

City of
Gainesville

PB-21-102 LUC & PB-21-103 ZON

Land Use Change / Rezoning

Legistar 210330 & 210331

Brittany McMullen, AICP

January 20th, 2022

PB-21-102 LUC& PB-21-103 ZON Land Use Change & Rezoning

Location: 3041-3155 block of Old Archer Rd

Property size: ±5.89 acres

Existing Zoning:

Mixed-Use Low-Intensity (MU-1)

Residential Multi-Family (RMF-8)

Existing Land Use

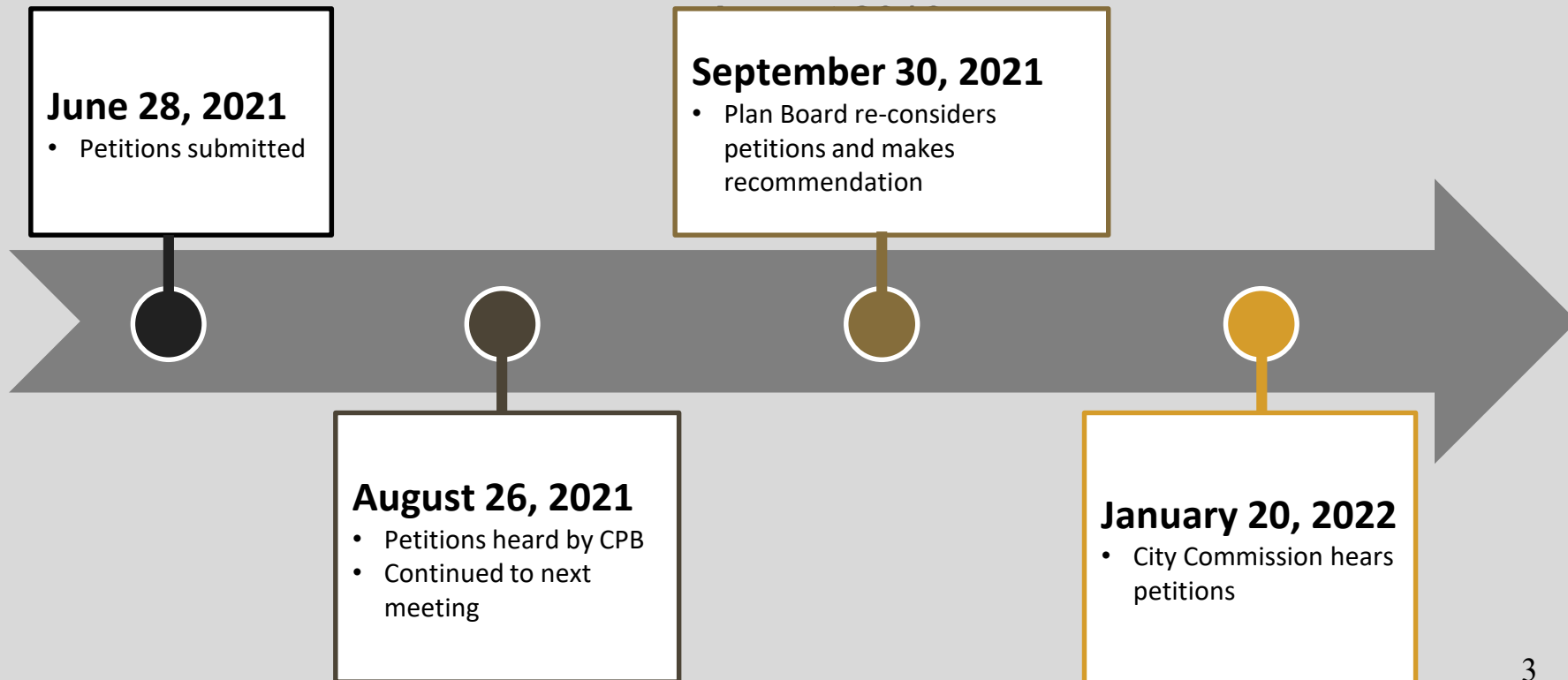
Mixed-Use Low-Intensity (MUL)

Residential Medium (RM)

Request: (1) Amend the City of Gainesville Future Land Use Map from Mixed-Use Low Intensity (MUL) & Residential Medium (RM) to Planned Use District (PUD) & **(2)** Rezone property from Mixed-Use Low-Intensity (MU-1) & Residential Multi-Family (RMF-8) to Planned Development (PD)



Land Use Change / Rezoning Application History



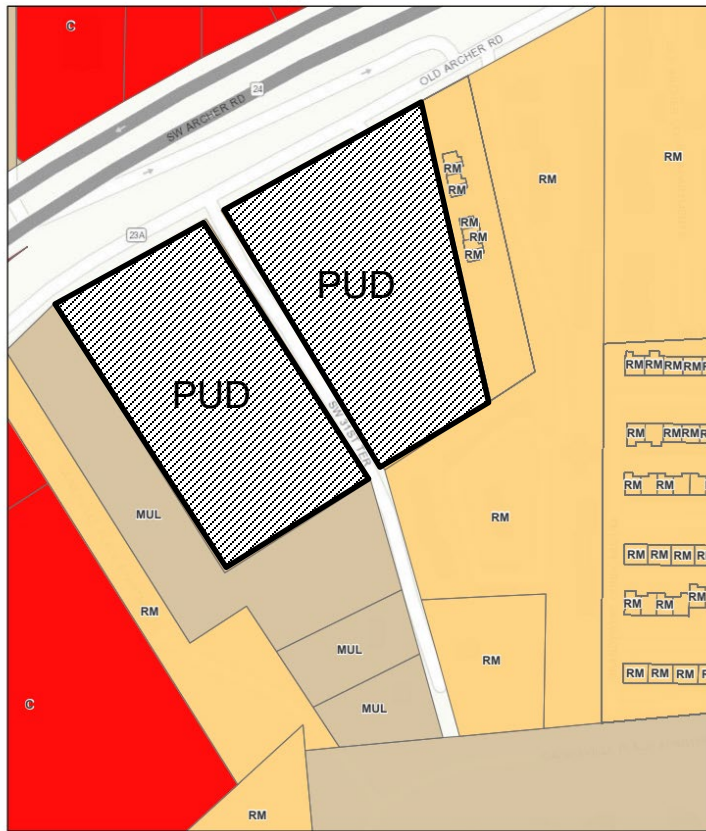
Elevation Drawings – Old Archer Road



1 North Elevation - Apartments
A402 1/16" = 1'-0"



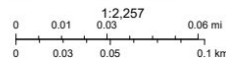
1 North Elevation - Condominiums
A405 1/16" = 1'-0"



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City of Gainesville Land Use
 C: Commercial
 MUL: Mixed-Use Low
 RM: Residential Medium



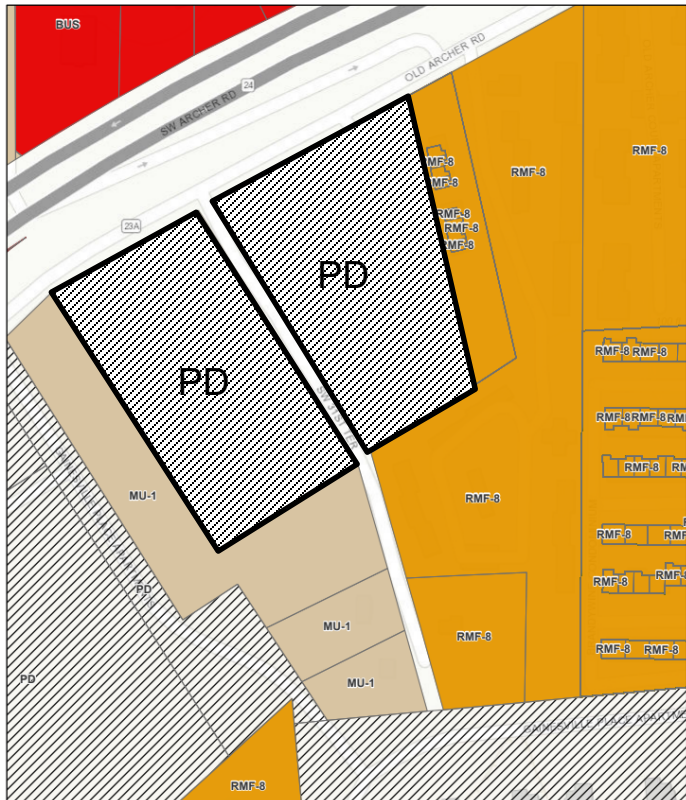
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Department of Sustainable Development
 County of Alachua, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | (1) K&N Engineering and Applied Sciences, Inc.

210331C Meets Review Criteria

1. Consistent with the 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)

Proposed Zoning



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□ Gainesville City Limits

□ Parcels

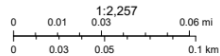
City of Gainesville Zoning

■ BUS: General Business District

■ MU-1: Mixed Use Low Intensity

▨ PD: Planned Development

■ RMF-8: Multiple-Family Residential



Source: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community.

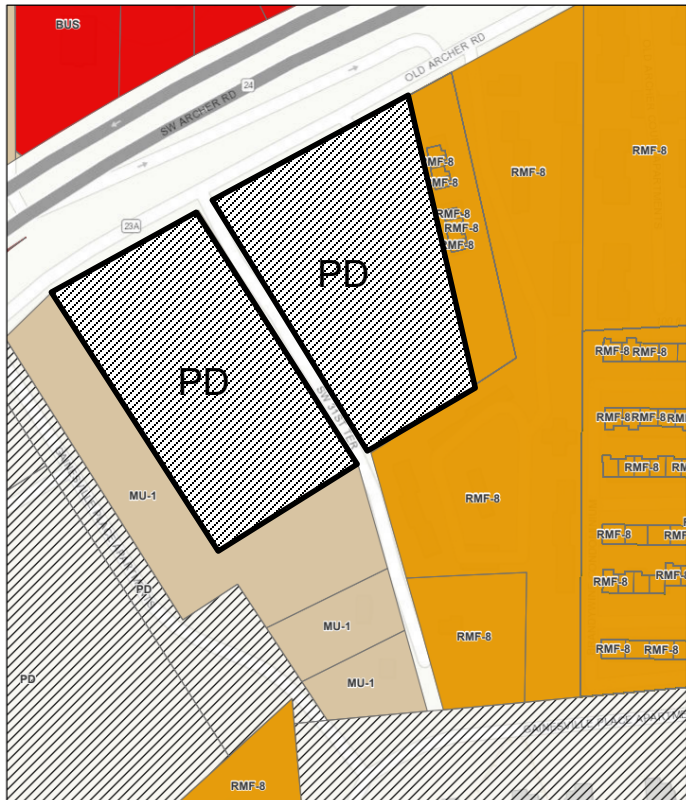
Department of Sustainable Development
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Meets Review Criteria^{210331C}

Rezoning Sec. 30-3.15

- Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- The character of the district and its suitability for particular uses.
- The proposed zoning district of the property in relation to surrounding properties and other similar properties.
- Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.
- The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.
- The needs of the city for land areas for specific purposes to serve population and economic activities.
- Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- The goals, objectives, and policies of the Comprehensive Plan.
- The facts, testimony, and reports presented at public hearings.

Proposed Zoning



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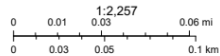
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Meets Review Criteria ^{210331C}

Rezoning
Sec. 30-3.17

Planned Development Review Criteria

- A. Consistent with Comprehensive Plan.
- B. Conformance to PD purpose.
- C. Internal compatibility.
- D. External compatibility.
- E. Intensity of development.
- F. Usable open spaces, plazas and recreation areas.
- G. Environmental constraints.
- H. External transportation access.
- I. Internal transportation access.
- J. Provision for the range of transportation choices.

Recommendation:

Staff – Approve with conditions

City Plan Board – Approve with conditions