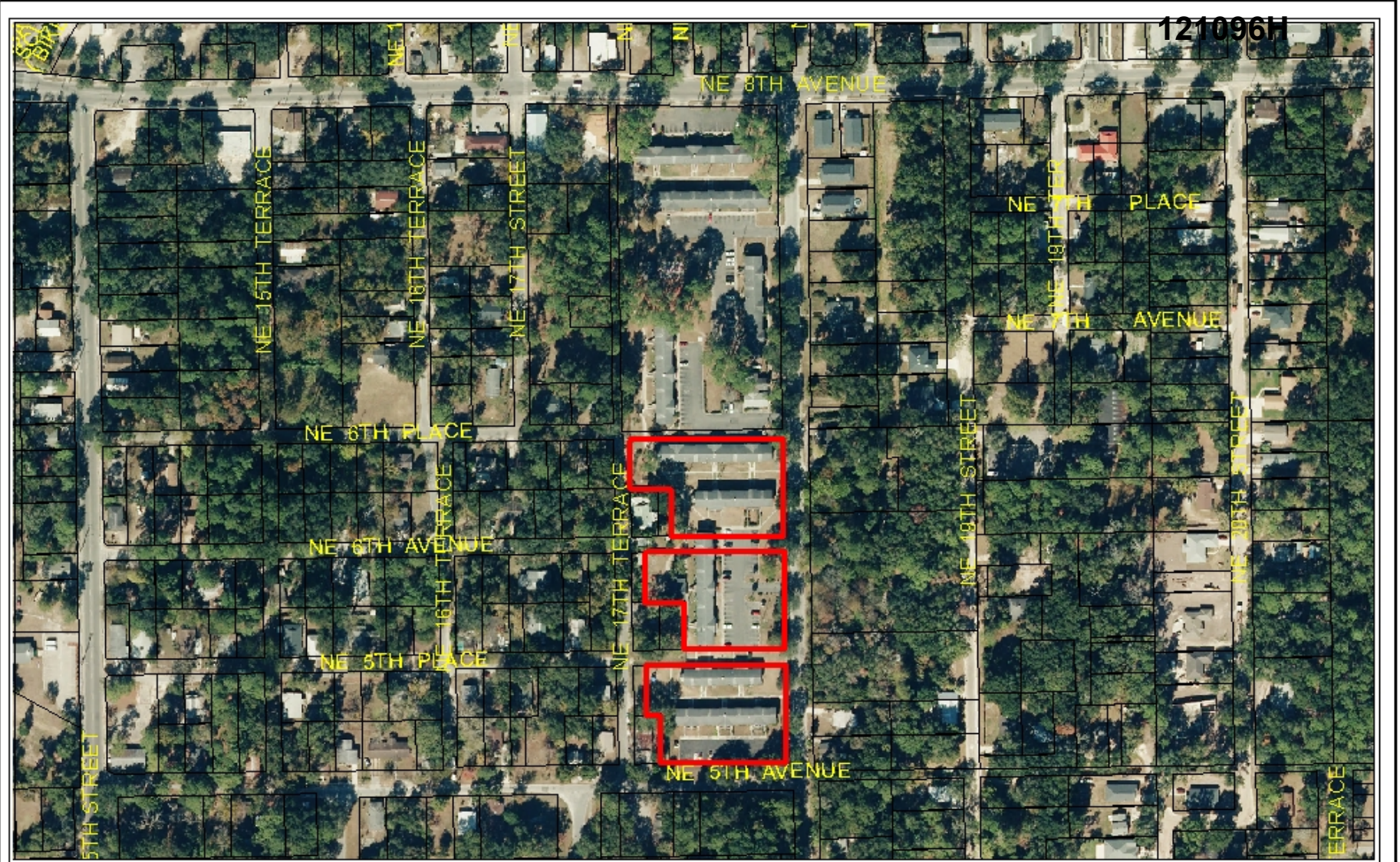





## Planning and Development Services

# PB-13-26 LUC

**Presentation to City Commission  
July 18, 2013  
Legistar # 121096**



AERIAL PHOTOGRAPH

 No Scale	Name	Petition Request	Map(s)	Petition Number
	Cousseaux, Hewett & Walpole, agent for Gardenia Garden Apartments Limited Partnership	Amend the City of Gainesville Land Use map from Residential Low Density (RL) to Residential Medium Density (RM)	3954	PB-13-26 LUC

# Site Information

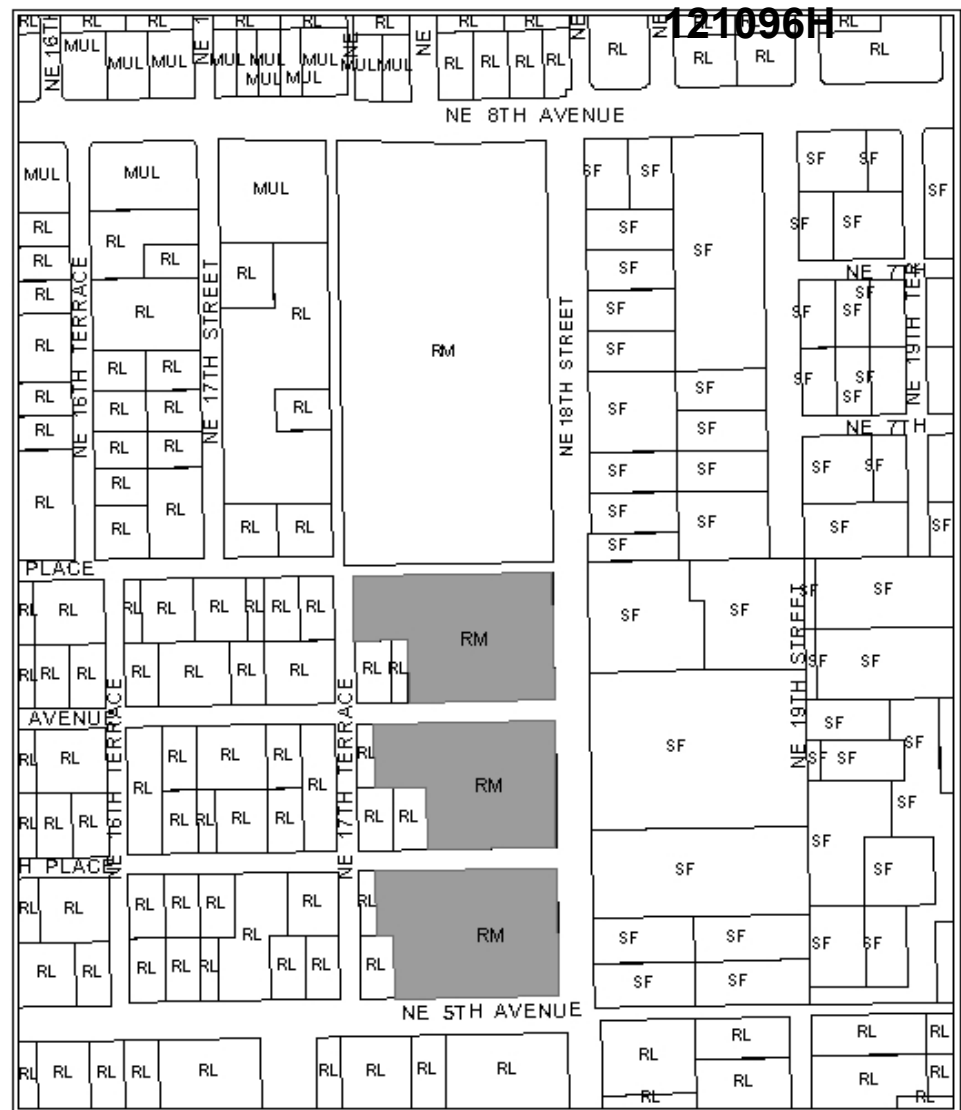
- **±3.47 acres of a 7.41-acre parcel**
- **Southern portion of Gardenia Gardens Apartments (built 1968)**
- **Split land use Residential Low-Density (3.47-acres) and Residential Medium-Density (3.94-acres)**
- **52 units located on 3.47 acre portion**
- **Existing density exceeds current land use (non-conforming)**

# Proposed land use

<b>Current Land Use</b>	<b>Proposed Land Use</b>
Residential Low-Density (up to 12 units per acre)	Residential Medium-Density (8-30 units per acre)

## City of Gainesville Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)



----- Division line between two land use districts

Area under petition on side ration



### PROPOSED LAND USE

	Name	Petition Request	Map(s)	Petition Number
	Cousseaux, Hewett & Walpole, agent for Gardenia Garden Apartments Limited Partnership	Amend the City of Gainesville Land Use map from Residential Low Density (RL) to Residential Medium Density (RM)	3954	PB-13-26 LUC

121096H



121096H



121096H





- **Non-conforming density is a result of citywide land use and zoning changes circa 1991 and 1992**
- **Concurrent rezoning petition (Ord. 121097) (RMF-5 to RMF-7) will limit potential increase in density**
- **Residential Medium-Density land use is consistent with existing multifamily use and will create one unified land use for entire site.**

- **Approve Petition PB-13-26 LUC and adopt Ordinance 121096**
- **Plan Board voted 6-0 to approve Petition PB-13-26 LUC**