

200886B

City of
Gainesville

PB-20-152 LUC NE 39th Henderson
Large-Scale Land Use Change
Legistar #200886

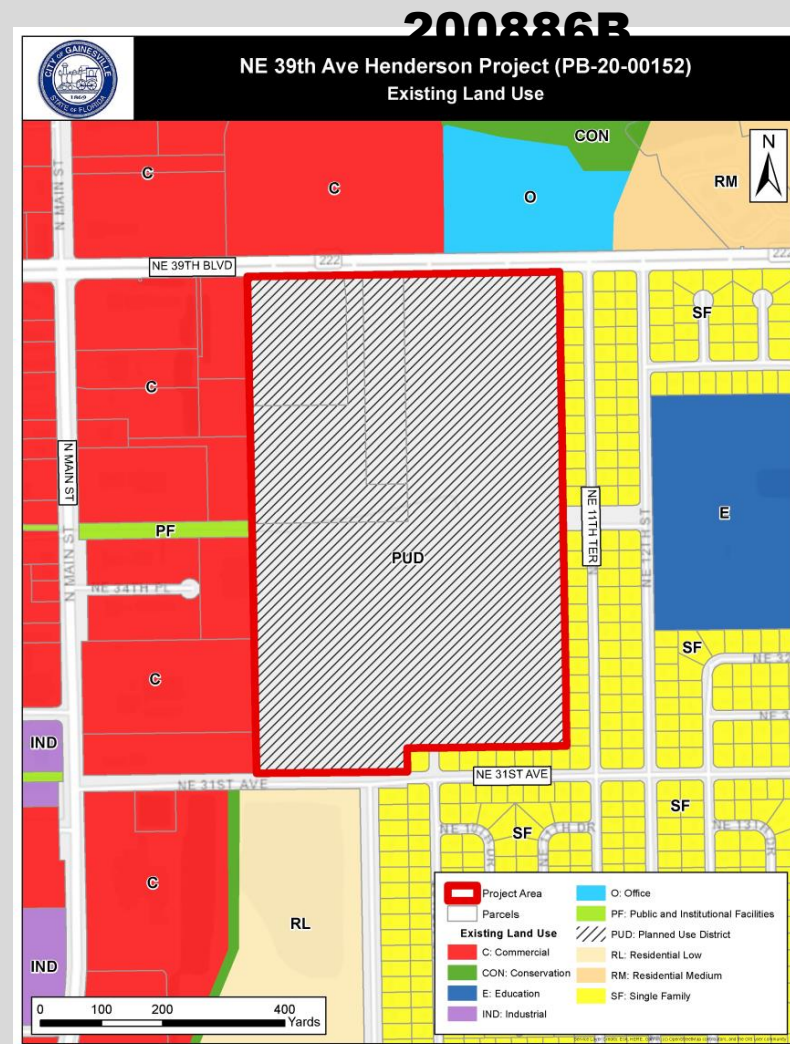
Department of Sustainable Development
Nathaniel Chan
June 3rd, 2021



Land Use Change – Large Scale

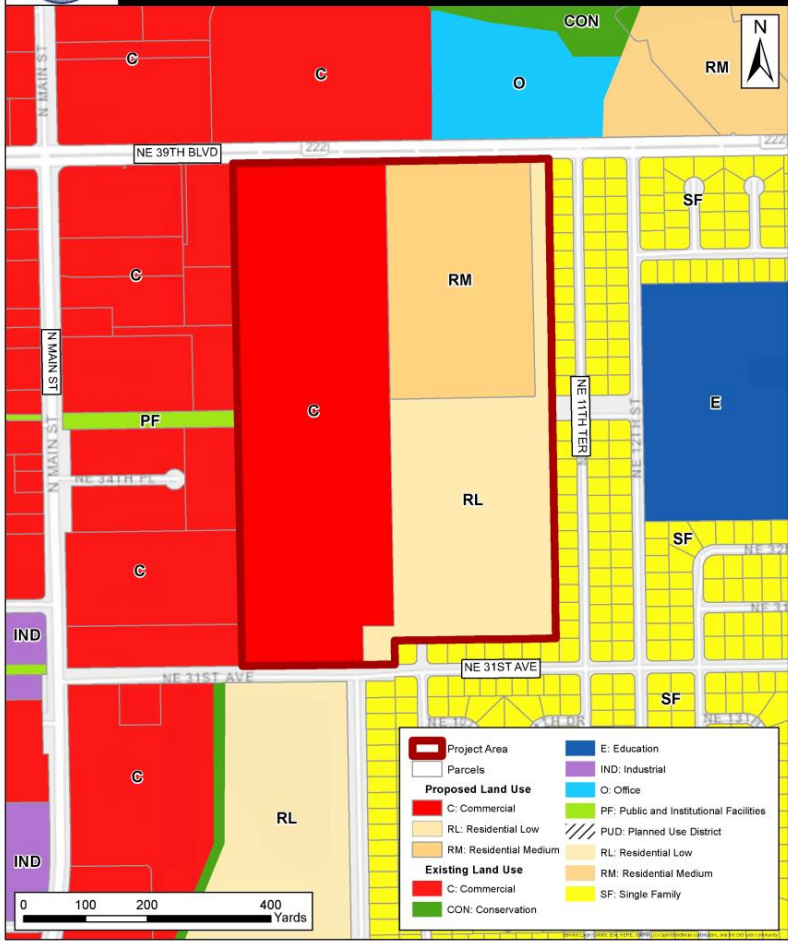
Agent of Applicant: eda consultants, inc.
 Address: 755-1100 block on the south side of NE 39th Ave
 Current Use: Vacant
 Current Zoning: Planned Development (PD)
 Current Land Use: Planned Use District (PUD)
 Property Size: 83.79 +/- acres
 Related Petitions: PB-20-00153 ZON

	EXISTING USE(S)	LAND USE DESIGNATION(S)
North	Immediate North: NE 39 th Ave North of NE 39 th Ave: Vacant	Commercial (C); Office (O)
South	Single-family dwellings; Vacant	Single-Family (SF); Residential Low (RL)
East	Single-family dwellings	Single-Family (SF)
West	Vehicle Sales (automobile dealerships)	Commercial (C); Public and Institutional Facilities (PF)





NE 39th Ave Henderson Project (PB-20-00152)
Proposed Land Use



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Staff recommends **Approval** of Petition PB-20-00152 LUC NE 39th

Meets Review Criteria ✓

1. Consistent with Land Development Code and Comprehensive Plan
2. Compatibility with surrounding land uses
3. Environmental impacts or constraints
4. Support for urban infill and redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system
7. Availability of facilities and services
8. Need for additional acreage in the proposed future land use category
9. Discouragement of urban sprawl
10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy
11. Need to modify land use categories and development patterns within antiquated subdivisions (N/A)

Date

Action

2/25/2021

Petition approved by City Plan Board

6/3/2021

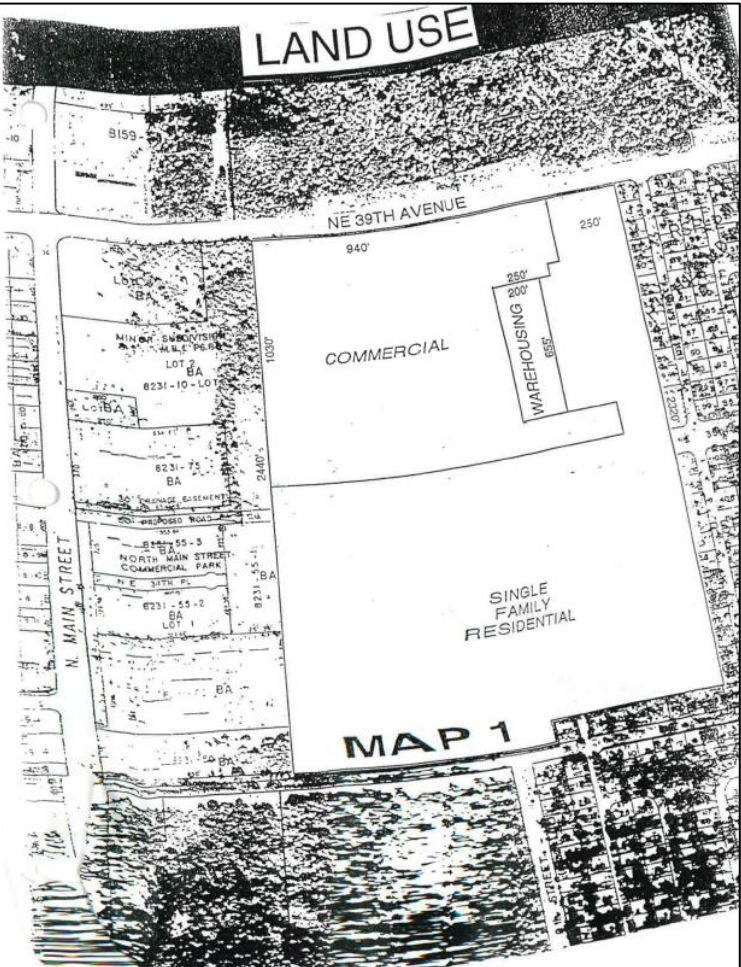
Petition heard by City Commission

TBD

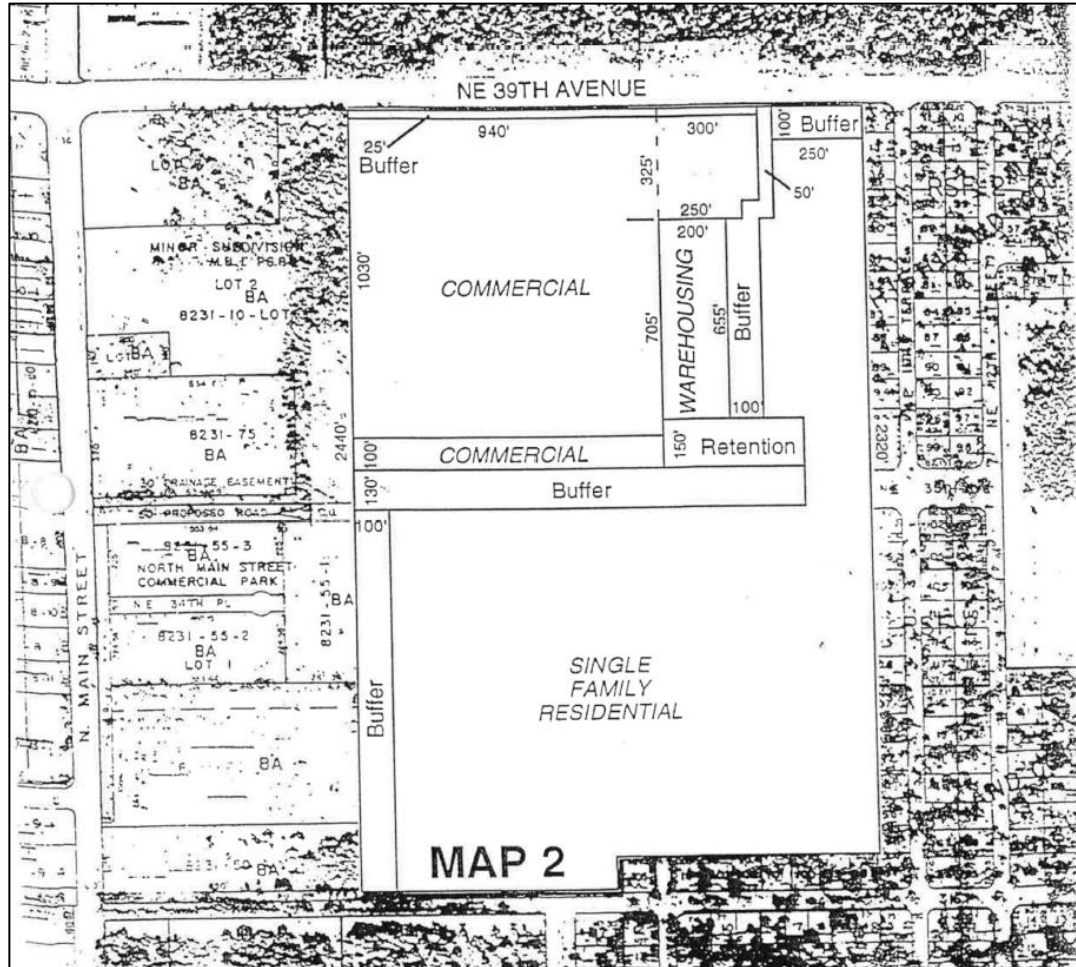
Second reading of petition/ordinance

Thank You

LAND USE



MAP 1

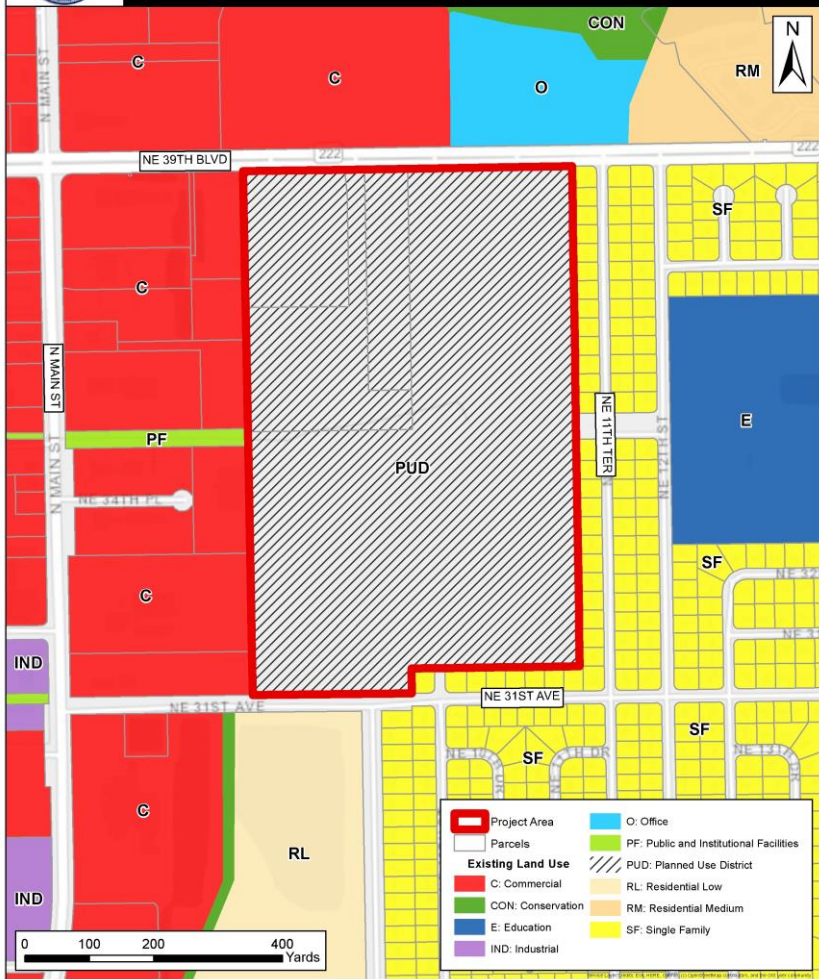


MAP 2



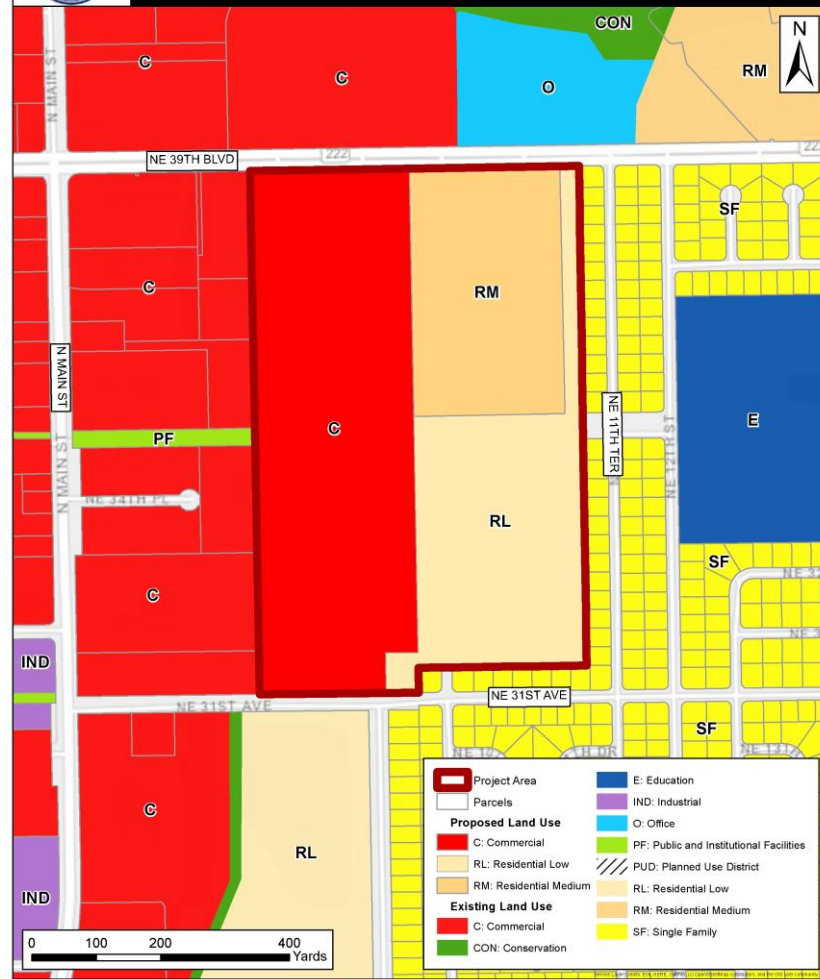
NE 39th Ave Henderson Project (PB-20-00152)

Existing Land Use



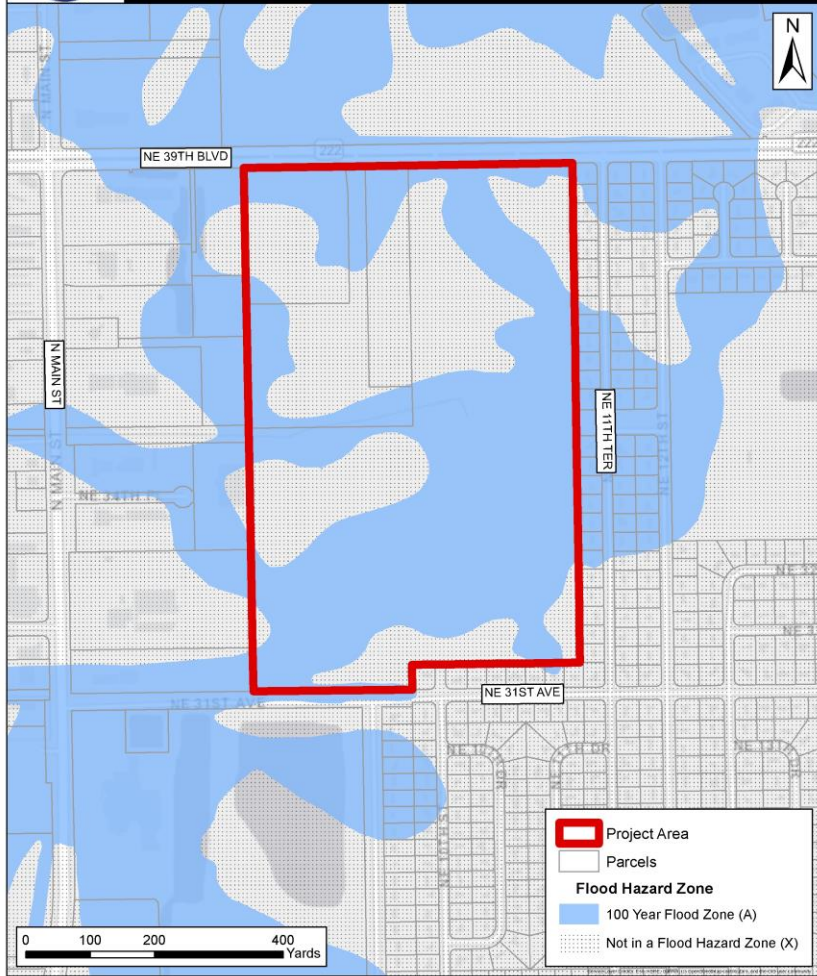
NE 39th Ave Henderson Project (PB-20-00152)

Proposed Land Use





NE 39th Ave Henderson Project (PB-20-00152 & PB-20-00153)
FEMA Flood Hazard Zones



NE 39th Ave Henderson Project (PB-20-00152 & PB-20-00153)
Wellfield Zones



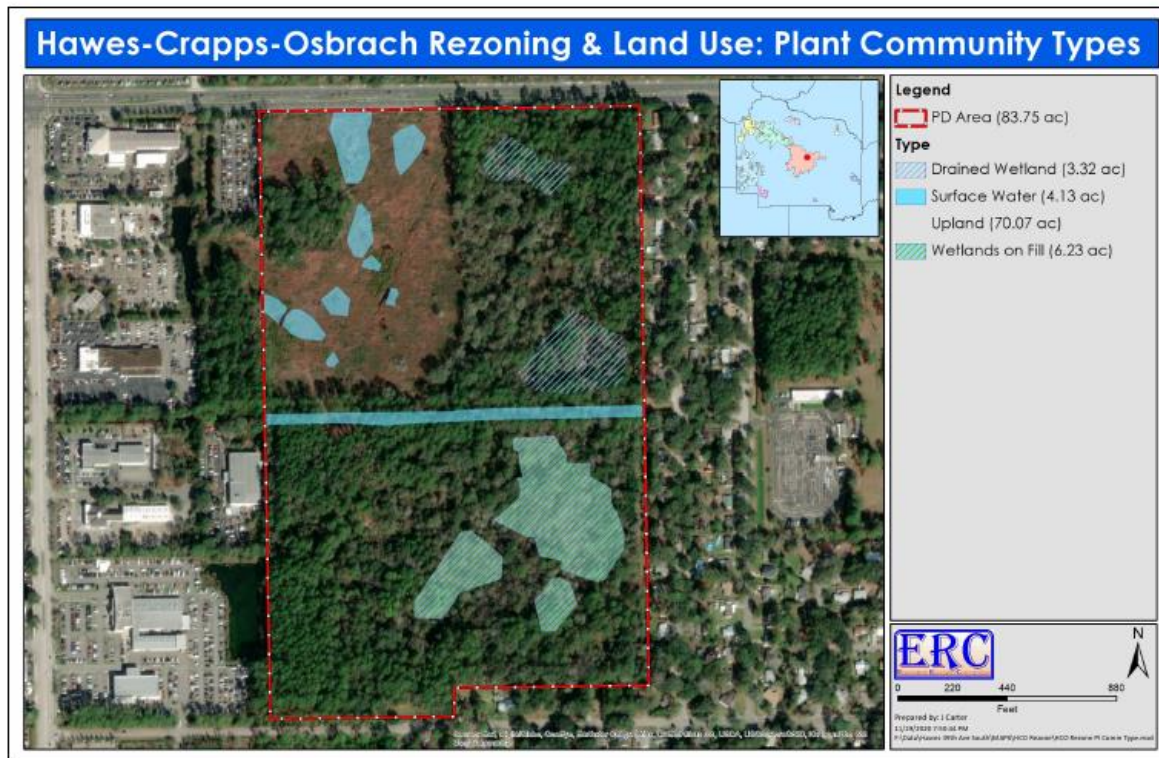


Figure 39. Plant community types existing on the Project Site.

PB-20-152 LUC – Acreage Comparison Table

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Subject	# Acres	% of City Land Area (Acres)	# Acres Vacant	% of RM Land Area Vacant (Acres)
Current Residential Medium (RM)	1881.02 +/-	4.55%~	153.33	8.15%~
Proposed Subject Property's LUC to Residential Medium (RM)	18.82 +/-	0.04%~	18.82	1%~
After Approval of Subject Property's LUC to RM	1899.84	4.59%~	172.15	9.15%~

Subject	# Acres	% of City Land Area (Acres)	# Acres Vacant	% of RM Land Area Vacant (Acres)
Current Residential Low (RL)	2313.19 +/-	5.59%~	249.16	10.77%~
Proposed Subject Property's LUC to Residential Low (RL)	22.75 +/-	0.06%~	22.75	0.98%~
After Approval of Subject Property's LUC to RL	2,335.94	5.65%~	271.91	11.75%~

Subject	# Acres	% of City Land Area (Acres)	# Acres Vacant	% of RM Land Area Vacant (Acres)
Current Commercial (C)	648.9 +/-	1.57%~	86.78	13.37%~
Proposed Subject Property's LUC to Commercial (C)	42.22 +/-	0.1%~	42.22	6.5%~
After Approval of Subject Property's LUC to C	691.12	1.67%~	129	19.88%~

**City of Gainesville
Land Development
Code – Article IV.
Section 30-4.16
Permitted Uses.**

USES	USE STANDARDS	PD	RSF-1 to 4	RMF-6 to 8
RESIDENTIAL				
Accessory Dwelling Units	30-5.35		A	A
Adult day care homes	30-5.2		P	P
Assisted living facilities			-	P
Attached Dwellings (up to 6 attached units)			-	P
Bed and breakfast establishments	30-5.4		S	P
Community residential homes (7-14 residents)	30-5.6		-	P
Community residential homes (over 14 residents)	30-5.6		-	P
Community residential homes (up to 6 residents)	30-5.6		P	P
Day care centers	30-5.7		-	P
Dormitory, large	30-5.8		-	S
Dormitory, small	30-5.8		-	P
Emergency shelters			-	P
Family child care homes	30-5.10		P	P
Fowl or livestock (as an accessory use)	30-5.36		-	-
Libraries			-	S
Mobile homes			-	-
Multi-family dwellings			-	P
Multi-family, small-scale (2-4 units per building)			-	P
Places of religious assembly	30-5.21		S	P
Public parks			P	P
Schools (elementary, middle and high)			S	P
Simulated gambling establishments			-	-
Single room occupancy residence	30-5.8		-	P
Single-family dwellings			P	P
Skilled nursing facility			-	S
Social service homes/halfway houses	30-5.26		-	S

LEGEND:

P = Permitted by right

S = Special Use Permit

A = Accessory

Blank = Use not allowed

**City of Gainesville
Land Development
Code – Article IV.
Section 30-4.16
Permitted Uses.**

USES	USE STANDARDS	PD	BA
NONRESIDENTIAL			
Alcoholic beverage establishments	30-5.3		-
Assisted living facility			-
Armor systems manufacturing and assembly	30-5.16		-
Bed and breakfast establishments	30-5.4		-
Business services			P
Carwash	30-5.5		P
Civic, social & fraternal organizations			P
Daycare center	30-5.7		-
Drive-through facility	30-5.9		P
Emergency shelters			P
Equipment sales, rental and leasing, heavy			-
Equipment sales, rental and leasing, light			P
Food distribution center for the needy	30-5.12		-
Food truck, not located within a food truck park	30-5.37		P
Food truck park (less than 6 pads)	30-5.13		
Food truck park (6 or more pads)	30-5.13		
Fuel dealers			P
Funeral homes and crematories			P
Gasoline/alternative fuel stations	30-5.14		
Go-cart raceway and rentals (indoor and outdoor)			-
Health services			-
Hotels and motels			-
Ice manufacturing/vending machines	30-5.40		S
Industrial	30-5.15		-
Job training and vocational rehabilitation services			-
Junkyard/salvage yard	30-5.16		-

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**City of Gainesville
Land Development
Code – Article IV.
Section 30-4.16
Permitted Uses.**

USES	USE STANDARDS	FD	BA
NONRESIDENTIAL			
Laboratories, medical and dental			-
Large-scale retail			P
Library			-
Light assembly, fabrication, and processing	30-5.17		-
Liquor stores			P
Medical marijuana dispensing facility			P
Microbrewery, Microwinery, Microdistillery ³	30-5.18		-
Mini-warehouses, self-storage	30-5.19		-
Museums and art galleries			-
Office			P
Office (medical, dental, or other health-related service)			-
Outdoor storage (principal use)	30-5.20		-
Parking, surface (principal use)	30-5.21		P
Passenger transit or rail stations			P
Personal services			P
Place of religious assembly	30-5.22		P
Public administration buildings			P
Public maintenance and storage facilities			-
Public park			P
Recreation, indoor			P
Recreation, outdoor			P
Recreational vehicle park	30-5.23		P
Recycling centers			-
Rehabilitation centers			-
Research, development, and testing facilities			-
Residences for destitute people	30-5.24		-
Restaurants			P
Retail nurseries, lawn, and garden supply stores			P
Retail sales (not elsewhere classified)			P

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**City of Gainesville
Land Development
Code – Article IV.
Section 30-4.16
Permitted Uses.**

USES	USE STANDARDS	IL	BA
NONRESIDENTIAL			
Schools, elementary, middle & high (public & private)			-
Schools, professional			P
Schools, vocational and trade			P
Scooter or electric golf cart sales			P
Sexually-oriented cabarets	30-5.25		-
Sexually-oriented motion picture theaters	30-5.25		-
Sexually-oriented retail store	30-5.25		-
Simulated gambling establishments			-
Skilled nursing facility			
Social service facility	30-5.27		-
Solar generation station	30-5.29		-
Truck or bus terminal/maintenance facilities			P
Vehicle repair	30-5.30		P
Vehicle rental			P
Vehicle sales (no outdoor display)			P
Vehicle sales (with outdoor display)			P
Vehicle services	30-5.30		P
Veterinary services	30-5.31		P
Warehouse distribution facilities (<100,000 SF)			-
Warehouse distribution facilities (>100,000 SF)			-
Waste management facilities			-
Wholesale trade			S
Wireless communication facilities	30-5.32		

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