



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

Area under petition consideration



PROPOSED LAND USE

	Name	Petition Request	Map(s)	Petition Number
 No 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



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

130282G

E from NE 2nd ST



130282G

N along NE 2nd ST



N along NE 2nd ST

130282G

S from NE 23rd Blvd:
Single-Family to east of
property



NW across NE 2nd ST

130282G

W across NE 2nd ST

130282G

McCOY COURT
APARTMENTS
500-545 NE 2nd Lane | Gainesville, FL 32609
352-375-7104

S along NE 2nd ST

- **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 (Transportation 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**

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)