



Any use proposed for the area will have to meet TCEA requirements to address transportation needs. The number of new average daily trips that will be generated by any use that may be proposed for the site has yet to be determined, but the proposed land use will likely generate fewer trips than the available capacity of the roadway. This site is within the Gainesville Regional Transit System main bus service area, and is served by the demand-responsive service administered by MV Transportation. Water and sanitary sewer service are also available at the site.

Stormwater management will be addressed at the time of development plan approval. Land use changes are not required to meet concurrency requirements, and do not vest for concurrency, which will be determined at the time of any future development plan approval.

The Wellfield District maps indicate that the subject property does not fall within the Wellfield District. The property is not within the 100-year floodplain and is not located in any other adopted environmental overlay district.

The subject property is located along a major arterial roadway. The properties south of S.E. 2<sup>nd</sup> Avenue along Williston/Waldo Road are zoned MU-1 with MUL land use. The properties west of the bicycle rail trail are zoned BUS (General business district) with C (Commercial) land use. To the east of Williston/Waldo Road is property with RMF-5 (12 units/acre single-family/multiple-family residential district) zoning and RL (Residential Low Density, up to 12 units per acre) land use. The general character of the existing properties in this area is residential, although the zoning west of Williston/Waldo Road indicates that there could be more commercial activities in the future. The MUL land use category proposed for the subject property is consistent with the properties south of it, and it matches the land use of the child care center, just north of the 15-foot wide right-of-way that is proposed to be vacated. As a result, this proposal is compatible with the surrounding land use. The proposed land use and subsequent zoning change will facilitate development of this long-vacant property and will promote urban infill.

There has been no recent zoning activity associated with the subject property. A recent lot split created 2 lots out of the unclassified land. One of the lots will be used for right-of-way while the other lot will be made available for sale by the City of Gainesville. The following Comprehensive Plan Goals, Objectives and Policies of the Future Land Use Element are met by this proposal:

#### **Objective 4.1**

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which 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.

#### **Policy 4.1.1**

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

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

This category allows a mix 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, and traditional neighborhoods on sites 16 acres or larger in conformance with the adopted Traditional Neighborhood Development (TND) ordinance. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less. 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 ¼ 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 (or no) front setbacks.

#### **Objective 4.2**

The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

#### **Policy 4.2.3**

Prior to a final development order during the Development Review Process, the intensity of use appropriate to any parcel shall be determined based upon the availability of public services and facilities to meet urban needs; the capacity of such facilities and services to serve the proposed land use without degrading LOS standards (as determined through LOS standards); and the compatibility of the

proposed land use with that of surrounding existing land uses and environmental conditions specific to the site.

**Conclusion**

The proposed mixed-use low land use designation for the subject property is consistent with the City's comprehensive plan. Staff recommends approval of Petition 199LUC-04.

**Applicant Information**

City of Gainesville

**Request**

Amend the Land Use Map to designate unclassified land to MUL

**Land Use Plan Classification**

Undesignated

**Existing Zoning**

Undesignated

**Proposed Land Use**

MUL

**Proposed Zoning**

MU-1

**Purpose of Request**

To establish land use and subsequent zoning to property that is currently unclassified

**Location**

N.W. corner of S.E 2<sup>nd</sup> Avenue and Williston/Waldo Road

**Size**

Approximately 0.43 acres

**Surrounding Land Uses**

North

Education

East

ROW, single-family residential

West

Recreation trail, single-family residential

South

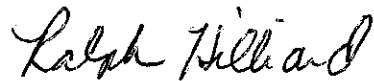
ROW, single-family residential

<u>Surrounding Controls</u>	<u>Existing Zoning</u>	<u>Land Use Plan</u>
North	MU-1	MUL
East	RMF-5	RL
West	BUS	C
South	MU-1	MUL

**Impact on Affordable Housing**

This petition will have no impact on the provision of affordable housing.

Respectfully submitted,



Ralph Hilliard  
Planning Manager

RH: JS

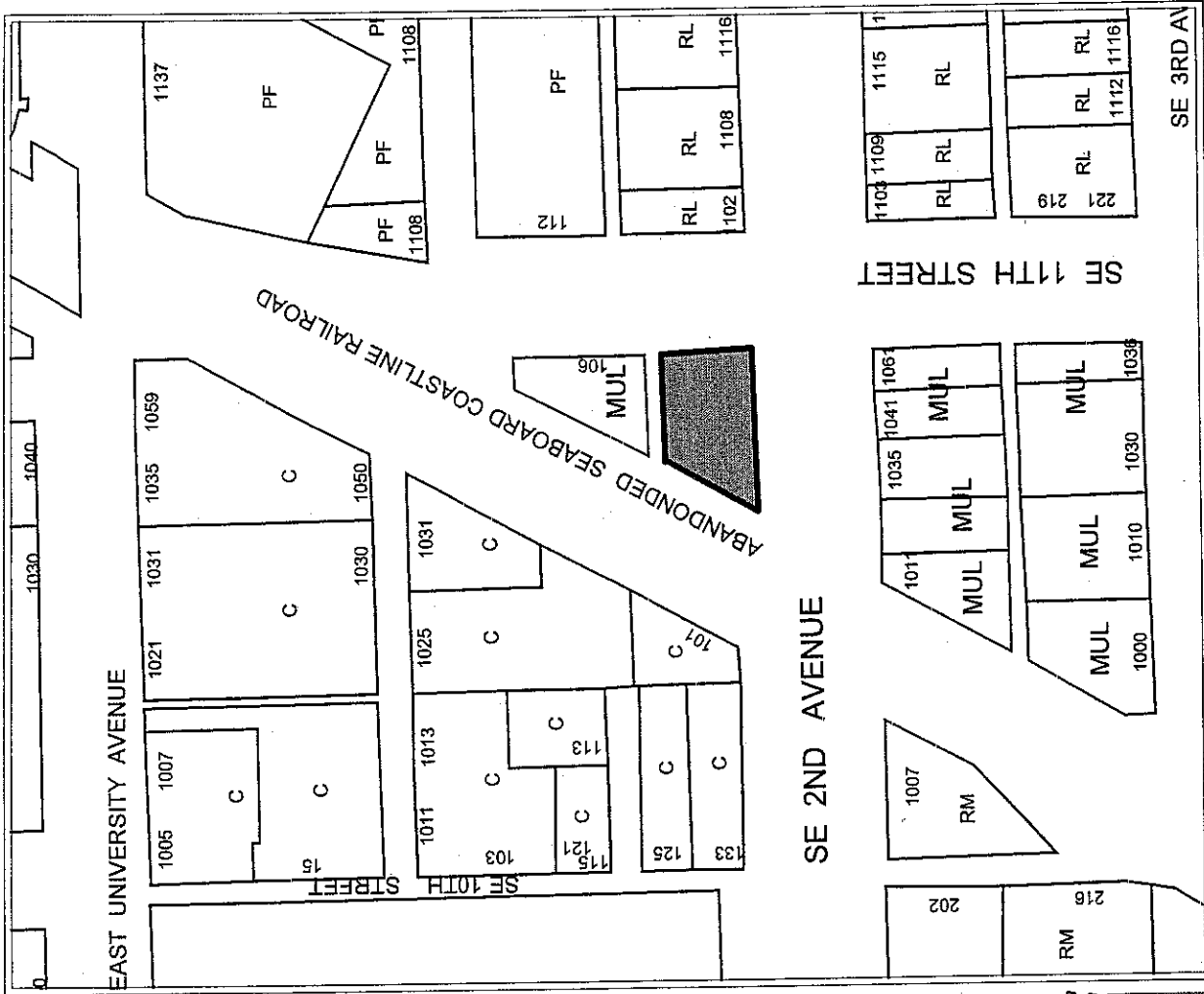
# Land Use Designations

- SF Single Family (up to 8 units per acre)
- RL Residential Low Density (up to 12 units per acre)
- RM Residential Medium Density (8-30 units per acre)
- RH Residential High Density (8-100 units per acre)
- MUR Mixed Use Residential (up to 75 units per acre)
- MUL Mixed Use Low Intensity (10-30 units per acre)
- MUM Mixed Use Medium Intensity (14-30 units per acre)
- MUH Mixed Use High Intensity (up to 150 units per acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

- Single Family (up to 8 units per acre)
- Residential Low Density (up to 12 units per acre)
- Residential Medium Density (8-30 units per acre)
- Residential High Density (8-100 units per acre)
- Mixed Use Residential (up to 75 units per acre)
- Mixed Use Low Intensity (10-30 units per acre)
- Mixed Use Medium Intensity (14-30 units per acre)
- Mixed Use High Intensity (up to 150 units per acre)
- Office
- Commercial
- Industrial
- Education
- Recreation
- Conservation
- Agriculture
- Public Facilities
- Planned Use District

----- Division line between two land use districts  
 ————— City Limits

Area under petition consideration



LAND USE			
Name	Petition Request	Map(s)	Petition Number
City of Gainesville Public Works	From Right of Way to M <sup>U</sup> L	4053	199LUC-04PB



**Petition 199LUC-04 PB**

City of Gainesville. Amend the City of Gainesville 2000-2010 Future Land Use Map from undesignated Right-of-Way to MU-L (Mixed-Use Low Intensity, 8-30 units per acre). Located at the Northwest corner of Southeast 2<sup>nd</sup> Avenue and Williston/Waldo Roads. Related to Petition 200ZON-04 PB and 196SVA-04 PB.

Mr. Jason Simmons was recognized. Mr. Simmons indicated that he would be discussing Petitions 199LUC-05 PB, 200ZON-04 PB and 196SVA-04 PB simultaneously. He presented a map and aerial photograph of the subject properties and described them in detail. He pointed out the right-of-way to be vacated by Petition 196SVA-04 PB. He also pointed out the unclassified property abutting the right-of-way. He noted that the unclassified property was owned by the City but had no current land use or zoning designation. Mr. Simmons discussed the surrounding land uses and zoning and indicated that the proposed land use and zoning was compatible with the surrounding properties. He indicated that staff recommended approval of the petitions. He offered to answer any questions from the board.

There was discussion of the easement.

There was no public comment on the petition.

<u>Motion By:</u> Mr. Gold	<u>Seconded By:</u> Mr. Rwebyogo
<u>Moved to:</u> Approved Petition 199LUC-04 PB.	<u>Upon Vote:</u> Motion Carried 6 - 0 Ayes: Cohen, Gold, Rwebyogo, Reiskind, Pearce, Tecler.

