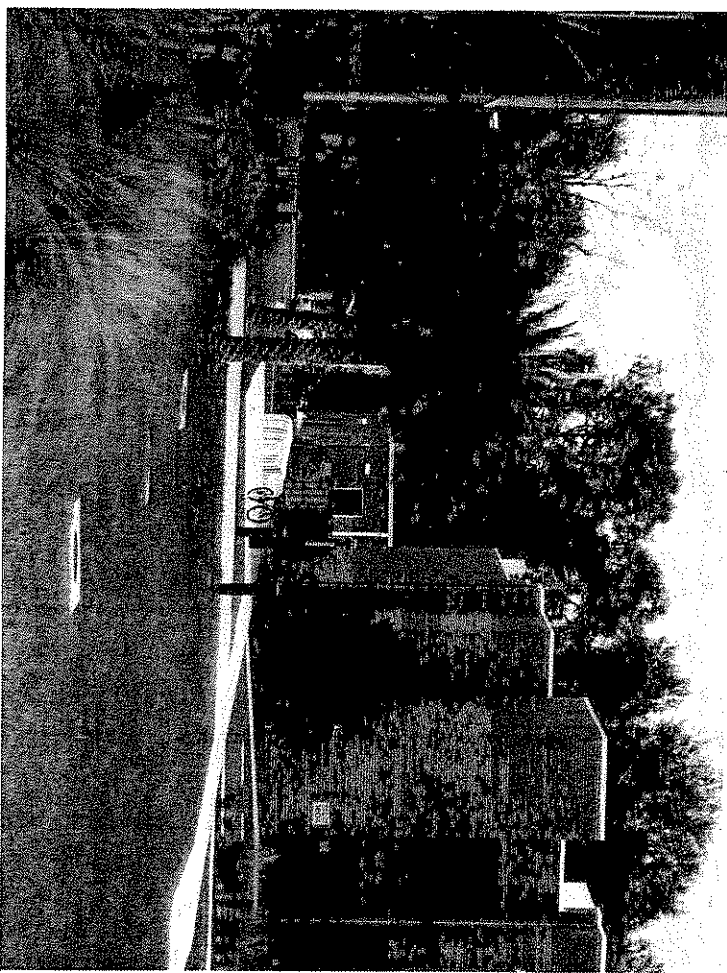
Area under petition consideration  
 Existing Zoning - MH  
 Proposed Zoning - ED

**Zoning Categories**

- RSF2 - Single Family Residential (4-6 units per acre)
- RM2S - Residential Low Density (2 units per acre)
- MH - Medium Density Residential (12 units per acre)
- BA - Automobile Oriented Business
- BUS - General Business
- MU1 - Mixed Use Low Intensity (10-30 units per acre)
- 1 - Limited Industrial
- 2 - General Industrial
- W - Warehousing and Wholesaling
- PS - Public Services and Operations



100777E



### Petitions / Background

- Vacant, 2.6-ac property previously part of mobile home park
- Purpose is expansion of adjacent 14.3-ac UF Eastside Campus & future incorporation by UF of 2.6-ac property into Campus Master Plan
- (Note: LUC and ZON petitions for ED land use and zoning for adjacent UF Eastside Campus were on 3/24/11 Plan Bd agenda)

### Key Issues

- LUC needed for conformance of UF property w/Comp Plan. ZON consistent w/LUC
- ED land use/zoning consistent w/Comp Plan, Plan East Gainesville, and w/cont'd development of UF Eastside Campus
- Compatibility w/adjacent residential ensured by meeting applicable LDC requirements
- Could have marginal negative impact on supply of potential affordable housing
- LUC - No problems w/financial feasibility (FS 163)

### Petitions / Background

- Proposed ED land use & zoning appropriate for planned use as part of UF Eastside Campus
- Current RL land use and MH zoning do not allow institutions of higher learning
- UF Eastside Campus w/in Innovation Zone
- Property served by urban services, RTS, adjoins major roadways, has no major environmental impacts or constraints

### LUC Recommendation

**City Plan Board to City Commission:**  
 Approve Petition PB-11-10 LUC  
 Plan Board voted 7:0

**Staff to City Commission:** Approve Petition PB-11-10 LUC and associated ordinance

**Staff to City Plan Board:** Approve Petition PB-11—10 LUC

100777 III

## ZON Recommendation

### **City Plan Board to City Commission:**

Approve Petition PB-11-11 ZON

Plan Board voted 7:0

### **Staff to City Commission: Approve Petition**

PB-11-11 ZON and associated ordinance

### **Staff to City Plan Board: Approve Petition**

PB-11-11 ZON

100777E