

**LEGISLATIVE #**

**1102227**



## Planning and Development Services

# **PB-11-63 LUC**

## **Presentation to City Commission**

### **October 20, 2011**

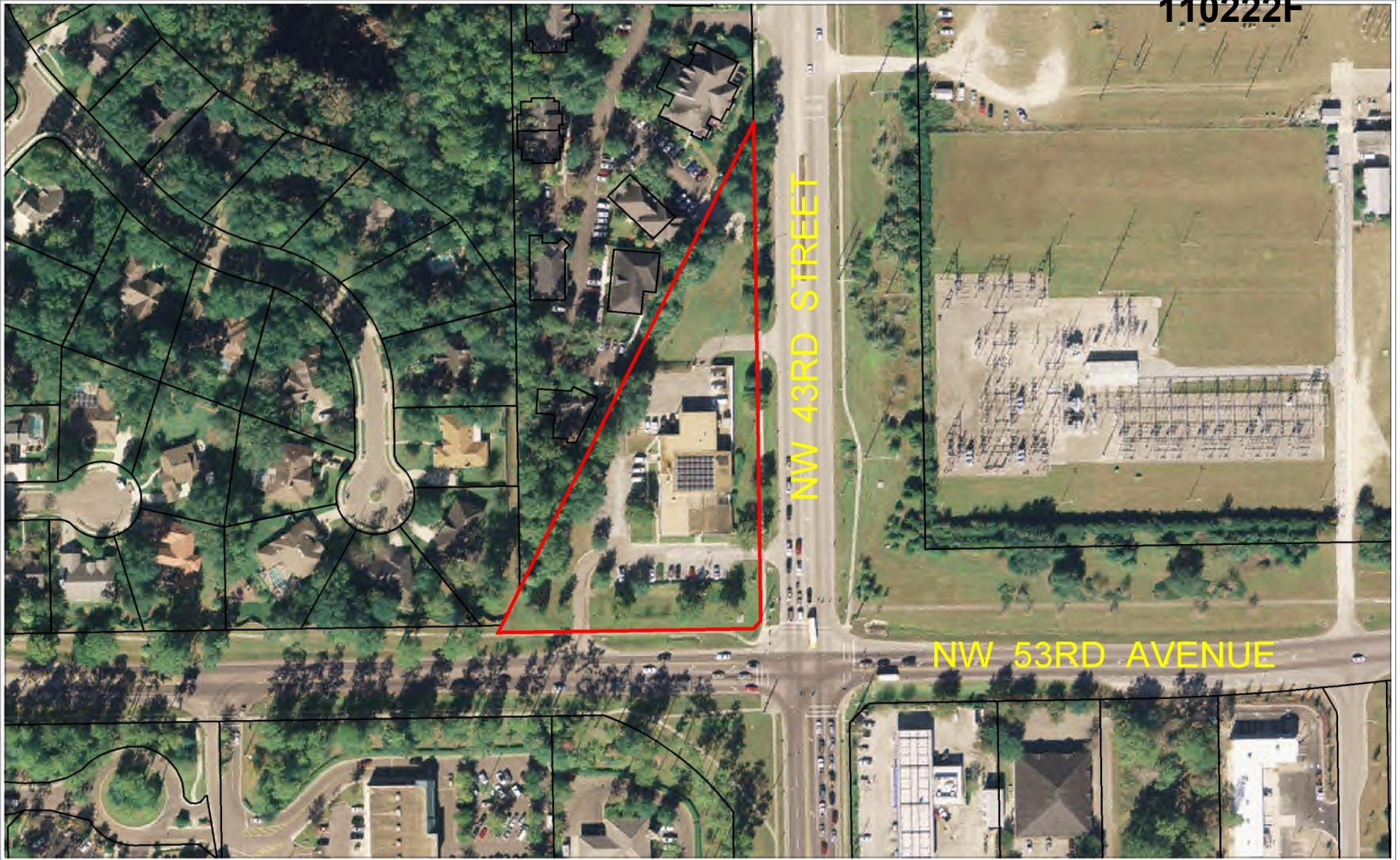
**Dean Mimms, AICP**

**(Legislative No. 110222)**


# Request for 2.69-ac GRU site

	Existing	Proposed
Land Use	Public Facilities (PF)	MUL (8-30 units/ac)

110222F



AERIAL PHOTOGRAPH

	Name	Petition Request	Map(s)	Petition Number
 <p>No Scale</p>	Eng, Denman and Associates, agent for the City of Gainesville	Amend the FLUM from Public Facilities (PF) to MUL (Mixed use low intensity). Rezone from PS (Public Services and Operations) to MU1 (Mixed use low intensity).	3243	PB-11-63 LUC PB-11-64 ZON

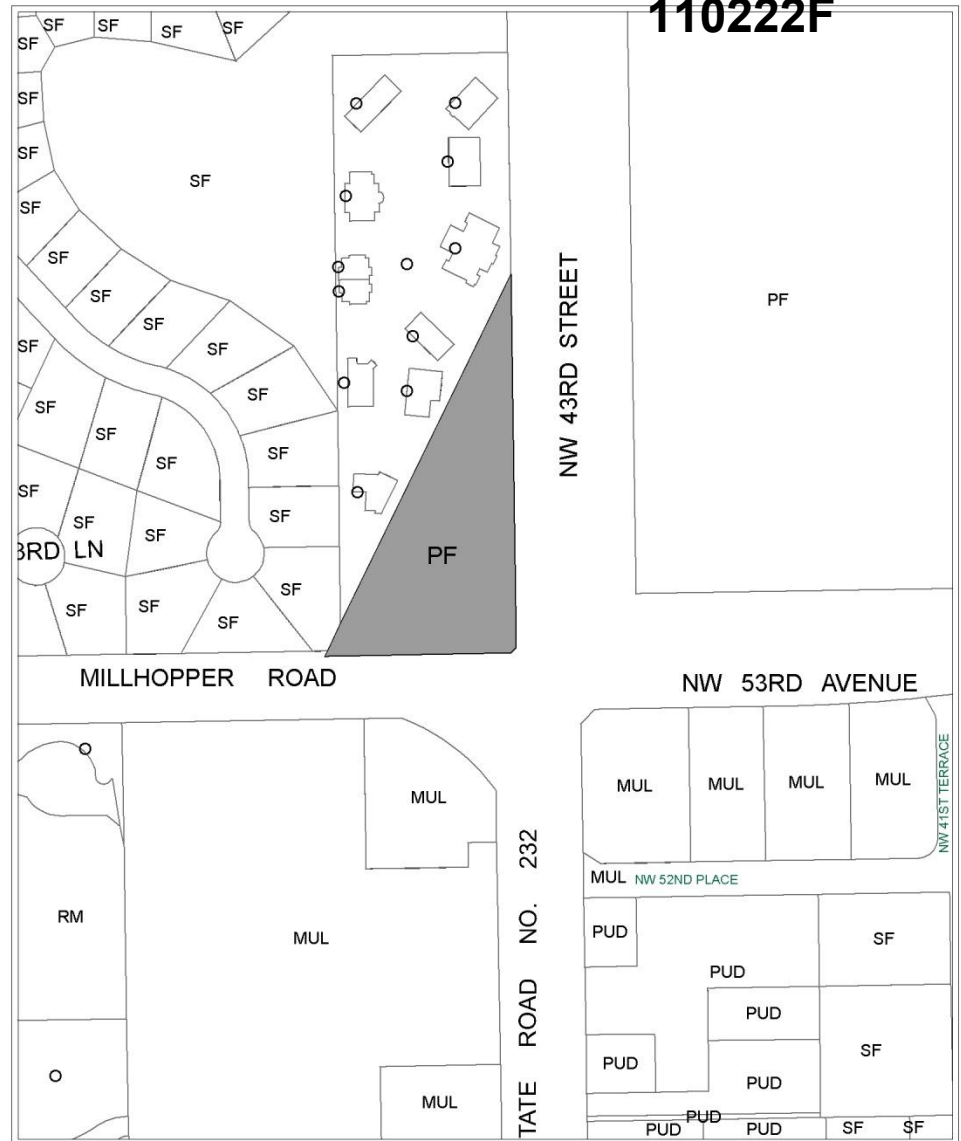
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## City of Gainesville Land Use Categories

- SF Single-Family (up to 8 units per acre)
- R-L Residential Low-Density (up to 12 units per acre)
- R-M Residential Medium-Density (8-30 units per acre)
- R-H Residential High-Density (8-100 units per acre)
- MU-R Mixed-Use Residential (up to 75 units per acre)
- MU-L Mixed-Use Low Intensity (8-30 units per acre)
- MU-M Mixed-Use Medium Intensity (12-30 units per acre)
- MU-H Mixed-Use High Intensity (up to 150 units per acre)
- UMU-1 Urban Mixed-Use 1 (up to 75 units per acre)
- UMU-2 Urban Mixed-Use 2 (up to 100 units per acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

- Historic Preservation/Conservation District
- Special Area Plan
- - - - - Division line between two zoning districts
- City Limits

Area  
under petition  
consideration



### EXISTING LAND USE

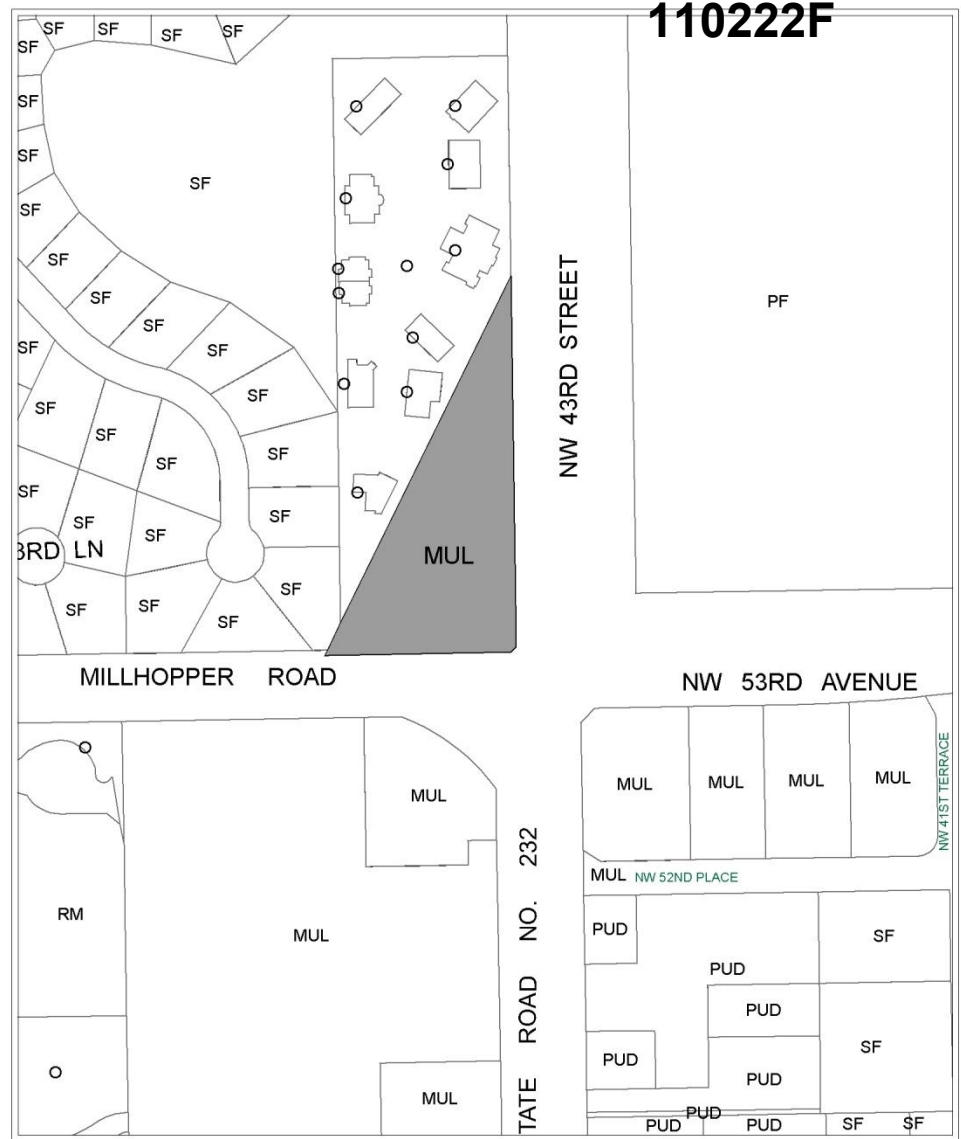
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**110222F**

## PROPOSED LAND USE

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- **GRU relocating Electrical Systems Control facility to new Eastside Operations Center on N Main ST**
- **2.69-ac property w/approx 11,900 sq ft bldg to become surplus City property & listed for sale**
- **PF land use generally not appropriate for private ownership & development**
- **MUL land use appropriate for location, private development**

- **Consistent w/infill & redevelopment goals (FLUE Goal 2, Obj. 2.1)**
- **Site served by urban services and has no major environmental impacts or constraints**
- **TCEA Zone B, and accessible by car, bicycle, and walking. RTS 43 at NW 39 Ave & 43 ST (service between SFC & downtown)**



# Key Issues - LUC

- **Proposed MUL consistent w/Comp Plan, appropriate for this location at intersection of arterial roadways (NW 43 ST & 53 AVE)**
- **Two of other 3 corners have MUL land use w/devel'd commercial properties**
- **Compatibility w/adjacent residential property ensured by meeting all applicable LDC requirements**
- **No problems w/financial feasibility (FS 163)**

# Recommendation

**City Plan Board to City Commission:  
Approve Petition PB-11-63 LUC  
Plan Board voted 6:0**

**Staff to City Commission: Approve Petition  
PB-11-63 LUC**

**Staff to City Plan Board: Approve Petition  
PB-11-63 LUC**