

Petition PB-12-161 LUC Brown & Cullen Inc., agent for Iris McWilliams. Amend the City of Gainesville Future Land Use Map from Commercial (C) to Mixed-Use Low-Intensity (8-30 units/per acre) (MUL). Located at 2029 NW 13th Street. Related to PB-12-162 ZON.

Lead Planner Dean Mimms, AICP, gave a staff presentation that pertained both to this land use change petition and the related rezoning petition (PB-12-162 ZON). In response to a question from Vice-Chair Bob Ackerman, Mr. Mimms said that this property is under separate ownership from the adjacent property to the South, that also was the site of the former Brasington automotive dealership. Stuart Cullen, PE, of Brown & Cullen, Inc., agent for the applicant, explained that the primary purpose of the proposed rezoning is to provide access to NW 13th Street from the Hidden Lake apartments to the east.

Lake Meta area resident Marihelen Wheeler expressed concern over the potential for additional residential development that these proposals pose, and said that what is needed is more commercial (rather than residential) development. Dr. Paul Wheeler, Lake Meta area resident, asked that these two petitions that pertain to the Hidden Lake apartments and the parcel adjacent both to the Hidden Lake and the subject NW 13th Street property, be considered together.

David Pais, realtor and Lake Meta area resident, reiterated Dr. Wheeler's request, and asked that the NW 13th Street corridor between NW 16th and NW 23rd Avenue be examined in a comprehensive manner for redevelopment and revitalization. He recommended that these two petitions be denied. Ms. Whitney Sanford, resident of the nearby Lake Meta area, reiterated the need for revitalization and the requests made by the previous speakers.

Principal Planner Onelia Lazzari, AICP said that this part of the NW 13th Street corridor has been undergoing comprehensive study for many months as part of a new form-based code area, and that a partially completed form-based code review of this area is available. Vice-Chair Bob Ackerman pointed out that only land use and zoning requests, and not development plans, are before the Plan Board at this time.

John Hawkins, Lake Meta area resident, requested that all four petitions be considered together. Gina Hawkins, also of 2121 NW 10th Street, indicated that she did not see how the addition of this parcel would make it easier for Hidden Lake residents to turn left onto NW 13th Street.

Stuart Cullen, P.E., made a presentation on behalf of the petitioner. Mr. Cullen said that there are no development plans at this time, but that the goal is to provide access to NW 13th Street for the Hidden Lake apartments, which is superior to accessing NW 21st Avenue, which is a mostly residential street. He added that the proposed mixed-use land use and zoning represents reduced intensity relative to the existing commercial land use and Automotive-oriented business services zoning. Board member Seth Lane said that mixed use land use and zoning are more appropriate for this area.

Don Shepard, Gainesville resident, asked about gate card issuance for Hidden Lake residents. Chair Goodison said that Hidden Lake gates are not part of these petitions.

Motion By: Bob Ackerman	Seconded By: Seth Lane
Moved To: Approve Petition PB-12-161 LUC.	Upon Vote: 6-0