

LEGISLATIVE #

120002G



Planning and Development Services

PB-12-34 LUC Ordinance No. 120002

July 19, 2012

Small-scale Land Use Amendment PB-12-34 LUC

(Related to Petition PB-12-35 ZON)

**For a portion of City-owned property used by
GRU; south side of downtown**



AERIAL PHOTOGRAPH



Name	Petition Request	Map(s)	Petition Number
City of Gainesville, applicant	Amend FLUM from PF to MUH. Rezone from PS to CCD.	4052	PB-12-34 LUC PB-12-35 ZON

Request for 2.9-ac portion of City-owned property

120002G

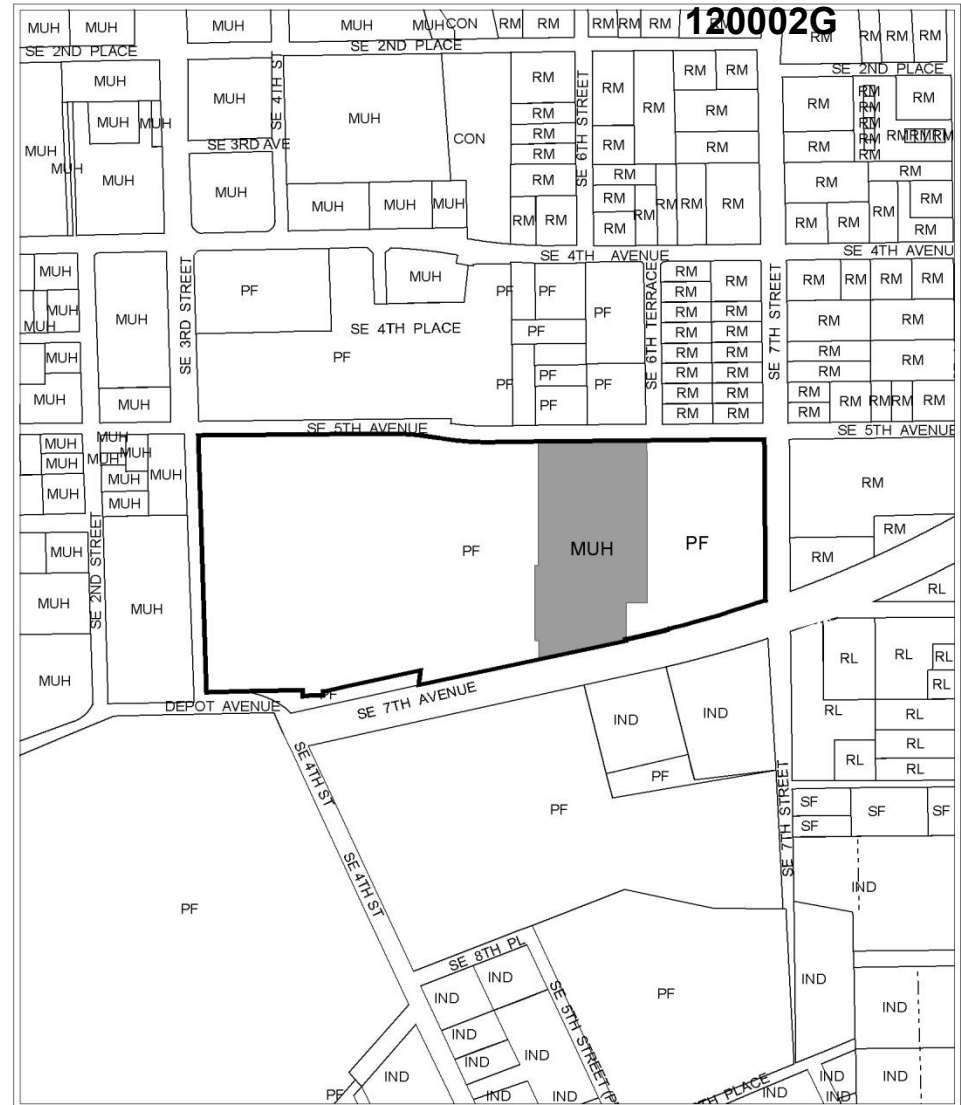
	Existing	Proposed
Land Use	PF (Public Facilities)	MUH (Mixed-Use High- Intensity: up to 150 units/ac)

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

----- Division line between two zoning districts
— City Limits

Area
under petition
consideration



PROPOSED LAND USE

 No Scale	Name	Petition Request	Map(s)	Petition Number
	City of Gainesville, applicant	Amend FLUM from PF to MUH. Rezone from PS to CCD.	4052	PB-12-34 LUC

Background

- **Developed, vacated GRU site with
1- story office bldg & 2-story
warehouse**
- **“Power District” located in Downtown
Redevelopment District**
- **Dec. 2011 MOU pertains to
redevelopment of this part of
Power District**

Background

- Served by existing urban services
- TCEA Zone A
- 820 ft. from RTS Rosa Parks RTS
Downtown Station
- Phase 1 & 2 environmental
assessments done, no remediation
needed

A photograph showing a paved area in the foreground, a chain-link fence across the middle ground, and a large building on the right. The sky is blue with many white clouds. The text "Looking south into site" is overlaid in yellow at the bottom.

Looking south
into site



Looking north into
property at SW corner

Highlights – LUC

- Amendment to MU-H land use supportive of CRA's Power District Catalyst Project, and of redevelopment. MU-H expands allowable property uses relative to current PF.
- Consistent w/infill & redevelopment Comprehensive Plan goals (FLUE Goal 2, Obj. 2.1) and of appropriate development of Innovation Zone (Policy 2.2.1)

Highlights – LUC

- **Compatible w/adjacent properties & surrounding area. Compatibility w/nearby residential by meeting applicable LDC requirements.**
- **Consistent w/Comp Plan**

Recommendation

**Approve Petition PB-12-34 LUC and
Ordinance 120002**

City Plan Board to City Commission:

**Plan Board voted 5-0 to approve Petition
PB-12-34 LUC**