



## Planning and Development Services

# **PB-14-55 LUC**

## **Power District**

**City Commission  
August 21, 2014**

**Legistar No. 140029**


**Presentation by Dean Mimms, AICP**

# Small-scale Land Use Amendment

PB-14-55 LUC	Existing	Proposed
<p><b>Land Use</b>                      (7.74 ac)</p>	<p><b>PF</b>                      (Public &amp; Institutional                      Facilities)</p>	<p><b>UMU-2</b>                      (10-100 units/ac,                      up to 25 add'l                      units/ac by SUP)</p>



AERIAL PHOTOGRAPH

 No Scale	Name	Petition Request	Petition Number
	Eng, Denman & Associates, Inc., agent for Gainesville Community Redevelopment Agency	Amend the Future Land Use map (FLUM) from Public and Institutional Facilities (PF) to Urban Mixed Use 2 (UMU-2) category	PB-14-55 LUC

# Petition / Background

- **City-owned, developed property (previous use: GRU operations)**
- **PF land use severely limits redevelopment potential**
- **UMU-2 allows mix of residential, retail, service, office/research, will greatly increase redevelopment potential**

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## 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)
- MUH Mixed-Use High-Intensity (up to 150 du/acre)
- IND Industrial
- CON Conservation
- PF Public and Institutional Facilities

----- Division line between two land use categories

Area under petition consideration



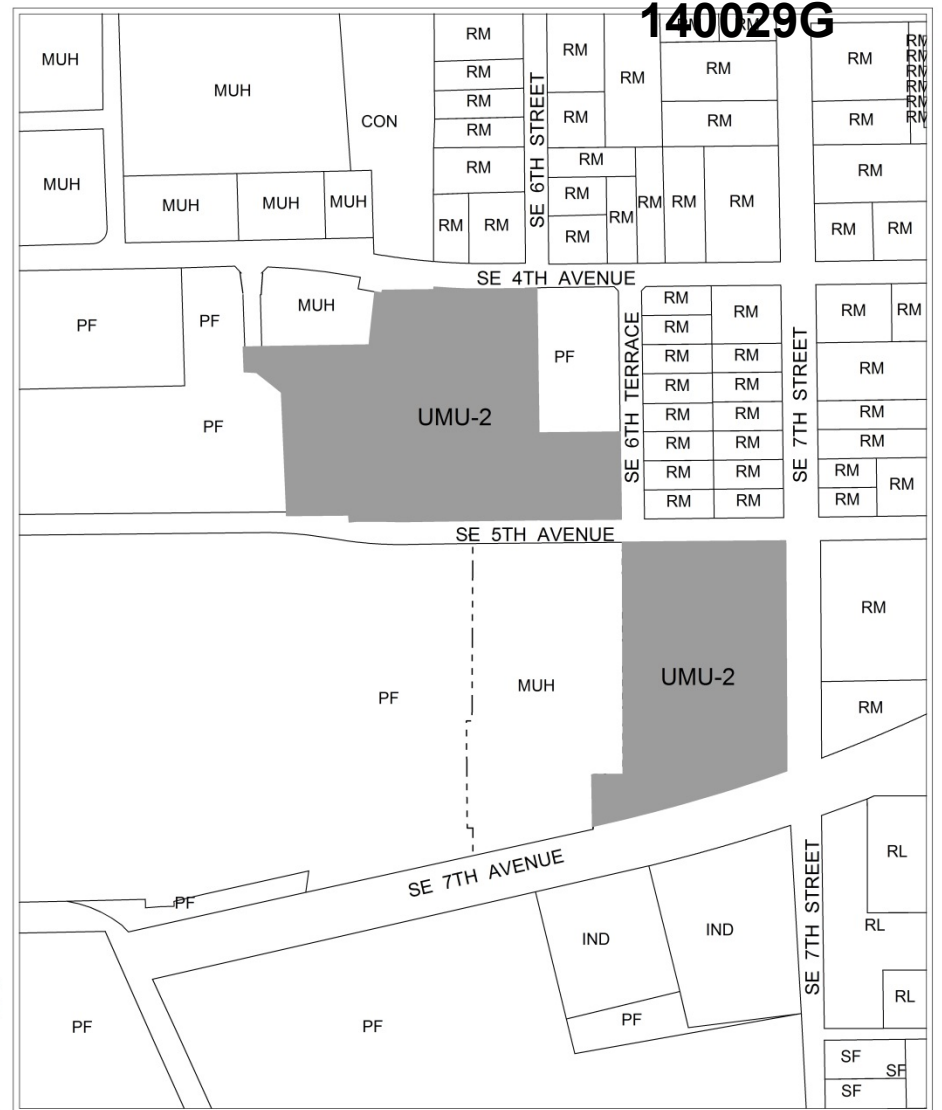
### EXISTING LAND USE

	Name	Petition Request	Petition Number
 No Scale	Eng, Denman & Associates, Inc., agent for Gainesville Community Redevelopment Agency	Amend the Future Land Use map (FLUM) from Public and Institutional Facilities (PF) to Urban Mixed Use 2 (UMU-2) category	PB-14-55 LUC

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## 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)
- MUH Mixed-Use High-Intensity (up to 150 du/acre)
- UMU-2 Urban Mixed-Use 2 (UMU-2: 10 to 100 du/acre; & up to 25 additional du/acre by special use permit)
  
- IND Industrial
- CON Conservation
- PF Public and Institutional Facilities



----- Division line between two land use categories

Area under petition consideration

### PROPOSED LAND USE

	Name	Petition Request	Petition Number
 <p>No Scale</p>	<p>Eng, Denman &amp; Associates, Inc., agent for Gainesville Community Redevelopment Agency</p>	<p>Amend the Future Land Use map (FLUM) from Public and Institutional Facilities (PF) to Urban Mixed Use 2 (UMU-2) category</p>	<p>PB-14-55 LUC</p>

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S into North site  
from  
SE 4 AVE



McRORIE  
Community Garden  
City of Gainesville  
Community Gardens Program  
Recreation & Parks Dept.

SE from SE 4 AVE &  
SE 6 Terrace  
(Not part of  
Application)



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SE 5<sup>th</sup> AVE  
SUNSET ST



**N along SE 6 Terrace**

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W along SE 5 AVE



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S into South site  
from SE 5 AVE

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S along SE 7 ST



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E across SE 7<sup>th</sup> ST



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SW of site along  
SE 7 AVE



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PRIORIA ROBOTICS  
CATALYST BUILDING

W of site, along SE 7 AVE

# Highlights

- **Proposed UMU-2 land use is consistent w/Comprehensive Plan redevelopment goals**
- **UMU-2 land use is best category for implementing approved Power District Redevelopment Plan**
- **UMU-2 land use is compatible with surrounding area**
- **Property served by existing public utilities & services**



# Recommendation

## City Plan Board to City Commission

Approve Petition PB-14-55 LUC with the exclusion of the contiguous area south of the McRorie Community Garden to SE 5th Avenue. Plan Board voted 3-2

## Staff to City Commission and City Plan Board

Approve Petition PB-14-55 LUC as originally proposed