



**Large-Scale Land Use Map Change  
For 4 Parcels  
750 – 1100 Blocks of NE 39<sup>th</sup> AVE  
PB-20-152 LUC  
Ordinance 200886**

City Commission August 5, 2021

# Site Location: 750-1100 Blocks NE 39<sup>th</sup> Ave.

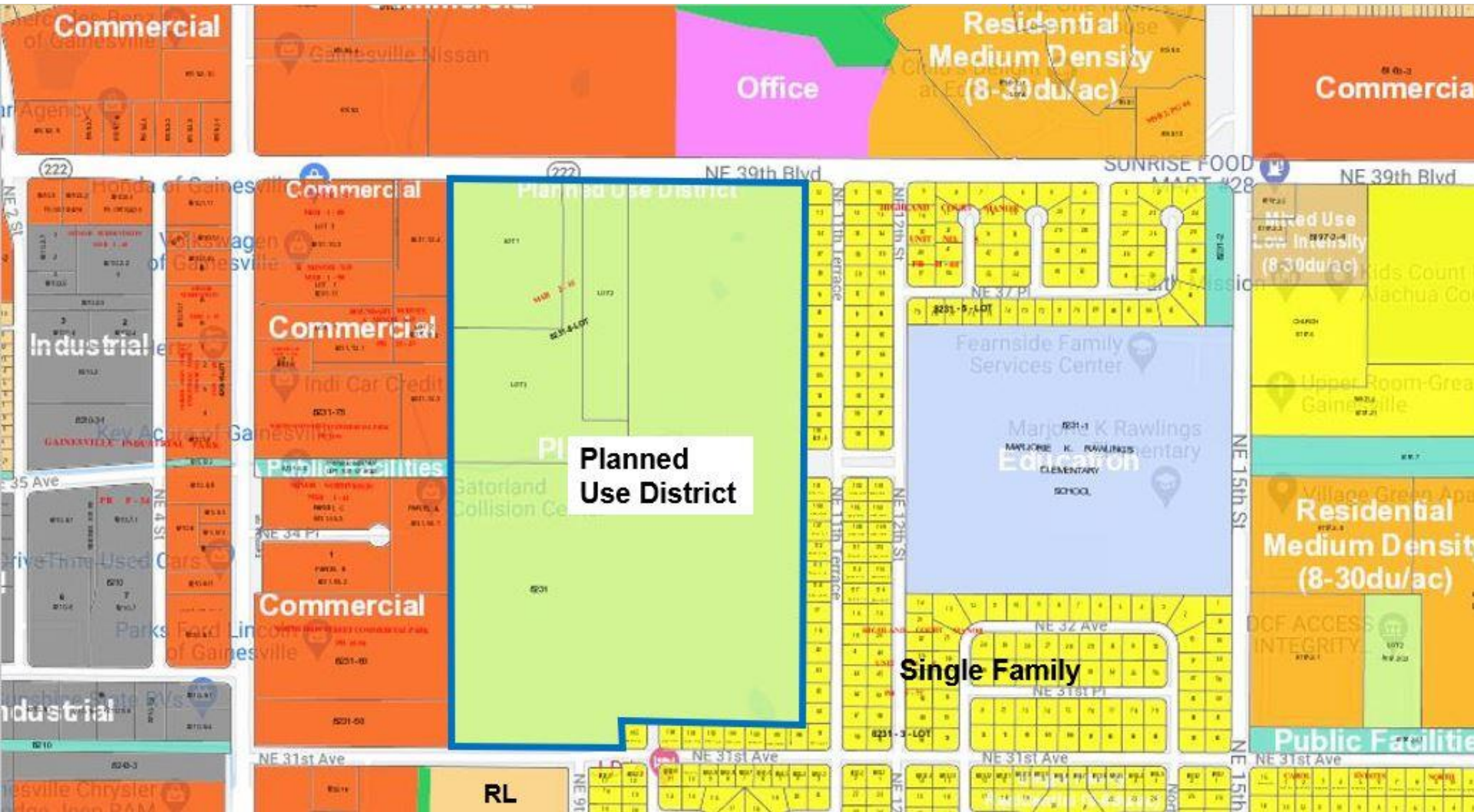


# Property Description

- Property Size: 83.8 +/- acres
- Current Use: 4 vacant parcels
- PUD has expired (1998 ordinance)
- Current PUD allows business automotive uses; self-service storage; offices; single-family dwellings (attached & detached)
- Proposal is to change the land use category on the property



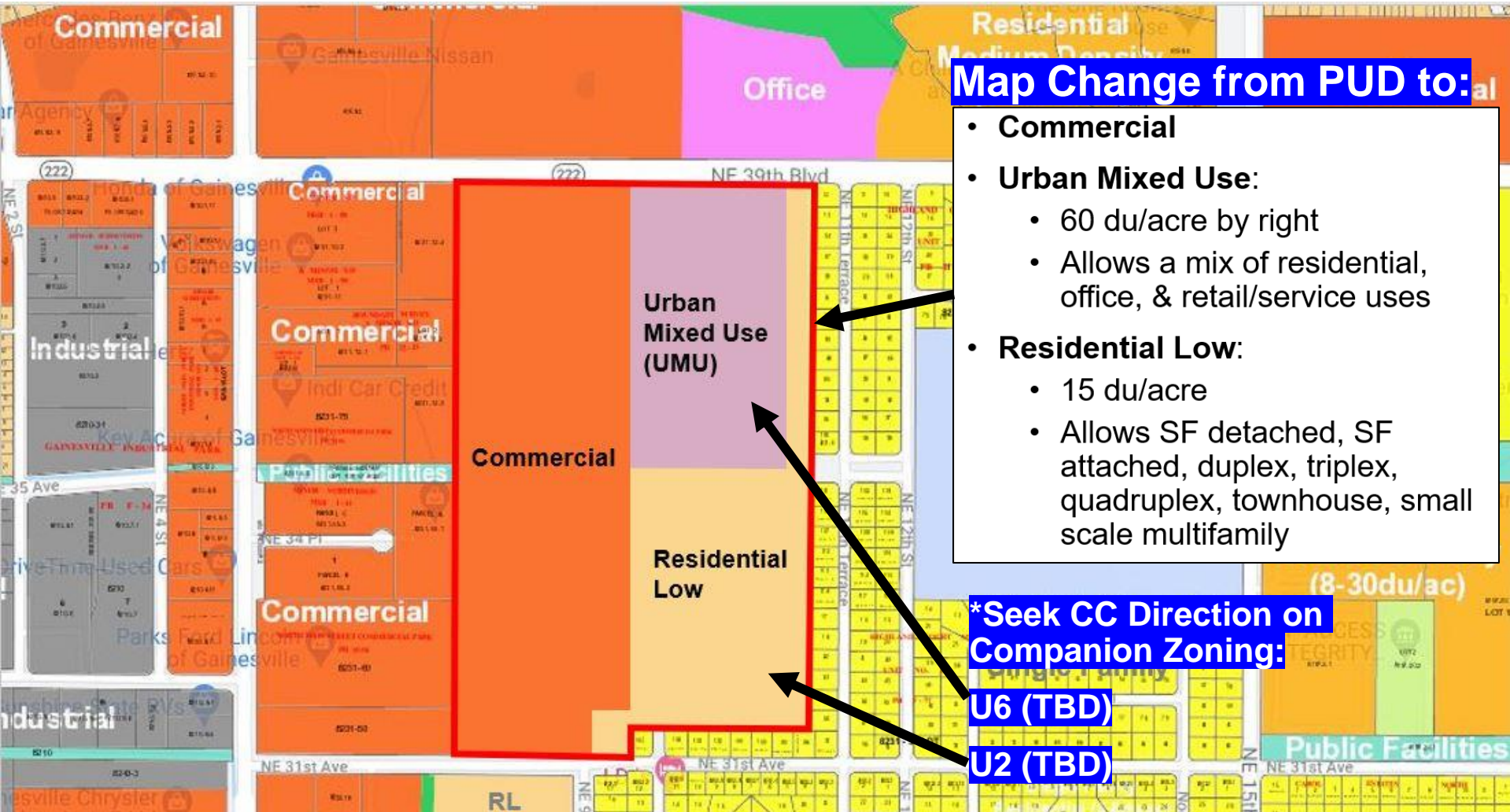
# Existing Future Land Use Map



# Background Information

- City Commission meeting 6/3/21:
  - Petition PB-20-152 LUC & Ordinance 200886 presented with Commercial, Residential Medium (RM), & Residential Low (RL) future land use categories as approved by Plan Board
  - City Commission expressed desire to see a mixed-use component where RM was proposed
  - Commission direction to readvertise the petition/ordinance with Commercial, Urban Mixed Use, & Residential Low land use categories
  - Petition/Ordinance back for City Commission review
  - Implementing rezoning; request consideration of U6 for RM & U2 for RL

# Proposed Future Land Use Map





# Criteria for Proposed FLU Map Changes

- **Consistency with the Comprehensive Plan**
  - FLUE Objective 1.5: Discourage the proliferation of urban sprawl.
  - FLUE Objective 4.1: Establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, industrial, education, agricultural, recreation, conservation, public facility, & institutional uses at appropriate locations to meet the needs of the proposed population...

# Criteria for Proposed FLU Map Changes

- **Compatibility & surrounding land uses**
  - Proposed Commercial land use abuts existing Commercial to the west
  - Proposed UMU provides a transition from the Commercial to RL
  - Proposed Residential Low abuts single-family areas to the east & south
  - Residential Low serves as a buffer between single-family & mixed-use areas
  - Property to the north across NE 39<sup>th</sup> Avenue is vacant with Commercial & Office land use designations



# Criteria for Proposed FLU Map Changes

- **Environmental Impacts & Constraints**
  - No Strategic Ecosystem resources
  - No Significant Ecological Communities
  - No Listed Species Habitat
  - Wetlands (altered by past drainage & activities)
  - Surface Waters (altered by past drainage & activities)
  - Wellfield Protection Area (Secondary & Tertiary)
  - FEMA Flood Zone A on portions of the site
- Future development at the site will adhere to required environmental regulations

# Criteria for Proposed FLU Map Changes

- **Support for urban infill &/or redevelopment**
  - Surrounded by existing development on 3 sides
  - Urban services currently serve the site:
    - Centralized potable water & wastewater
    - Transit service (Routes 15 & 39)
    - Sidewalks on both sides of NE 39<sup>th</sup> Avenue
    - Bike lanes on both sides of NE 39<sup>th</sup> Avenue
    - Existing public streets
  - Proposed land use changes would facilitate infill development (lapsed PUD)

# Criteria for Proposed FLU Map Changes

- **Impacts on affordable housing**
  - Proposed changes would allow an additional 1,038 residential units at the site, including more diverse housing types.
  - Proposed changes can result in more affordable housing opportunities by lowering the unit and land costs associated with construction.

# Criteria for Proposed FLU Map Changes

- **Impacts on the transportation system**
  - No immediate impacts since no development activity is proposed
  - Development on the site will have to meet TMPA Zone A criteria
  - Site is currently served by RTS Routes 15 & 39
  - Existing bike lanes on NE 39<sup>th</sup> Avenue
  - Existing sidewalks along NE 39<sup>th</sup> Avenue & sidewalk along the NE 31<sup>st</sup> Avenue frontage will be required when development occurs



# Criteria for Proposed FLU Map Changes

- **Availability of facilities & services**

- Centralized electric, potable water, & wastewater services available to serve the site
- Site is on existing public streets
- Existing sidewalks on NE 39<sup>th</sup> Avenue
- Existing bike lanes on NE 39<sup>th</sup> Avenue
- Existing transit service (Routes 15 & 39)

# Criteria for Proposed FLU Map Changes

- **Need for additional acreage in the proposed future land use category**
  - **PUD had similar acreage amounts**
  - **Small increase of 12.51 acres of Commercial and corresponding reduction in Residential**
  - **The reduction in total residential acreage does not reduce the potential number of units because the UMU category allows for higher density (1,038 additional units possible at the site versus existing PUD)**
  - **Addition of UMU provides for mixed-use development at the site**

# Criteria for Proposed FLU Map Changes

- **Discouragement of Urban Sprawl**

- Urban infill site surrounded by development on 3 sides
- Promotes efficient provision of public infrastructure by being located on centralized utilities & existing transportation facilities
- Preserves agricultural areas because the property is not currently designated as Agriculture on the future land use map

# Criteria for Proposed FLU Map Changes

- **Need for job creation, capital investment, & economic development for City's economy**
  - Future development on the property will create jobs
  - Development on the site will add to the City's tax base
  - Opportunity for development in East Gainesville



# Summary

- Change future land use category from Planned Use District (PUD) to Commercial (C), Urban Mixed Use (UMU), & Residential Low (RL)
- Large-Scale future land use map amendment
- Related to PB-20-153 ZON
- **Staff Recommendation: Approval**
- **Plan Board Recommendation: Approve (Unanimous)**
- **Applicant requests approval of Petition PB-20-152 LUC & Ordinance 200886**

# Rezoning Discussion

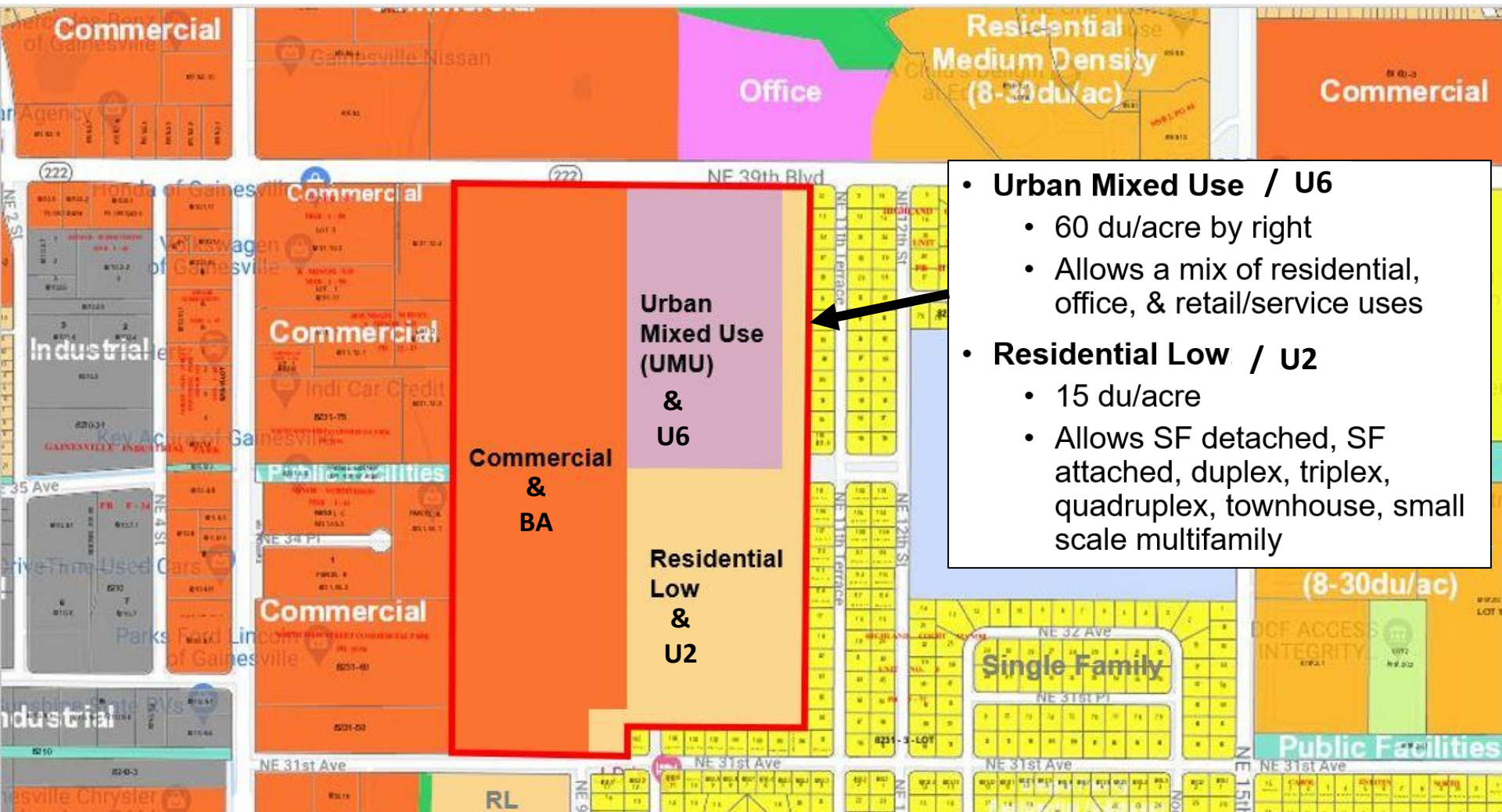
- **Need to modify proposed zoning to account for UMU land use**

- **Propose U6** to implement UMU land use

U6 Zoning	
Density	50 du/acre by right / 60 du/acre with SUP
Maximum Height	4 by right / 5 with Bonus

- Permitted Uses: Attached dwellings; Single-family; Multi-family; Assisted Living Facility; Business Services; Daycare Center; Health Services; Library; Offices; Restaurant; Retail Sales; Personal Services; Places of Religious Assembly
- **Propose U2** to implement RL land use: 15 du/acre density; Single-family attached; Small-scale MF (2-4 du/building); Single family detached; Places of Religious Assembly; Public Park; 3-story maximum (same as single-family zoning districts)

# Potential Land Use & Zoning Map



- **Urban Mixed Use / U6**
  - 60 du/acre by right
  - Allows a mix of residential, office, & retail/service uses
- **Residential Low / U2**
  - 15 du/acre
  - Allows SF detached, SF attached, duplex, triplex, quadruplex, townhouse, small scale multifamily