### 121096H





**Planning and Development Services** 

# **PB-13-26 LUC**

### Presentation to City Commission July 18, 2013 Legistar # 121096



### AERIAL PHOTOGRAPH

ν Λ	Name	Petition Request	Map(s)	Petition Number
No Scale	Causseaux, Hewett & Walpole, agent for Gardenia Garden Apartments Limited Partnership	Amend the City of Gainesville Land Use map from Residential Low Density (RL) to Residential Medium Density (RM)	3954	PB-13-26 LUC



- ±3.47 acres of a 7.41-acre parcel
- Southern portion of Gardenia Gardens Apartments (built 1968)
- Split land use Residential Low-Density (3.47acres) and Residential Medium-Density (3.94acres)
- 52 units located on 3.47 acre portion
- Existing density exceeds current land use (nonconforming)



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**Current Land Use Proposed Land Use Residential Low-Density (up to 12 Residential Medium-Density** units per acre) (8-30 units per acre)

#### **City of Gainesville** 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)

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Division line between two land use districts 

#### PROPOSED LAND USE

Ä	Name	Petition Request	Map(s)	Petition Number
No Scale	Causseaux, Hewett & Walpole, agent for Gardenia Garden Apartments Limited Partnership	Amend the City of Gainesville Land Use map from Residential Low Density (RL) to Residential Medium Density (RM)	395.4	PB-13-26 LUC

Area









 Non-conforming density is a result of citywide land use and zoning changes circa 1991 and 1992

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- Concurrent rezoning petition (Ord. 121097) (RMF-5 to RMF-7) will limit potential increase in density
- Residential Medium-Density land use is consistent with existing multifamily use and will create one unified land use for entire site.



Recommendation

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# Approve Petition PB-13-26 LUC and adopt Ordinance 121096

## Plan Board voted 6-0 to approve Petition PB-13-26 LUC