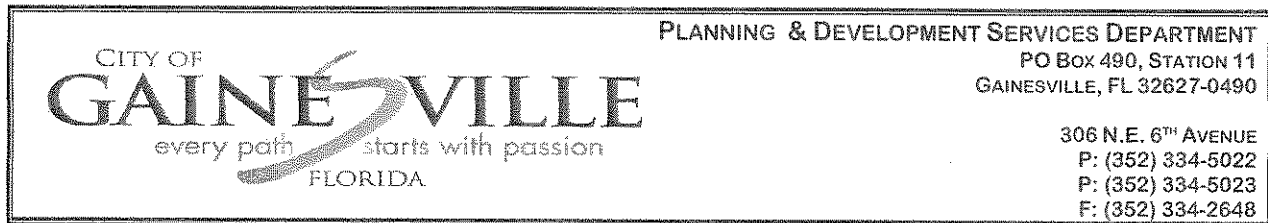


LEGISLATIVE #

120175B



TO: City Plan Board **Item Number: 6**

FROM: Planning & Development Services Department Staff **DATE: June 28, 2012**

SUBJECT: Petition PB-12-62 TCH. City of Plan Board. Amend the Land Development Code Section 30-41 Establishment of zoning districts and categories for consistency with the City of Gainesville Comprehensive Plan.

Recommendation

Staff recommends approval of Petition PB-12-62 TCH.

Discussion

This petition proposes to amend Land Development Code Sec. 30-41(a)(4), to add references to the minimum densities of the Urban mixed-use district 1 (UMU-1) and Urban mixed-use district 2 (UMU-2) zoning districts. The proposed text change is for consistency with Comprehensive Plan amendments to the Urban Mixed-Use 1 (UMU-1: 8 -75 units per acre; and up to 25 additional units per acre by special use permit) and Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit) future land use categories that were adopted by Ordinance No. 100684 on July 21, 2011.

Additionally, the UMU-1 zoning district was amended by Ordinance 110598 to add a minimum density of 8 units/acre and allow up to 25 additional units per acre by special use permit on March 15, 2012. Changes to the UMU-2 zoning district, including establishing a minimum density of 10 units/acre and allowing up to 25 additional units per acre, were adopted by Ordinance 110642 on June 7, 2012. The proposed text change will make LDC Sec. 30-41 consistent with the aforementioned changes to the Urban Mixed Use 1 and 2 future land use categories and zoning districts.

Recommended Changes: Sec. 30-41(a)(4) *Mixed use districts.*

The recommended changes are shown below in underline and ~~strike-through~~.

(4) *Mixed use districts.*

MU-1: 8--30 units/acre mixed use low intensity.

MU-2: 12--30 units/acre mixed use medium intensity.

CCD: Up to 150 units/acre central city district.

Petition PB-12-62 TCH
June 28, 2012

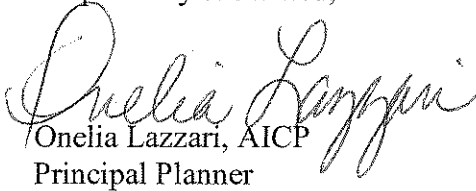
UMU-1: Up to 75 units/acre 8-75 units/acre; and up to 25 additional units/acre by special use permit urban mixed-use district.

UMU-2: Up to 100 units/acre 10-100 units/acre; and up to 25 additional units/acre by special use permit urban mixed-use district.

Impact on Affordable Housing

There are no specific impacts to affordable housing from this petition.

Respectfully submitted,


Onelia Lazzari, AICP
Principal Planner

Prepared by: 
Andrew Persons

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Future Land Use Element - Urban Mixed-Use 1 (UMU-1: 8 -75 units per acre; and up to 25 additional units per acre by special use permit) and Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit) future land use categories

Appendix B Application

Exhibit B-1 Application