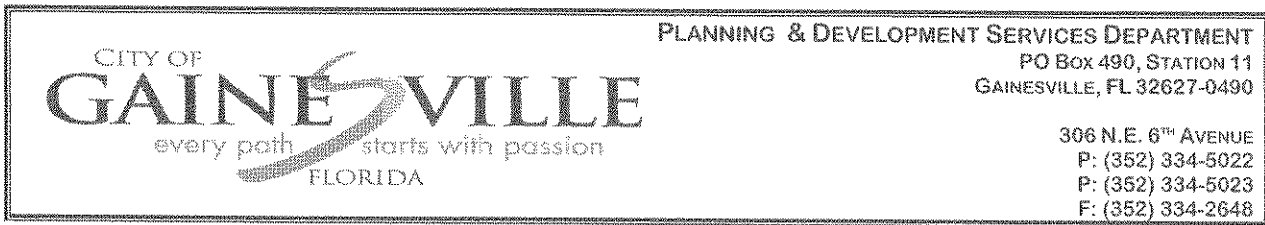


LEGISLATIVE #

120638A



TO: City Plan Board **Item Number: 12**

FROM: Planning & Development Services Department **DATE: December 3,**
 Staff **2012**

Revised December 11,
2012

SUBJECT: Petition PB-12-134 CPA, City Plan Board. Amend the City of Gainesville Comprehensive Plan Future Land Use Element to change the permitted uses in the Industrial and Public Facilities land use categories.

Recommendation

Staff recommends approval of Petition PB-12-134 CPA.

Discussion

This petition amends the permitted uses in the Industrial and Public Facilities future land use categories described within the Future Land Use Element. These amendments are necessary to improve clarity and to allow more flexibility within these land use categories.

The proposed change to the Industrial land use category will provide clarity, by clearly stating that non-industrial uses are allowed when implemented as part of an adopted Planned Development ordinance. The existing Industrial land use category allows non-industrial uses when they are sensitively designed. However, the term “sensitively designed” is not defined within the Comprehensive Plan or the Land Development Code. This creates a lack of clarity for developers and staff attempting to apply this standard to non-industrial uses within the Industrial land use category. The proposed amendment will allow non-industrial uses within the framework of the Planned Development ordinance process, which is intended to promote overall coordinated building and facility relationships and infill development while eliminating the negative impacts of unplanned and piecemeal development. The proposed changes will provide the flexibility for the City to address changing market conditions within the Industrial land use category. As the City continues to develop the Innovation Economy, flexibility will be needed to meet the challenges of an ever changing marketplace.

The proposed change to the Public Facilities land use category expands the category to include private cemeteries, private utilities, and legal arrangements such as a public-private partnership where the land title is vested in a government and the proposed use serves a public purpose. The existing Public Facilities land use category is limited to identifying land used for administrative and operational government functions and does not contemplate lands with private institutional uses such as cemeteries. These changes are necessary to recognize existing institutional uses such as private utilities and/or cemeteries and to provide opportunities and greater flexibility to pursue public-private partnerships which serve a public purpose.

Staff is also proposing amending the 80 percent lot coverage limitation for Public Facilities designated properties which are located within the urban core areas of the city. The urban core generally includes areas designated with the Mixed-Use High Intensity and Urban Mixed-Use 2 future land use categories and within the areas contemplated for Form Based Code T-zones. There are no lot coverage maximums within these core areas, and the proposed change is necessary to create a consistent urban form and ensure compatibility between public facilities that may be located in these areas and the surrounding urban uses.

A map depicting the location of the Industrial and Public Facilities land use categories is included as Appendix A-1.

Recommended Changes: City of Gainesville Comprehensive Plan Future Land Use Element

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Industrial

The Industrial land use category identifies those areas appropriate for manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses, ~~and, when designed sensitively, retail, office, service, and residential uses, when such non-industrial uses are no more than 25 percent of industrial area, or when part of a Brownfield redevelopment effort.~~ A Planned Development ordinance may be used to allow other uses in this land use category. Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less ~~and requiring buildings to face the street.~~

Public and Institutional Facilities

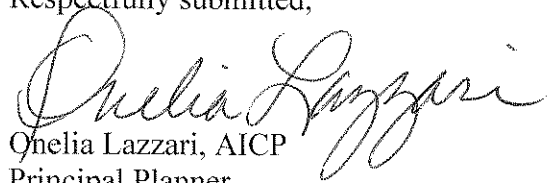
This category identifies lands used for: administrative, operational, and utility governmental functions; private utilities; cemeteries; and public-private partnerships or other legal arrangements where the land title is vested in a government and the use(s) serves a public purpose. ~~administrative and operational governmental functions such as government offices, utility facilities and storage facilities.~~ Maximum lot coverage in this ~~district~~ category shall not exceed 80 percent, except in urban core areas where lot coverage is not limited.

Impact on Affordable Housing

There will be no impact on affordable housing as a result of the proposed changes.

Petition PB-12-134 CPA
December 3, 2012 (Revised December 11, 2012)

Respectfully submitted,


Onelia Lazzari, AICP
Principal Planner

Prepared by: 
Andrew Persons, LEED GA

List of Exhibits

Exhibit A-1 Industrial and Public Facilities land use categories location map

Exhibit A-2 Application

