



Planning and Development Services

PB-16-107 LUC

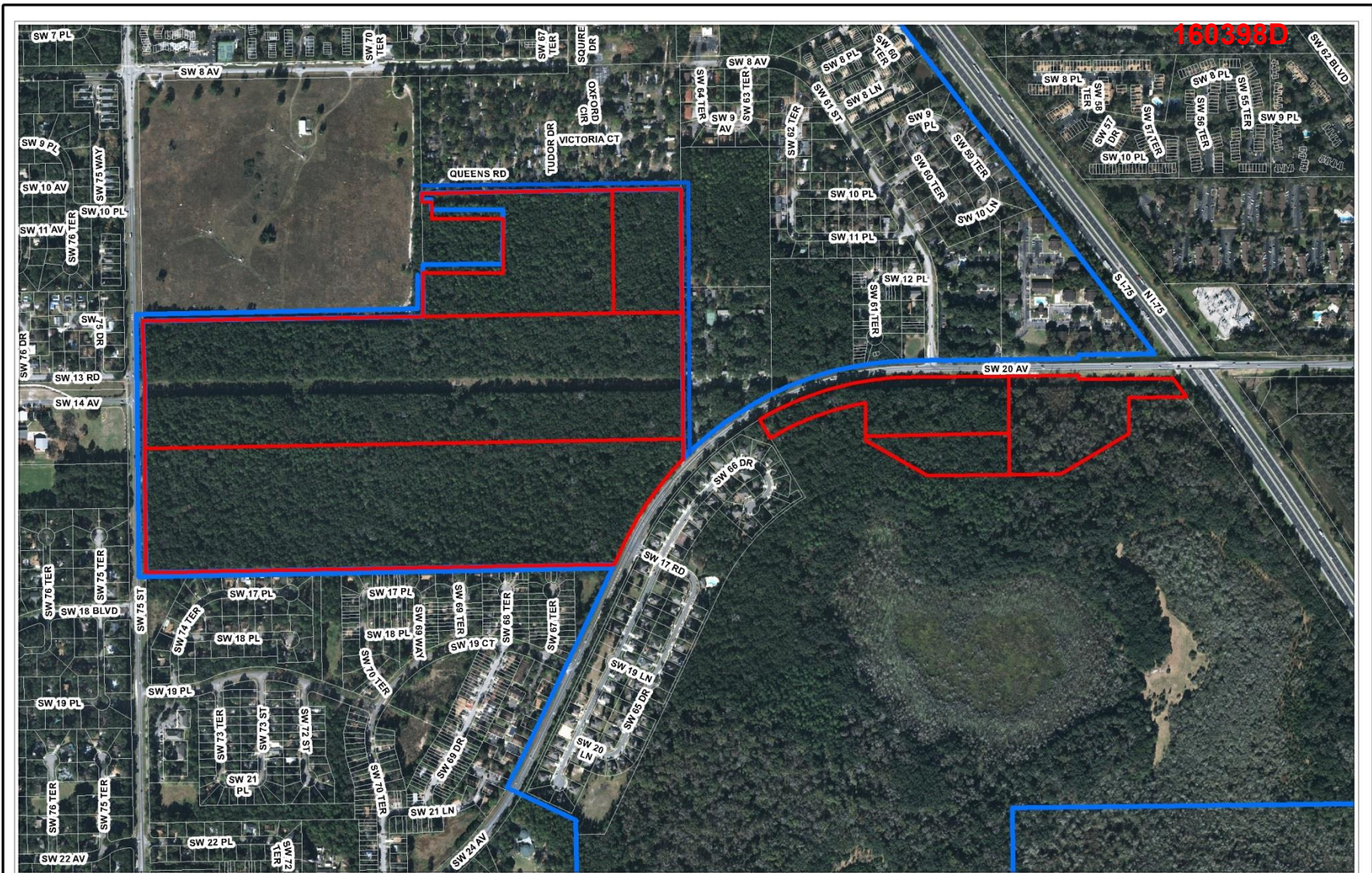
City Commission December 15, 2016

Legistar No. 160398

Presentation by Dean Mimms, AICP

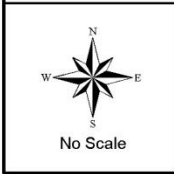
Large-scale Land Use Amendment

| PB-16-107 LUC | Existing (Alachua County) | Proposed |
|---|---|--|
| <p>Land Use <i>156.7 ac</i></p> | <p>RMH – Medium-High Density Res’l (8-14 du/ac) <i>134.5 ac</i></p> | <p>MUM – Mixed-Use Medium Intensity (12-30 units/ac) <i>20 ac</i></p> |
| | <p>RL - Low Density Res’l (1-4 du/ac) <i>22.2 ac</i></p> | <p>MUL - Mixed-Use Low- Intensity (8-30 units/ac) <i>2.2 ac</i></p> |
| | | <p>RM – Res’l Medium- Intensity (8-30 units/ac) <i>21.7 ac</i></p> |
| | | <p>RL – Res’l Low-Density (12 units/ac) <i>90.6 ac</i></p> |
| | | <p>SF – Single-Family (8 units/ac) <i>22.2 ac</i></p> |



160398D

AERIAL PHOTOGRAPH



| Name | Petition Request | Petition Number |
|---------------------|---|-----------------|
| City of Gainesville | Amend the City of Gainesville FLUM from Alachua County Medium High Density Residential (RMH) and Low Density Residential (RL) to City of Gainesville MUL, RM, RL and SF | PB-16-107 LUC |

Land Use Designations City of Gainesville

- SF Single-Family (up to 8 units/acre)
- RM Residential Medium-Density (8-30 units/acre)
- CON Conservation
- PF Public Facilities

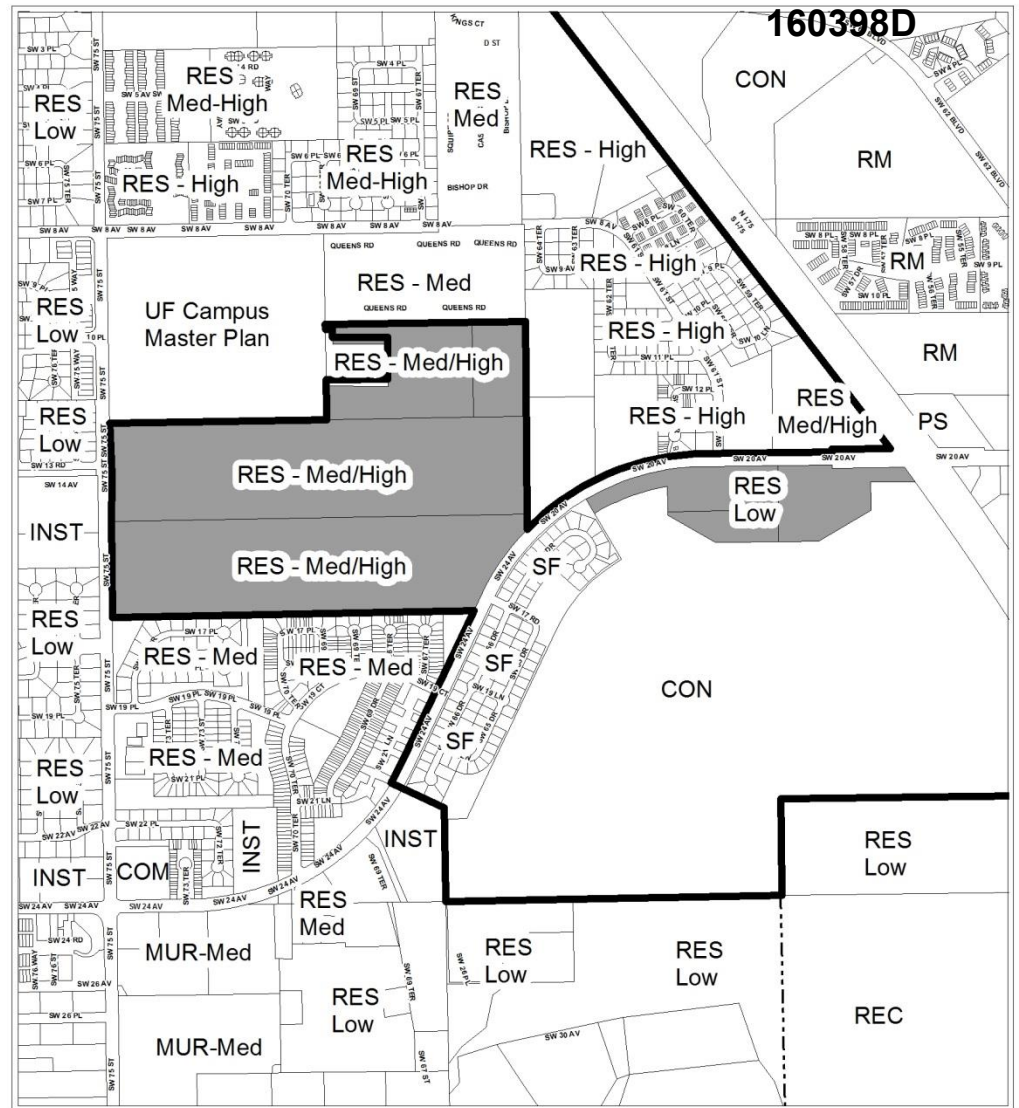
Land Use Designations Alachua County

- RES - Low Residential Low-Density (1-4 units/acre)
- RES - Med Residential Medium-Density (4-8 units/acre)
- RES - Med/High Residential Medium-High Density (8-14 units/acre)
- RES - High Residential High-Density (14-21 units/acre)
- COM Commercial
- INST Institutional
- REC Recreation
- MUR-Med Mixed-Use Residential Medium Density (4-8 units/acre)
- UF UF Campus Master Plan

Area under petition consideration



- - - - - Division line between two land use categories
- City Limits



EXISTING LAND USE

| | Name | Petition Request | Petition Number |
|--------------|---------------------|---|-----------------|
| No Scale | City of Gainesville | Amend the City of Gainesville FLUM from Alachua County Medium High Density Residential (RMH) and Low Density Residential (RL) to City of Gainesville MUL, RM, RL and SF | PB-16-107 LUC |

Land Use Designations City of Gainesville

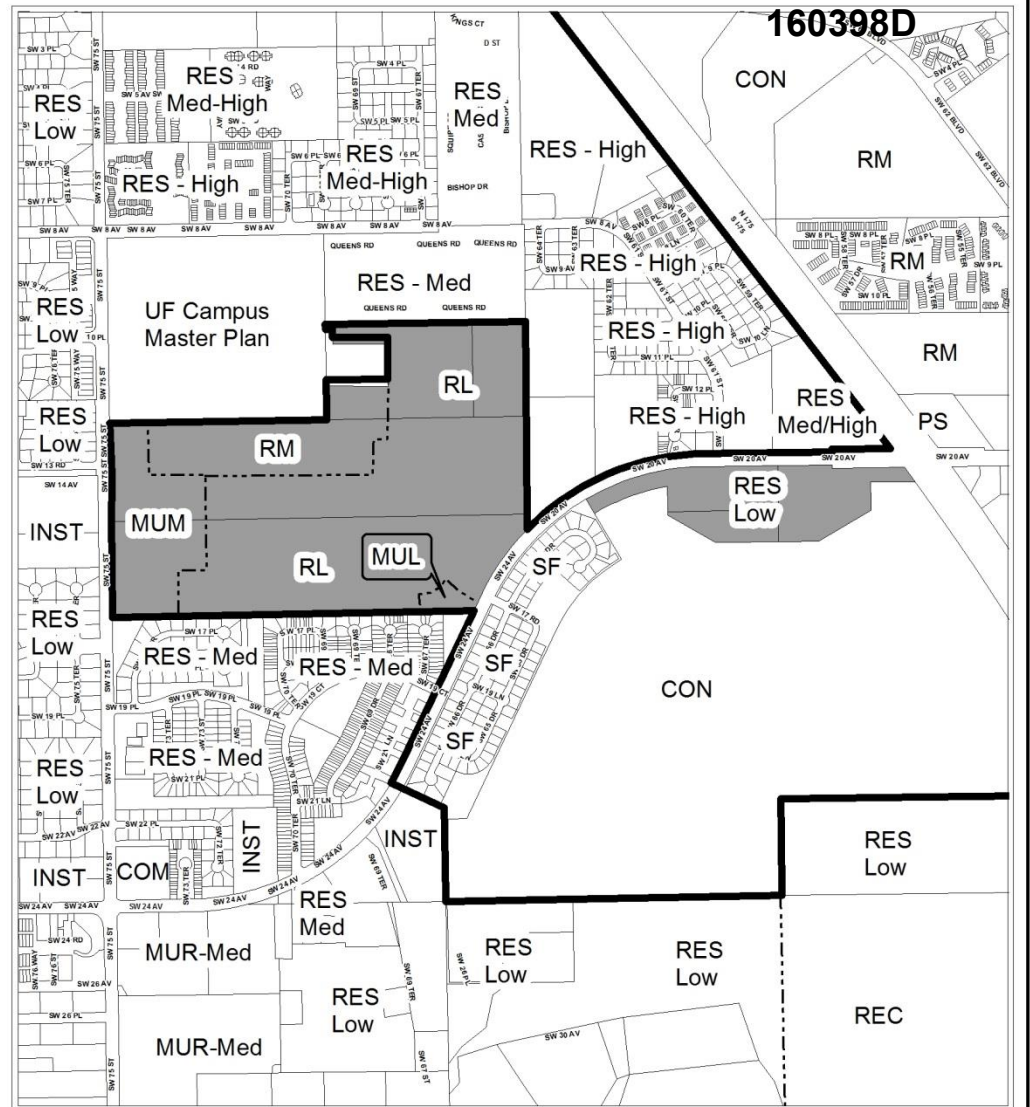
| | |
|-----|---|
| SF | Single-Family (up to 8 units/acre) |
| RL | Residential Low-Density (up to 12 units/acre) |
| RM | Residential Medium-Density (8-30 units/acre) |
| MUL | Mixed-Use Low-Intensity (8-30 units/acre) |
| MUM | Mixed-Use Medium-Intensity (12-30 units/acre) |
| CON | Conservation |
| PF | Public Facilities |

Land Use Designations Alachua County


| | |
|----------------|---|
| RES - Low | Residential Low-Density (1-4 units/acre) |
| RES - Med | Residential Medium-Density (4-8 units/acre) |
| RES - Med/High | Residential Medium-High Density (8-14 units/acre) |
| RES - High | Residential High-Density (14-21 units/acre) |
| COM | Commercial |
| INST | Institutional |
| REC | Recreation |
| MUR-Med | Mixed-Use Residential Medium Density (4-8 units/acre) |
| UF | UF Campus Master Plan |

Area under petition consideration

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



PROPOSED LAND USE

| | Name | Petition Request | Petition Number |
|---|---------------------|---|-----------------|
|  | City of Gainesville | Amend the City of Gainesville FLUM from Alachua County Medium High Density Residential (RMH) and Low Density Residential (RL) to City of Gainesville MUL, RM, RL and SF | PB-16-107 LUC |

Petition / Background

- Undeveloped property annexed voluntarily June 2016, City land use & zoning required
- MUM (Mixed-Use Medium-Intensity (12-30 units per acre) & MUL (Mixed-Use Low-Intensity (8-30 units per acre)) will increase range of development opportunities by allowing mix of residential & non-residential
- RM (Residential Medium-Density (8-30 units per acre)), RL (Residential Low-Density (up to 12 units per acre), and SF (Single-Family (up to 8 units per acre)), plus potential residential use in proposed mixed-use (MUM & MUL) areas, will allow for potential net increase (280 units relative to current County land use)

Petition / Background

- **TMPA Zone D, and UF Context Area.**
- **Public Schools: West Urban CSA for Elementary Schools currently deficient. No capacity enhancements programmed. Status currently under review by Alachua County Public Schools.**
- **No environmental constraints N of SW 20th Avenue.**
- **Wooded area S of SW 20 AVE may contain minor wetland areas, and part is in Strategic Ecosystem. Property owner proactive in evaluation process & discussing set-aside mitigation.**

Key Points – LUC

- **City land use required**
- **Proposed MUM (12-30 du/ac), MUL (8-30 du/ac), RM (8-30 du/ac), RL/RMF-5 (12 du/ac), SF (8 du/ac) are consistent w/ Comp Plan, support mixed use & residential development of vacant property w/in urbanized area.**
- **Proposed LUC allows for future development that exceeds DRI (Development of Regional Impact, Section 380.06, F.S.) threshold for multi-use development. FLUE Policy 3.4.4 & TME Policy 10.8.1 pertain, which require large developments to address regional impacts.**
- **Major traffic study required for entire property. Study will identify any needed functional & safety improvements.**

Recommendation

City Plan Board to City Commission
Approve Petition PB-16-107 LUC
(Plan Board voted 4-1)

Staff to City Commission
Approve Petition & Ordinance