



Planning and Development Services

PB-12-160 ZON

Presentation to City Commission April 4, 2013

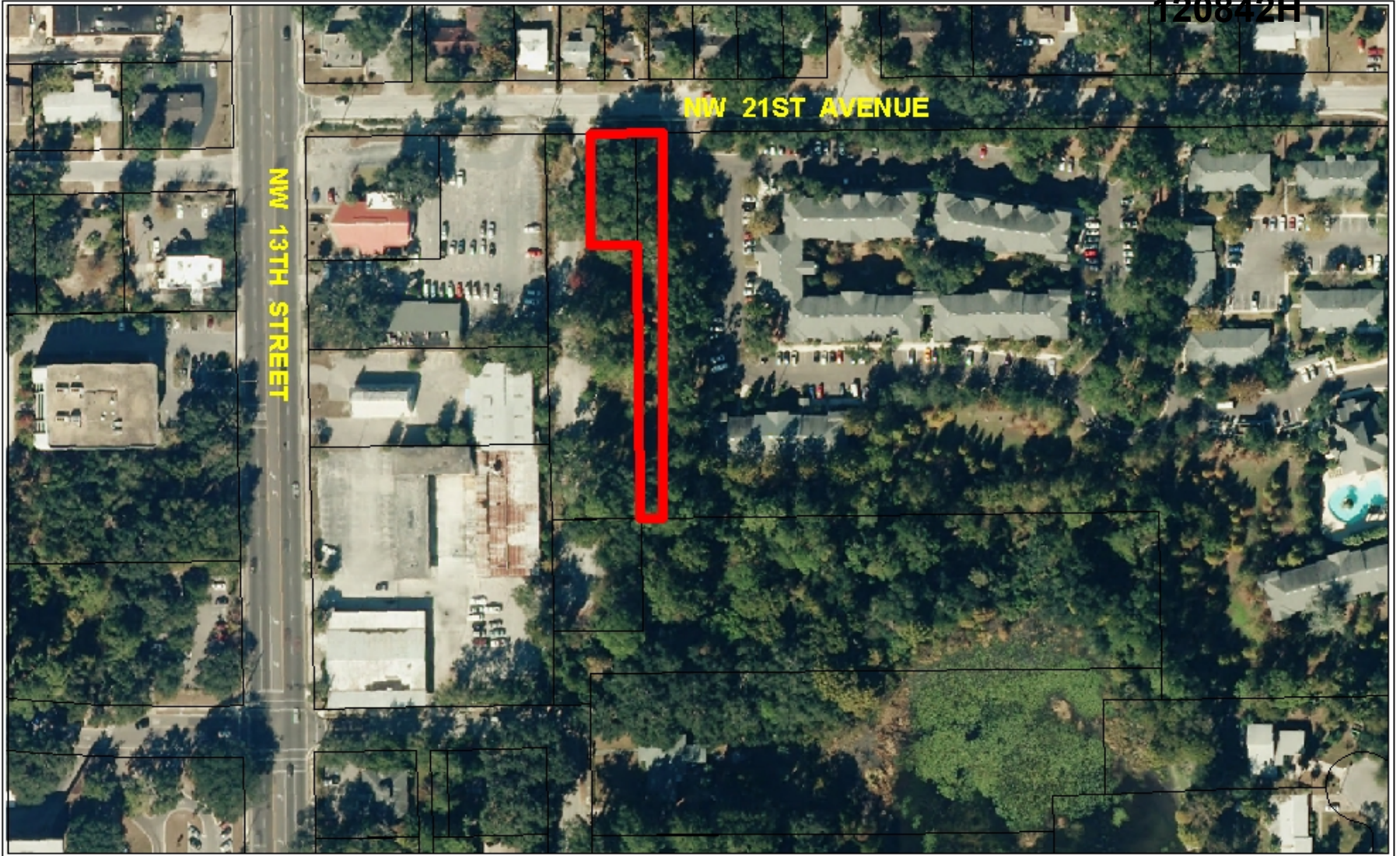
Legislative No. 120842

(Related to Small-scale Land Use Amendment PB-12-159 LUC)

Requests for property (0.46 ac)

	Existing	Proposed
Zoning (0.31 ac)	CON (Conservation)	RMF-6 (8-15 units/ac multiple-family res'l)
Zoning (0.15 ac)	CON (Conservation)	MU-1 (Mixed-use low intensity district: 8-30 units/ac)

120842H



AERIAL PHOTOGRAPH

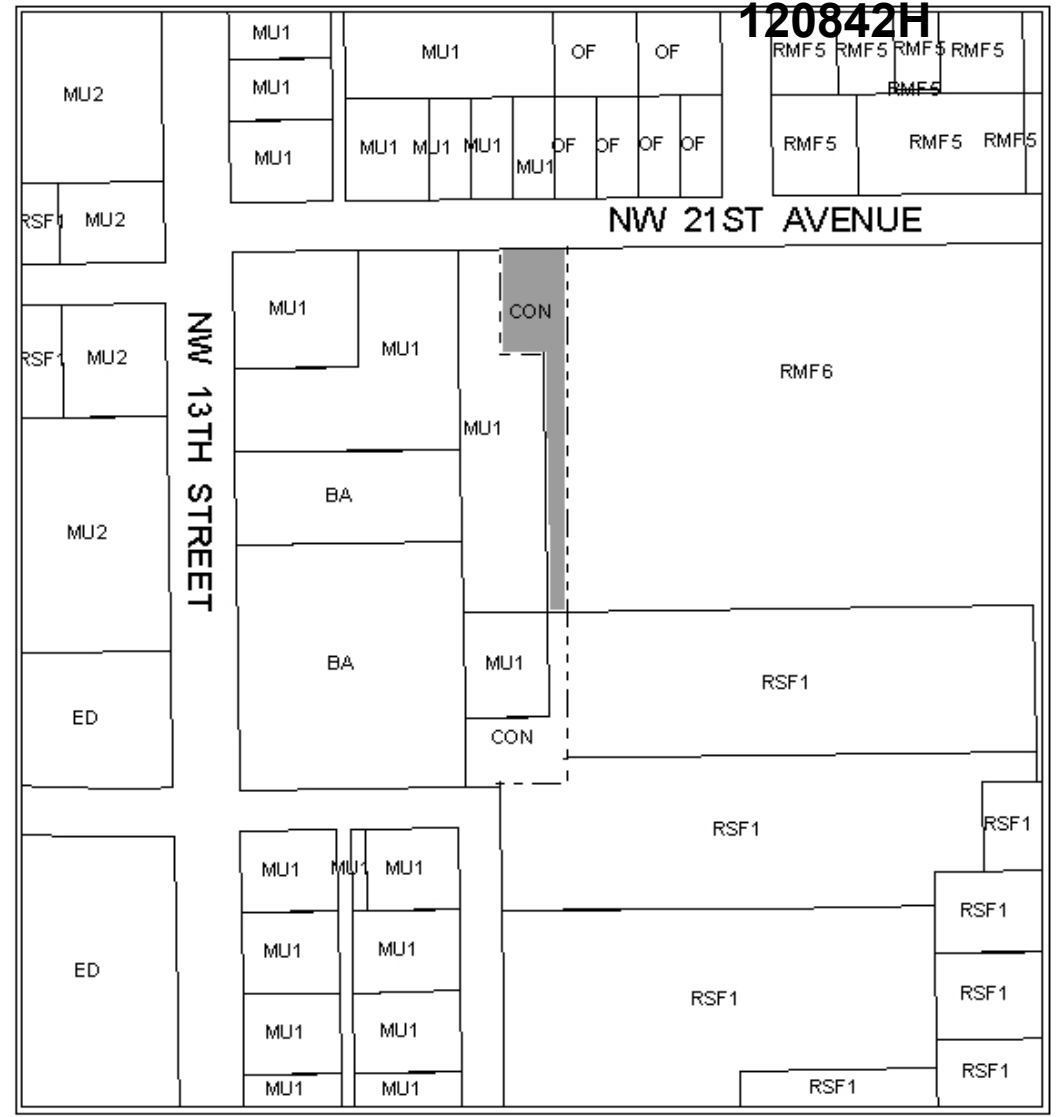


Name	Petition Request	Map(s)	Petition Number
George F. Young, Inc., agent for Hidden Lake SFR LLC.	Rezone from Conservation (CON) to Mixed-use low intensity (MU-1) and RMF-6 districts	3750	PB-12-160 ZON

120842H

City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RMF-5 12 units/acre Single-Family/Multiple-Family Residential
- RMF-6 8-15 units/acre Multiple-Family Residential
- OF General Office
- BUS General Business
- MU-1 8-30 units/acre Mixed Use Low Intensity
- MU-2 12-30 units/acre Mixed Use Medium Intensity
- CON Conservation
- ED Educational Services




----- Division line between two zoning districts

Area
under petition
consideration

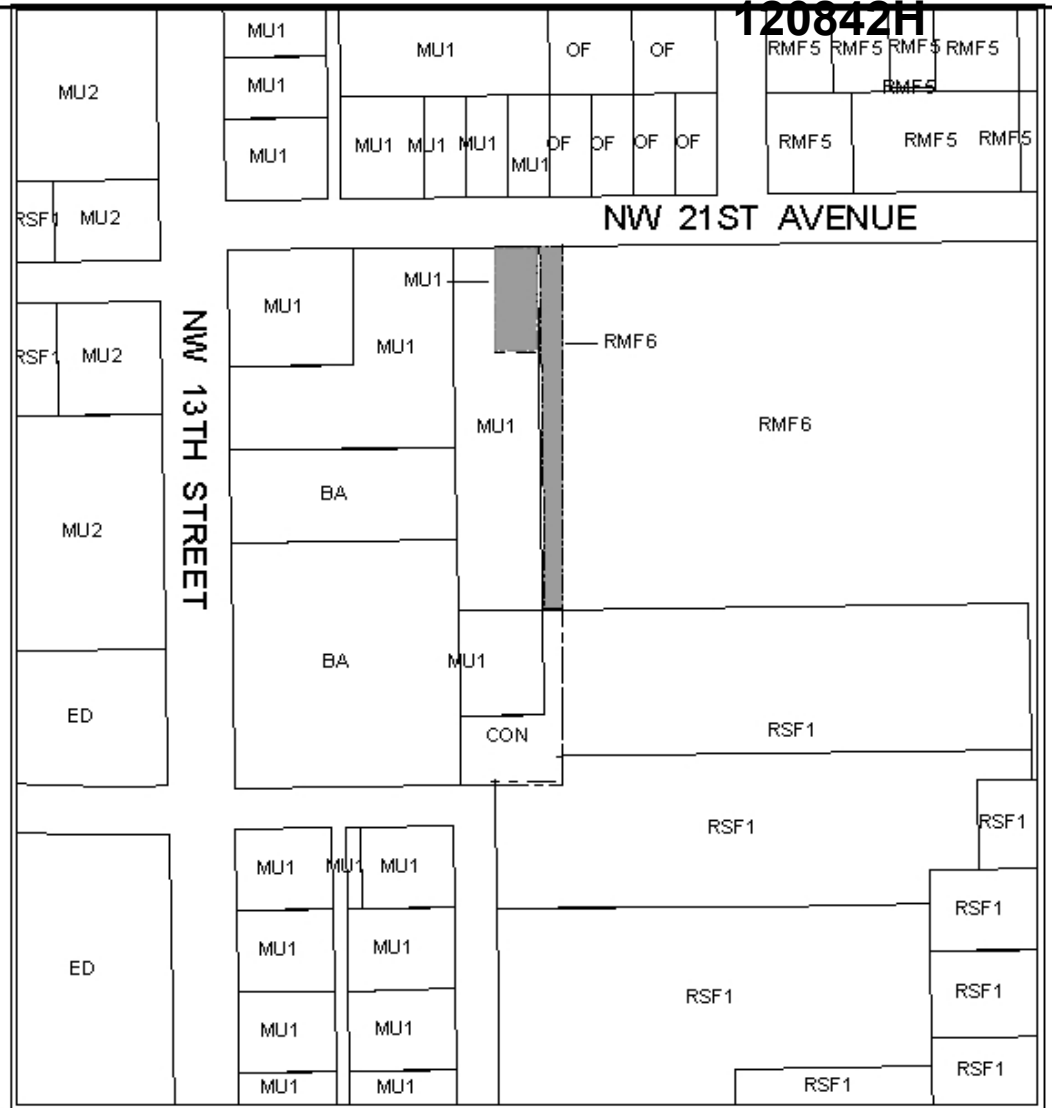


EXISTING ZONING

 No Scale	Name	Petition Request	Map(s)	Petition Number
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PROPOSED ZONING



No Scale

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Petition / Background

- **Narrow, vegetated 0.31-ac strip is west edge of 20.24-ac., 260-unit Hidden Lake apt. complex. Adjacent 0.15-ac area to west is part of vacant MU-1 parcel.**
- **Gainesville once used CON land use/zoning as buffer between land uses. City now has various LDRs for this purpose, including required landscape buffers.**

Landscape Buffer Type C Required

	Width	Shade Trees	Understory Trees	Large Shrubs	Small Shrubs
TYPE C (Multifamily adjacent to Commercial/Mixed Use)					
Buffer C: Option X	9 '(wall or fence req'd)	2	3	0	0
Option Y	15'	3	4	15	8
Option Z	20'	2	3	12	6

- **No environmental issues identified for property (1/8/13 memo from Env't'l Coordinator) and proposed ZON**
- **No known contamination on property, which will be subject to review by City and County env't'l staff at time of development plan review (per County EPD's Gus Olmos, P.E., 3/13/13)**

Background

- **CON south of property (*not part of this petition*) area provides buffer for small surface water body (L. Meta) 200 ft. to southeast**

NW 21ST AVENUE

Remaining Conservation Area **120842H**

Area to Remain CON

0 150 300 Feet

N



File: Jesse2013/Dean_PB-12-159LUC_03-12



NW 19TH LANE

NW 13TH STREET

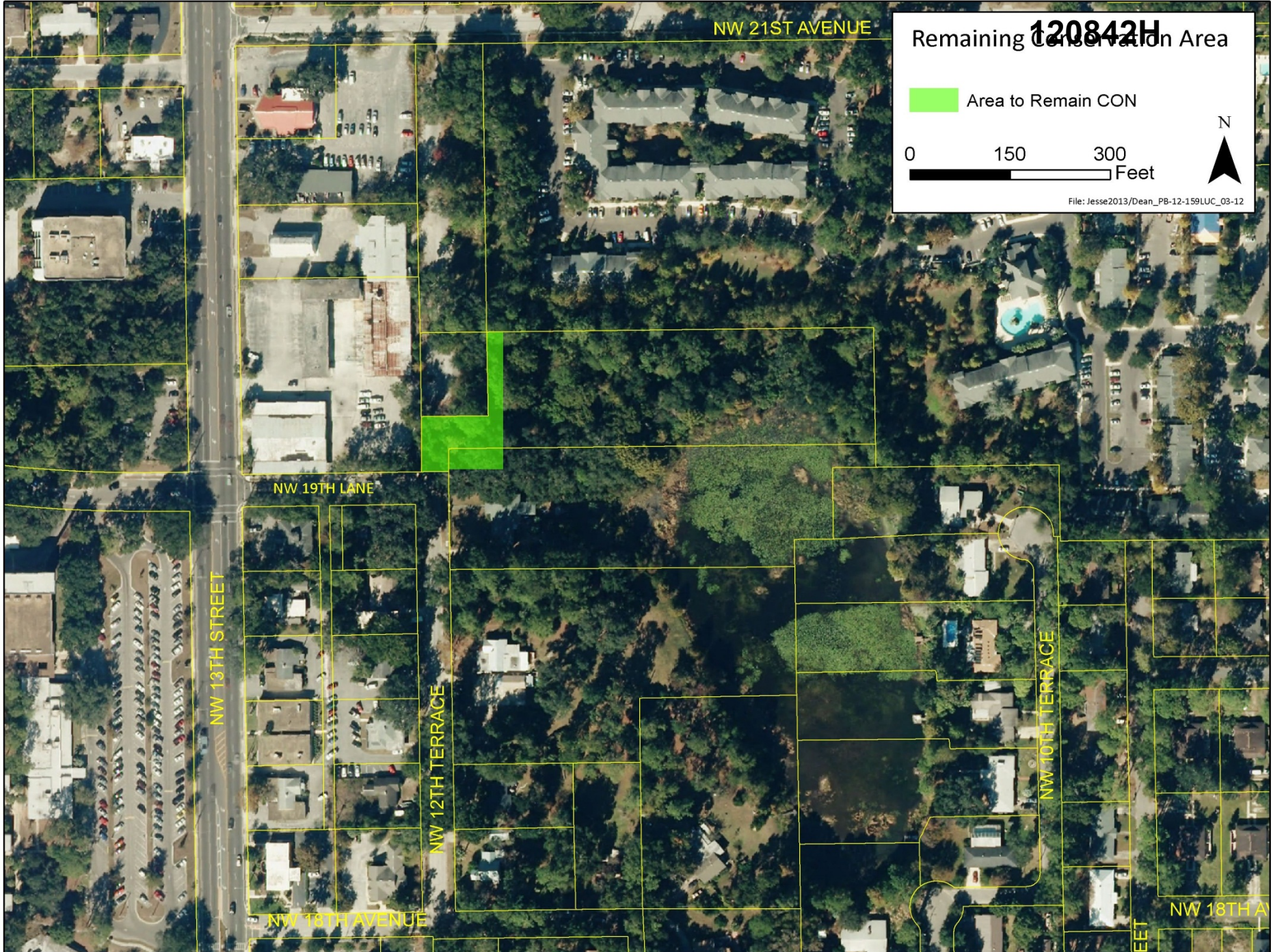
NW 12TH TERRACE

NW 10TH TERRACE

NW 18TH AVENUE

NW 18TH AVENUE

FEET



Petition / Background

- Served by urban services, no impact on adopted LOS for water/wastewater, solid waste, recreation, public schools
- TCEA Zone B
- RTS Routes 6, 8, 29 along NW 13 ST, Routes 6, 15 along nearby NW 23 AVE

Highlights – ZON

- **Proposed Zoning changes compatible w/adjacent properties & surrounding area**
- **Proposed MU-1 increases redevelop't opportunities by establishing compatible categories & allowing additional uses, incl'g residential**
- **Proposed RMF-6 supportive of residential infill development**

Highlights – ZON

- **Consistent w/various Comp. Plan goals, objectives and policies, including those that encourage infill and redevelopment (FLUE Goal 2, Obj. 2.1, Pol. 1.2.1)**
- **Requested ZON changes will facilitate future infill development of site and could encourage redevelop't in NW 13 ST corridor**

Recommendation – ZON

City Plan Board to City Commission:

Approve Petition PB-12-160 ZON

(Plan Board voted 4:2)

Staff to City Commission & to City Plan Board:

Approve Petition PB-12-160 ZON