

TO: City Plan Board

Item Number: 5

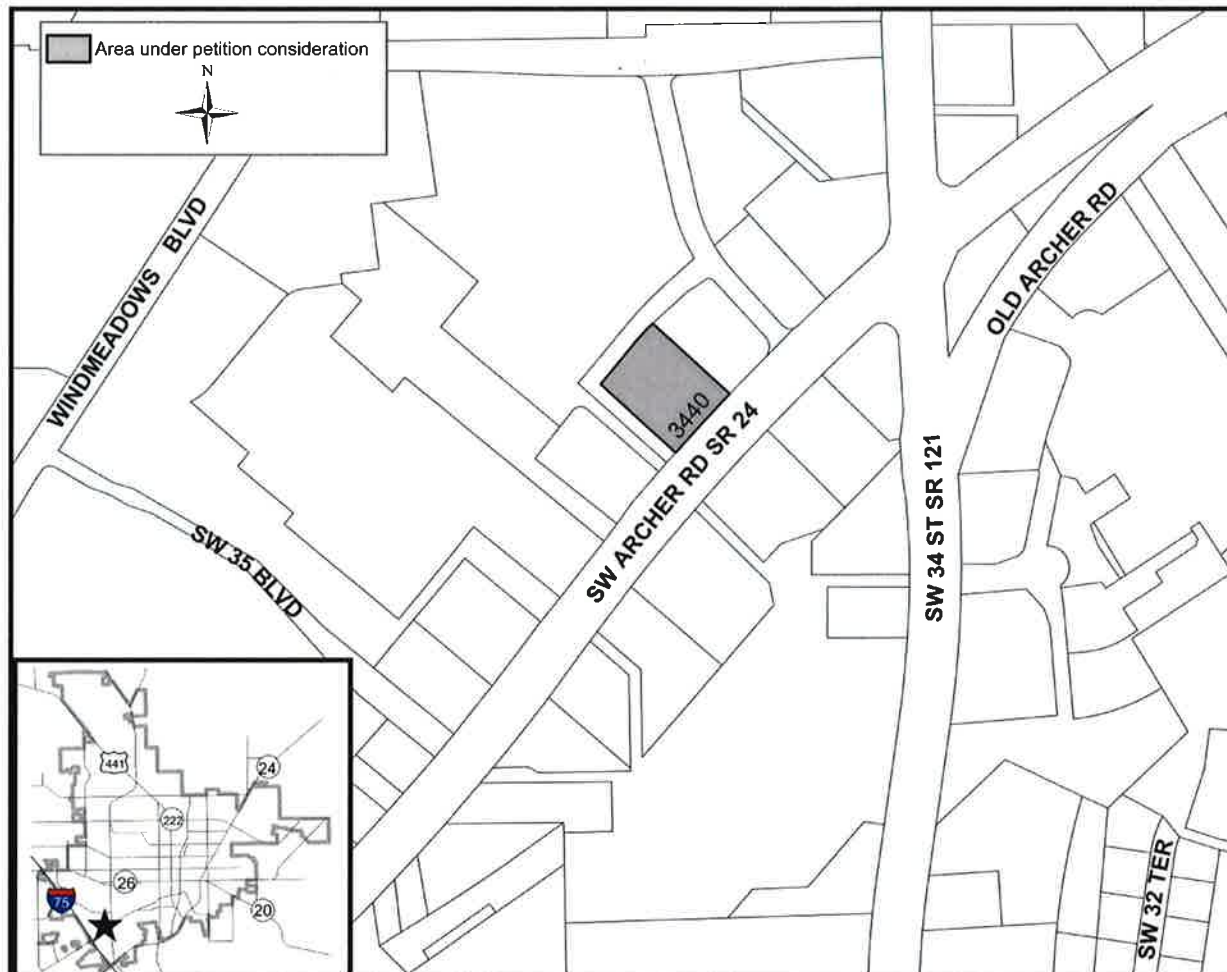
FROM: Planning & Development Services Department
Staff

DATE: October 22, 2015

SUBJECT: **Petition PB-15-91 LUC.** Causseaux, Hewett, & Walpole, Inc., agent for S. Clark Butler Properties Land Trust. Amend the City of Gainesville Future Land Use Map from Commercial (C) to Planned Use District (PUD). Located at 3440 SW Archer Road. Related to PB-15-93 ZON and PB-15-102 CPA.

Recommendation

Staff recommends approval of Petition PB-15-91 LUC.



Background and Discussion

This petition proposes to change the land use from Commercial (C) to Planned Use District (PUD) located at 3440 S.W. Archer Road.

The property (Olive Garden Restaurant) was purchased with the intent to include it in the Planned Use District (PUD) owned by S. Clark Butler Properties Land Trust. The current land use is Commercial (C) and the property is currently developed.

The Future Land Use Element has two associated maps that are related to Butler Plaza (Butler Plaza PUD Future Land Use Overlay and Subareas and Butler Plaza Underlying Future Land Use). These maps will be modified to include the property in Subarea 1 of the the Planned Use District (PUD).

See Exhibit A-1 for the proposed map deletions.

Consistency with the Comprehensive Plan

The proposed text amendment of the Future Land Use Element removes the property from Commercial (C) and includes it in Subarea 1 of the Planned Use District (PUD). The (PUD) is a mixed use development and the proposed addition is consistent with the overall intent of the PUD. Given that the parcel is fully developed, its impact on Level of Service Standards has been accounted for. No change in the use of the property is anticipated that will impact the provision of services.

Impact on Affordable Housing

This proposed amendment of the Comprehensive Plan will have no impact on the supply of affordable housing in Gainesville given that the property is currently developed as commercial property.

Respectfully submitted,



Planning Manager

Prepared by:



D. Henrichs
Planner

List of Exhibits

Exhibit A-1: Comprehensive Plan maps: Butler Plaza PUD Future Land Use Overlay and Subareas and Butler Plaza Underlying Future Land Use

Exhibit B-1: Proposed Comprehensive Plan maps: Butler Plaza PUD Future Land Use Overlay and Subareas and Butler Plaza Underlying Future Land Use

Exhibit C-1: Aerial Photograph Map, Existing Land Use Map and Proposed Land Use Map

Exhibit D-1: Neighborhood Meeting

Exhibit E-1: Application