



Planning and Development Services

PB-16-74 LUC

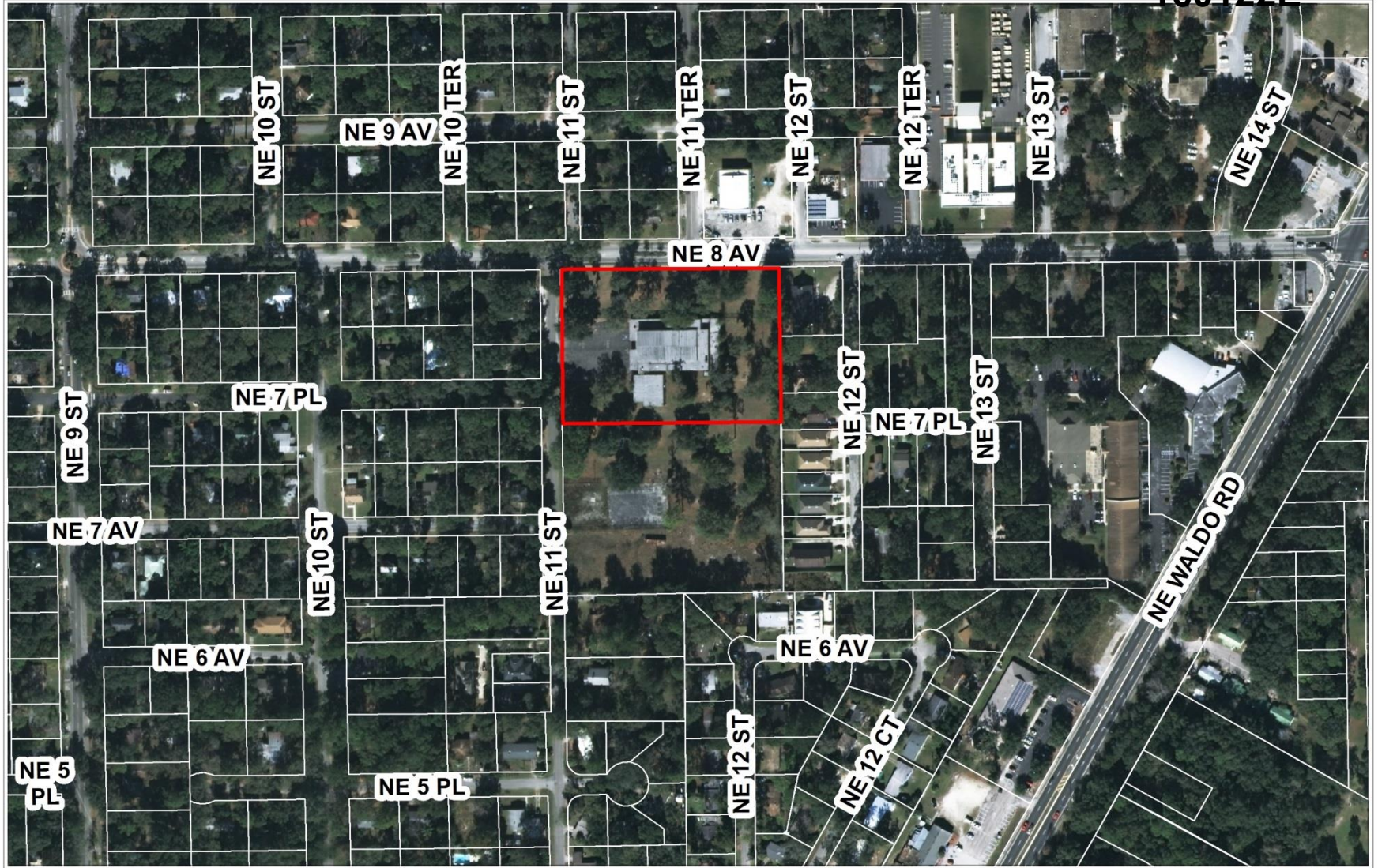
**City Commission
July 21, 2016**

Legistar No 160122

Presentation by Dean Mimms, AICP

Small-scale Land Use Amendment

PB-16-74 LUC	Existing	Proposed
Land Use (3.2 ac)	PF Public and Institutional Facilities	MUL Mixed-Use Low- Intensity (8-30 units/acre)



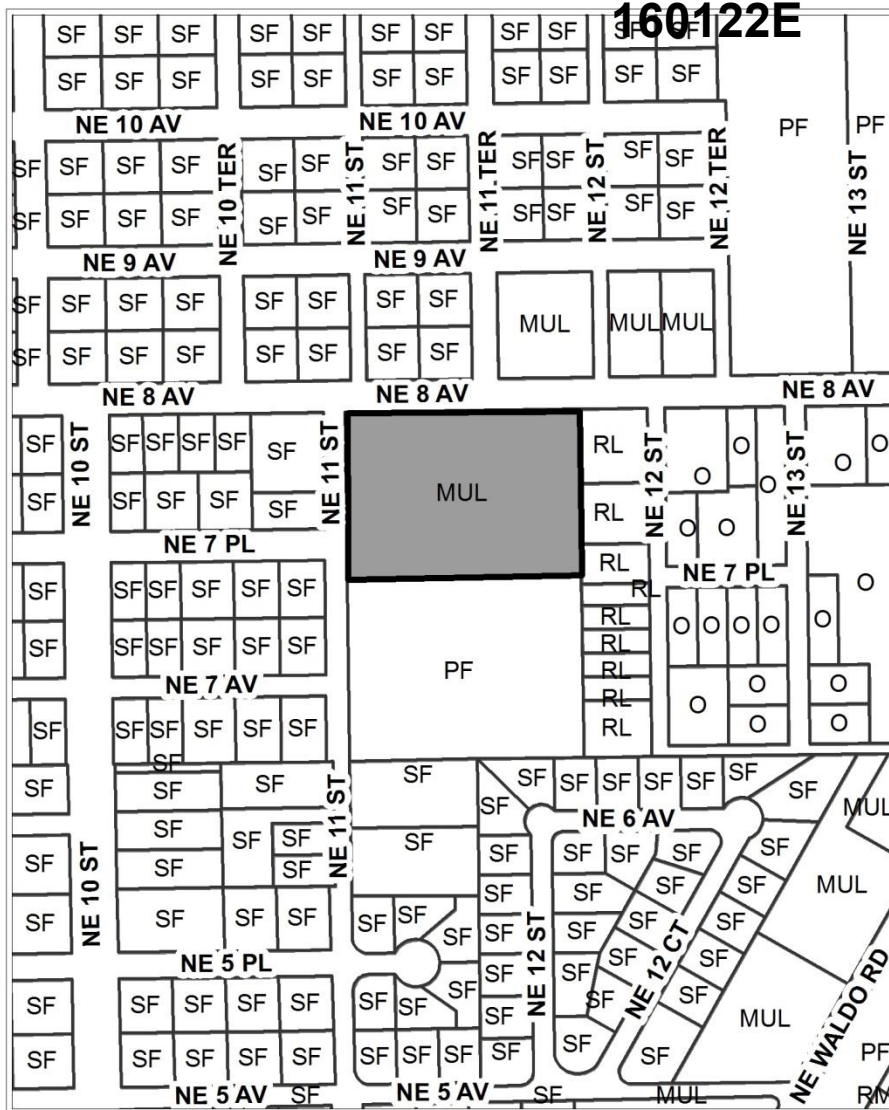
AERIAL PHOTOGRAPH



Name	Petition Request	Petition Number
City of Gainesville	Amend the City of Gainesville Future Land Use Map from Public and Institutional Facilities (PF) to Mixed-Use Low-Intensity (8-30 units/acre) (MUL)	PB-16-74 LUC

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)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- O Office
- PF Public and Institutional Facilities



Area under petition consideration

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


PROPOSED LAND USE



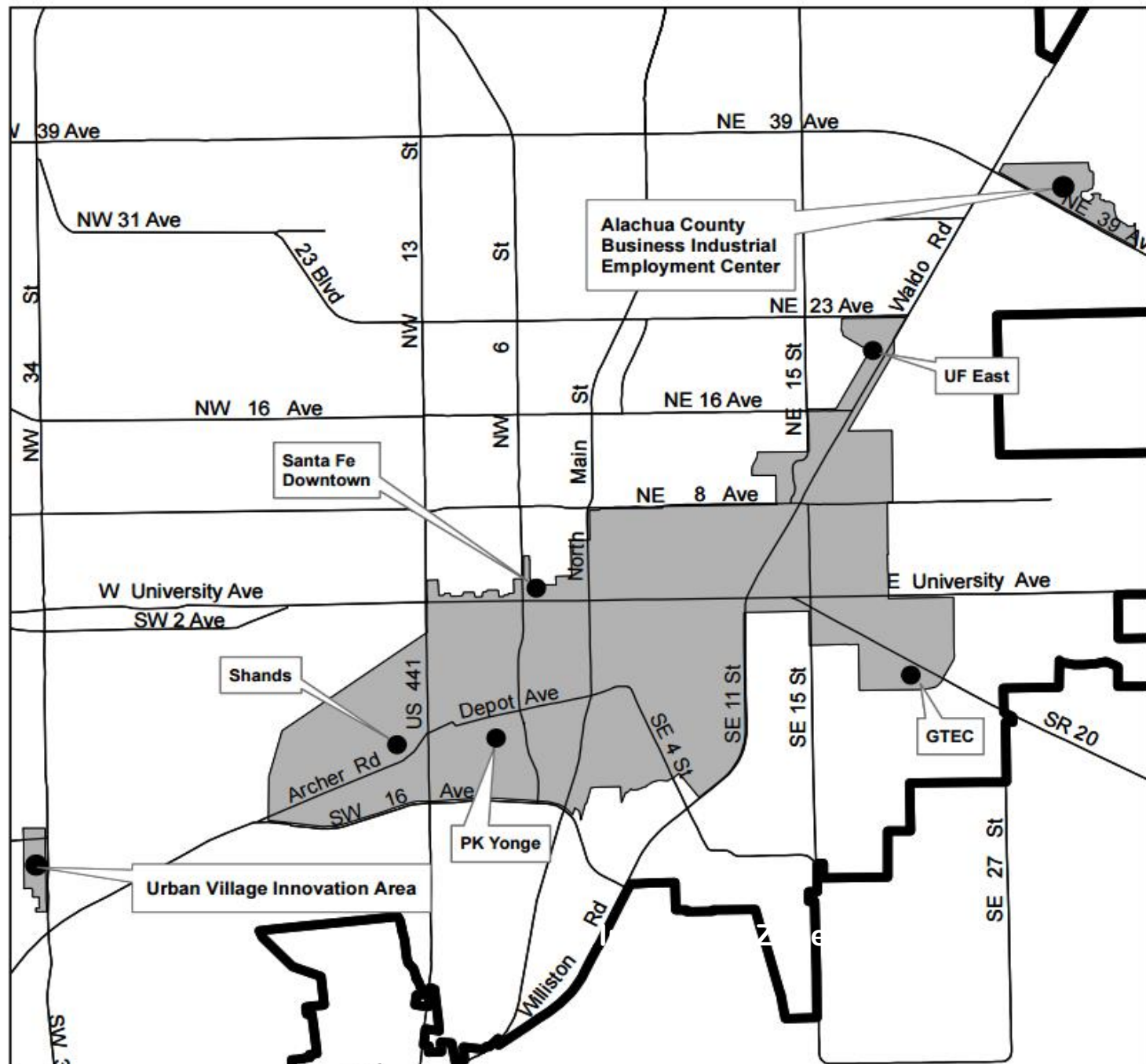
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**FUTURE LAND USE
ELEMENT**

Innovation Zone

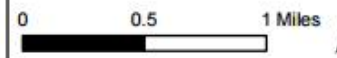
 Innovation Zone

 Gainesville City Limits



City of Gainesville, Florida

Prepared by the
Planning & Development Services
March 2013



160122E

Armory from NE 8th AVE

160122E

NE 11TH ST

East along NE 8th AVE



160122E



North across NE 8th AVE

160122E

South from NE 8th AVE

160122E



East of Armory
NE 12th ST at NE 8th AVE

Emanuel Missionary
BAPTIST CHURCH
PASTOR: [unreadable]
WORSHIP SERVICES
SUNDAY SCHOOL - SUNDAY - 9:30 AM
MORNING WORSHIP - SUNDAY - 11:00 AM

1203

160122E

Duplexes to East
on NE 12th ST



160122E

Armory from NE 11th ST



160122E

Single-family residence to
West along NE 11th ST



160122E



Duplexes to West
on NE 11th ST

Petition / Background

- **Developed 3.2-ac, City-owned Armory property w/vacant 29,335 sq. ft. building. Ownership reverted to City w/in past year.**
- **City issued RFP in early March for reuse & redevelopment of property. Successful respondent a small, innovative, successful local company (Phalanx Defense Systems) that has outgrown its space at Airport.**
- **Staff determined MUL most appropriate category for proposed use (*Armor systems manufacturing & assembly*), filed applications for small-scale LUC and related ZON & TCH**
- **MUL allows broad range of non-res'l & res'l uses, including office & retail scaled to serve surrounding neighborhood**

Key Points – LUC

- **MUL land use consistent w/Comp. Plan (in particular re: encouraging mixed-use development, infill & redevelopment, development of Innovation Economy)**
- **Proposed MUL supports mixed-use development at appropriate location**
- **Will broaden range of permitted uses of property**
- **Supportive of economic development in eastern part of City**

Recommendation

City Plan Board to City Commission
Approve Petition PB-16-74 LUC
(Plan Board voted 6-0)

Staff to City Commission
Approve Petition & Ordinance