







Planning and Development Services

PB-13-75 LUC

Presentation to City Commission December 19, 2013

Legislative No. 130282 (Related to Petition PB-13-76 ZON)

Prepared by Dean Mimms, AICP



Small-scale Land Use Amendment

	Existing	Proposed
Land Use (1.7 ac)	PUD (Planned Use District)	Office



City of Gainesville Land Use Designations

SF Single Family (up to 8 du/acre)

RL Residential Low Density (up to 12 du/acre)
RM Residential Medium Density (8-30 du/acre)
MUM Mixed Use Medium Intensity (12-30 du/acre)

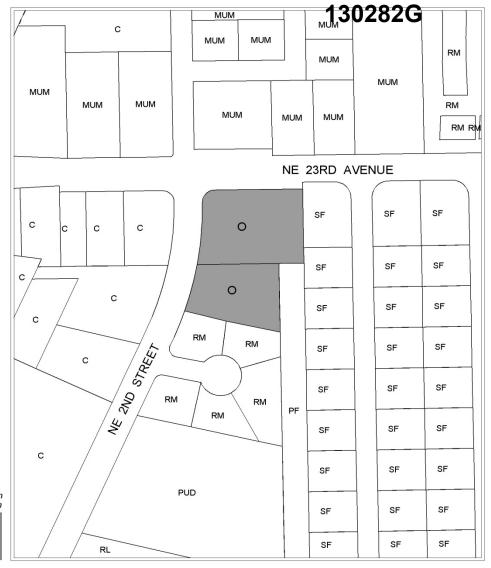
O Office C Commercial

PF Public Facilities and Operations

PUD Planned Use District

Division line between two land use categories





PROPOSED LAND USE

N	Name	Petition Request	Map(s)	Petition Number
W Scale	City Plan Board, applicant	Amend the Gainesville Future Land Use Map from Planned Use District (PUD) to Office (O)	3752	PB-13-75 LUC



AERIAL PHOTOGRAPH

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S-from NE 23^{rg} Blyo: Single-Family to east of property









Petition / Background

 PUD and related PD approved in 1997 for eating place (restaurant)

 Planned development approval lapsed after PD requirement for construction w/in 5 years not met



Petition / Background

 June 14, 2013 letter from attorney for N parcel (1.0 ac) owner asked City to initiate rezoning, stated intention to construct office building

 Because PUD limits use of property to eating place, land use must be changed to revert to underlying Office



Petition / Background

 Served by urban services, no impact on adopted LOS (water/wastewater, solid waste, recreation, schools)

 TMPA (Tranportation Mobility Planning Area) Sub-Zone A. RTS Route 15 along NE 2nd ST and along NE 23 Blvd

 No known contamination or other environmental issues



Highlights – LUC

Proposed change to Office: consistent w/Comp Plan, supports redevelopment

Pertinent Comp Plan goals, objectives & policies include:

 Redevelopment policies that promote healthy economy & discourage urban sprawl



Highlights – LUC

 Office land use compatible with surrounding mixed use, commercial, public facilities, and residential land use categories



Recommendation – LUC

Staff to City Commission Approve Petition and Ordinance

City Plan Board to City Commission
Approve Petition PB-13-75 LUC
(Plan Bd voted 6-0)