



NIMBA

**Small-scale Comprehensive
Plan Amendment (Ss-CPA)
and Rezoning Applications**
(PB-19-00077 and PB-19-00078)

City of Gainesville Commission
December 5, 2019

Request:

1. Ss-CPA to amend the site's Future Land Use From **County** Low Density Residential To **City** Mixed-Use Low Intensity (MUL)
2. Rezoning to change the site's Zoning District From **County** Single-Family Residential (R-1A) To **City** Mixed-Use Low Intensity (MU-1)

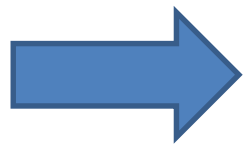
Intent:

Following annexation into the City, permit site's highest and best use while remaining and promoting compatible with adjacent parcels by creating a consistent form with the context area pattern.

Application Review Process



Annexation (Ord. 180416) (Second Reading and Adoption)	February 21, 2019
Submit Ss-CPA and Rezoning Application	May 20, 2019
City Plan Board Public Hearing #1	August 22, 2019
City Plan Board Public Hearing #2	October 9, 2019
City Commission (Public Hearing & 1 st Reading)	December 5, 2019
City Commission (2 nd Reading)	January 16, 2020



Aerial Map

The map displays the project site (±5.07 Acres, Tax Parcel # 06111-005-000, City of Gainesville) in a central location. Surrounding land uses include:

- North:** Apartments, Magnolia Parke, Mixed-Use, Apartments.
- East:** Office, Cemetery.
- South:** Office, Single-Family Residential.
- West:** FDOT Basin, Restaurant/Bank/Office.

Key infrastructure and boundaries shown include:

- Streets:** NW 43rd Street, NW 39th Avenue, NW 45th Street, NW 46th Terrace.
- Highway:** US Highway 222.
- Boundaries:** City of Gainesville (green outline), Alachua County Tax Parcels (yellow outline).

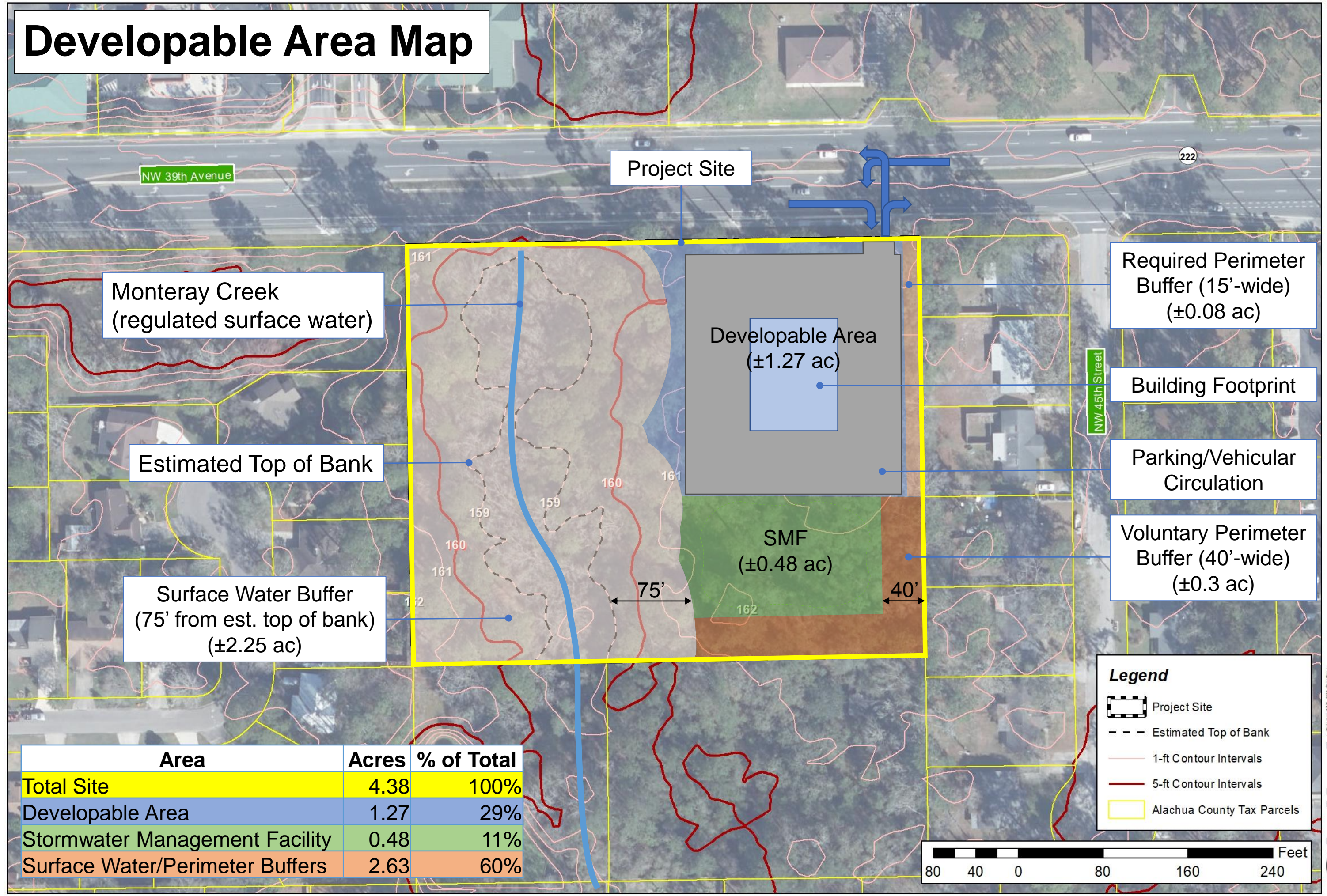
Legend:

- Project Site (dashed black outline)
- Alachua County Tax Parcels (yellow outline)
- City of Gainesville (green outline)

Scale: 0 to 1,200 Feet.

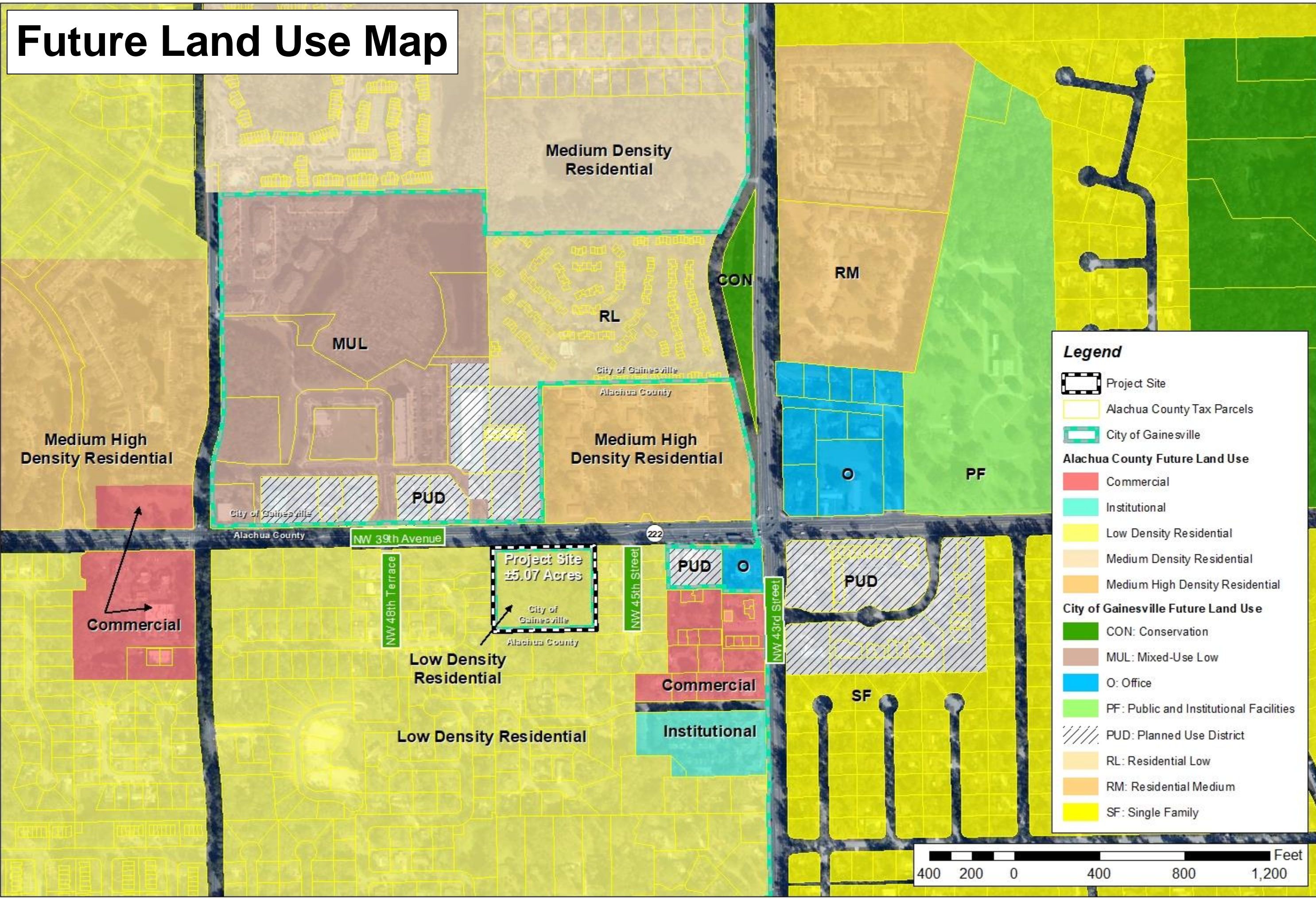
- Site is **undeveloped**, surrounded by **urban-scale development**, and has direct access to all **urban infrastructure**.
- Site has direct access to State Road 222 / NW 39th Avenue, with an existing full median cut.
- **Parcel was annexed into the City of Gainesville** per Ordinance No. 180416 on February 21, 2019.

Developable Area Map



Area	Acres	% of Total
Total Site	4.38	100%
Developable Area	1.27	29%
Stormwater Management Facility	0.48	11%
Surface Water/Perimeter Buffers	2.63	60%

Future Land Use Map



Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville

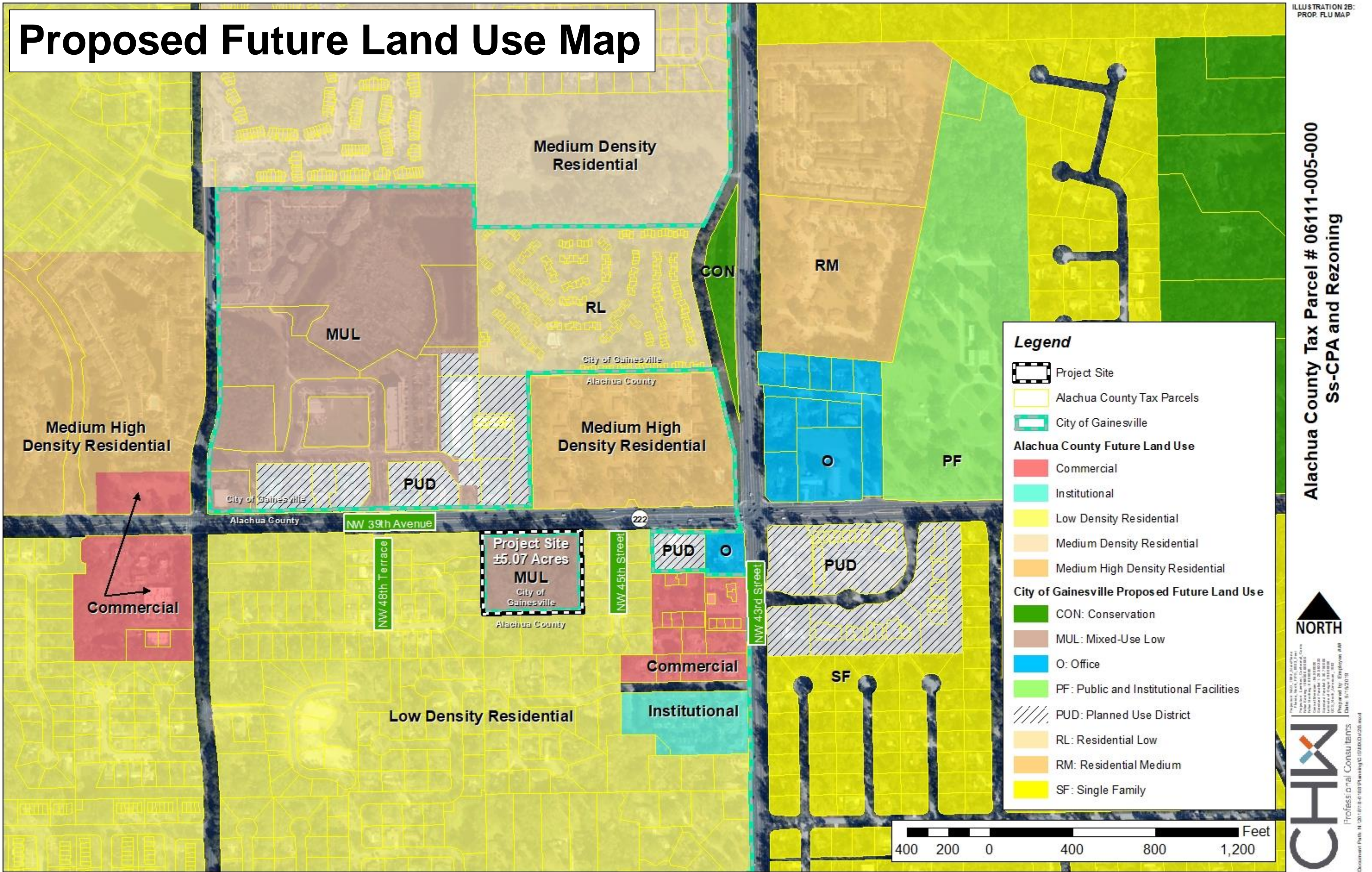
Alachua County Future Land Use

- Commercial
- Institutional
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential

City of Gainesville Future Land Use

- CON: Conservation
- MUL: Mixed-Use Low
- O: Office
- PF: Public and Institutional Facilities
- PUD: Planned Use District
- RL: Residential Low
- RM: Residential Medium
- SF: Single Family

Proposed Future Land Use Map



Zoning Map

This map displays the zoning districts for the City of Gainesville and surrounding areas in Alachua County, Florida. The Project Site is highlighted in a dashed black box, located in the City of Gainesville, zoned R-1A, and covering approximately 5.07 acres. The map shows various zoning districts including R-1A, R-1B, R-2, R-2A, R-2B, R-2C, R-2D, R-2E, R-2F, R-2G, R-2H, R-2I, R-2J, R-2K, R-2L, R-2M, R-2N, R-2O, R-2P, R-2Q, R-2R, R-2S, R-2T, R-2U, R-2V, R-2W, R-2X, R-2Y, R-2Z, R-2AA, R-2AB, R-2AC, R-2AD, R-2AE, R-2AF, R-2AG, R-2AH, R-2AI, R-2AJ, R-2AK, R-2AL, R-2AM, R-2AN, R-2AO, R-2AP, R-2AQ, R-2AR, R-2AS, R-2AT, R-2AU, R-2AV, R-2AW, R-2AX, R-2AY, R-2AZ, R-2BA, R-2BB, R-2BC, R-2BD, R-2BE, R-2BF, R-2BG, R-2BH, R-2BI, R-2BJ, R-2BK, R-2BL, R-2BM, R-2BN, R-2BO, R-2BP, R-2BQ, R-2BR, R-2BS, R-2BT, R-2BU, R-2BV, R-2BW, R-2BX, R-2BY, R-2BZ, R-2CA, R-2CB, R-2CC, R-2CD, R-2CE, R-2CF, R-2CG, R-2CH, R-2CI, R-2CJ, R-2CK, R-2CL, R-2CM, R-2CN, R-2CO, R-2CP, R-2CQ, R-2CR, R-2CS, R-2CT, R-2CU, R-2CV, R-2CW, R-2CX, R-2CY, R-2CZ, R-2DA, R-2DB, R-2DC, R-2DD, R-2DE, R-2DF, R-2DG, R-2DH, R-2DI, R-2DJ, R-2DK, R-2DL, R-2DM, R-2DN, R-2DO, R-2DP, R-2DQ, R-2DR, R-2DS, R-2DT, R-2DU, R-2DV, R-2DW, R-2DX, R-2DY, R-2DZ, R-2EA, R-2EB, R-2EC, R-2ED, R-2EE, R-2EF, R-2EG, R-2EH, R-2EI, R-2EJ, R-2EK, R-2EL, R-2EM, R-2EN, R-2EO, R-2EP, R-2EQ, R-2ER, R-2ES, R-2ET, R-2EU, R-2EV, R-2EW, R-2EX, R-2EY, R-2EZ, R-2FA, R-2FB, R-2FC, R-2FD, R-2FE, R-2FF, R-2FG, R-2FH, R-2FI, R-2FJ, R-2FK, R-2FL, R-2FM, R-2FN, R-2FO, R-2FP, R-2FQ, R-2FR, R-2FS, R-2FT, R-2FU, R-2FV, R-2FW, R-2FX, R-2FY, R-2FZ, R-2GA, R-2GB, R-2GC, R-2GD, R-2GE, R-2GF, R-2GG, R-2GH, R-2GI, R-2GJ, R-2GK, R-2GL, R-2GM, R-2GN, R-2GO, R-2GP, R-2GQ, R-2GR, R-2GS, R-2GT, R-2GU, R-2GV, R-2GW, R-2GX, R-2GY, R-2GZ, R-2HA, R-2HB, R-2HC, R-2HD, R-2HE, R-2HF, R-2HG, R-2HH, R-2HI, R-2HJ, R-2HK, R-2HL, R-2HM, R-2HN, R-2HO, R-2HP, R-2HQ, R-2HR, R-2HS, R-2HT, R-2HU, R-2HV, R-2HW, R-2HX, R-2HY, R-2HZ, R-2IA, R-2IB, R-2IC, R-2ID, R-2IE, R-2IF, R-2IG, R-2IH, R-2II, R-2IJ, R-2IK, R-2IL, R-2IM, R-2IN, R-2IO, R-2IP, R-2IQ, R-2IR, R-2IS, R-2IT, R-2IU, R-2IV, R-2IW, R-2IX, R-2IY, R-2IZ, R-2JA, R-2JB, R-2JC, R-2JD, R-2JE, R-2JF, R-2JG, R-2JH, R-2JI, R-2JJ, R-2JK, R-2JL, R-2JM, R-2JN, R-2JO, R-2JP, R-2JQ, R-2JR, R-2JS, R-2JT, R-2JU, R-2JV, R-2JW, R-2JX, R-2JY, R-2JZ, R-2KA, R-2KB, R-2KC, R-2KD, R-2KE, R-2KF, R-2KG, R-2KH, R-2KI, R-2KJ, R-2KK, R-2KL, R-2KM, R-2KN, R-2KO, R-2KP, R-2KQ, R-2KR, R-2KS, R-2KT, R-2KU, R-2KV, R-2KW, R-2KX, R-2KY, R-2KZ, R-2LA, R-2LB, R-2LC, R-2LD, R-2LE, R-2LF, R-2LG, R-2LH, R-2LI, R-2LJ, R-2LK, R-2LL, R-2LM, R-2LN, R-2LO, R-2LP, R-2LQ, R-2LR, R-2LS, R-2LT, R-2LU, R-2LV, R-2LW, R-2LX, R-2LY, R-2LZ, R-2MA, R-2MB, R-2MC, R-2MD, R-2ME, R-2MF, R-2MG, R-2MH, R-2MI, R-2MJ, R-2MK, R-2ML, R-2MM, R-2MN, R-2MO, R-2MP, R-2MQ, R-2MR, R-2MS, R-2MT, R-2MU, R-2MV, R-2MW, R-2MX, R-2MY, R-2MZ, R-2NA, R-2NB, R-2NC, R-2ND, R-2NE, R-2NF, R-2NG, R-2NH, R-2NI, R-2NJ, R-2NK, R-2NL, R-2NM, R-2NN, R-2NO, R-2NP, R-2NQ, R-2NR, R-2NS, R-2NT, R-2NU, R-2NV, R-2NW, R-2NX, R-2NY, R-2NZ, R-2OA, R-2OB, R-2OC, R-2OD, R-2OE, R-2OF, R-2OG, R-2OH, R-2OI, R-2OJ, R-2OK, R-2OL, R-2OM, R-2ON, R-2OO, R-2OP, R-2OQ, R-2OR, R-2OS, R-2OT, R-2OU, R-2OV, R-2OW, R-2OX, R-2OY, R-2OZ, R-2PA, R-2PB, R-2PC, R-2PD, R-2PE, R-2PF, R-2PG, R-2PH, R-2PI, R-2PJ, R-2PK, R-2PL, R-2PM, R-2PN, R-2PO, R-2PP, R-2PQ, R-2PR, R-2PS, R-2PT, R-2PU, R-2PV, R-2PW, R-2PX, R-2PY, R-2PZ, R-2QA, R-2QB, R-2QC, R-2QD, R-2QE, R-2QF, R-2QG, R-2QH, R-2QI, R-2QJ, R-2QK, R-2QL, R-2QM, R-2QN, R-2QO, R-2QP, R-2QQ, R-2QR, R-2QS, R-2QT, R-2QU, R-2QV, R-2QW, R-2QX, R-2QY, R-2QZ, R-2RA, R-2RB, R-2RC, R-2RD, R-2RE, R-2RF, R-2RG, R-2RH, R-2RI, R-2RJ, R-2RK, R-2RL, R-2RM, R-2RN, R-2RO, R-2RP, R-2RQ, R-2RR, R-2RS, R-2RT, R-2RU, R-2RV, R-2RW, R-2RX, R-2RY, R-2RZ, R-2SA, R-2SB, R-2SC, R-2SD, R-2SE, R-2SF, R-2SG, R-2SH, R-2SI, R-2SJ, R-2SK, R-2SL, R-2SM, R-2SN, R-2SO, R-2SP, R-2SQ, R-2SR, R-2SS, R-2ST, R-2SU, R-2SV, R-2SW, R-2SX, R-2SY, R-2SZ, R-2TA, R-2TB, R-2TC, R-2TD, R-2TE, R-2TF, R-2TG, R-2TH, R-2TI, R-2TJ, R-2TK, R-2TL, R-2TM, R-2TN, R-2TO, R-2TP, R-2TQ, R-2TR, R-2TS, R-2TT, R-2TU, R-2TV, R-2TW, R-2TX, R-2TY, R-2TZ, R-2UA, R-2UB, R-2UC, R-2UD, R-2UE, R-2UF, R-2UG, R-2UH, R-2UI, R-2UJ, R-2UK, R-2UL, R-2UM, R-2UN, R-2UO, R-2UP, R-2UQ, R-2UR, R-2US, R-2UT, R-2UU, R-2UV, R-2UW, R-2UX, R-2UY, R-2UZ, R-2VA, R-2VB, R-2VC, R-2VD, R-2VE, R-2VF, R-2VG, R-2VH, R-2VI, R-2VJ, R-2VK, R-2VL, R-2VM, R-2VN, R-2VO, R-2VP, R-2VQ, R-2VR, R-2VS, R-2VT, R-2VU, R-2VV, R-2VW, R-2VX, R-2VY, R-2VZ, R-2WA, R-2WB, R-2WC, R-2WD, R-2WE, R-2WF, R-2WG, R-2WH, R-2WI, R-2WJ, R-2WK, R-2WL, R-2WM, R-2WN, R-2WO, R-2WP, R-2WQ, R-2WR, R-2WS, R-2WT, R-2WU, R-2WV, R-2WW, R-2WX, R-2WY, R-2WZ, R-2XA, R-2XB, R-2XC, R-2XD, R-2XE, R-2XF, R-2XG, R-2XH, R-2XI, R-2XJ, R-2XK, R-2XL, R-2XM, R-2XN, R-2XO, R-2XP, R-2XQ, R-2XR, R-2XS, R-2XT, R-2XU, R-2XV, R-2XW, R-2XX, R-2XY, R-2XZ, R-2YA, R-2YB, R-2YC, R-2YD, R-2YE, R-2YF, R-2YG, R-2YH, R-2YI, R-2YJ, R-2YK, R-2YL, R-2YM, R-2YN, R-2YO, R-2YP, R-2YQ, R-2YR, R-2YS, R-2YT, R-2YU, R-2YV, R-2YW, R-2YX, R-2YY, R-2YZ, R-2ZA, R-2ZB, R-2ZC, R-2ZD, R-2ZE, R-2ZF, R-2ZG, R-2ZH, R-2ZI, R-2ZJ, R-2ZK, R-2ZL, R-2ZM, R-2ZN, R-2ZO, R-2ZP, R-2ZQ, R-2ZR, R-2ZS, R-2ZT, R-2ZU, R-2ZV, R-2ZW, R-2ZX, R-2ZY, R-2ZZ.

Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville
- Alachua County Zoning**
 - (AP) Administrative/Professional
 - (BP) Business/Professional
 - (PD) Planned Development
 - (R-1A) Single Family Residential
 - (R-1B) Single Family Residential
 - (R-2) Multi-family Residential
 - (RP) Residential/Professional
- City of Gainesville Zoning**
 - CON: Conservation
 - MU-1: Mixed Use Low Intensity
 - OF: General Office
 - PD: Planned Development
 - PS: Public Services and Operations
 - RMF-5: Single-Family/Multiple-Family Residential
 - RMF-6: Multiple-Family Residential
 - RMF-7: Multiple-Family Residential
 - RSF-1: Single-Family Residential

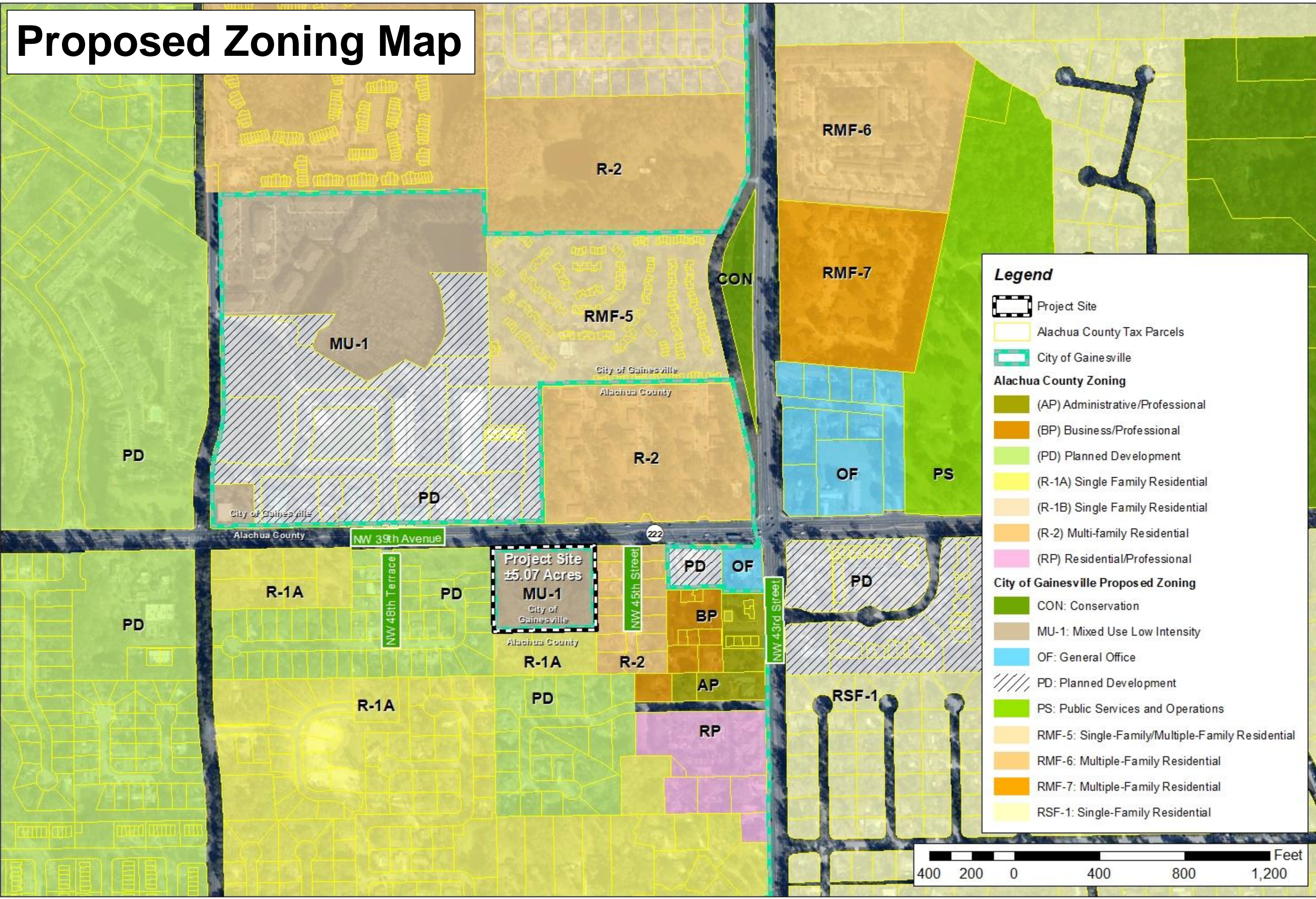
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Proposed Zoning Map

ILLUSTRATION 3B:
PROP. ZONING MAP



Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville

Alachua County Zoning

- (AP) Administrative/Professional
- (BP) Business/Professional
- (PD) Planned Development
- (R-1A) Single Family Residential
- (R-1B) Single Family Residential
- (R-2) Multi-family Residential
- (RP) Residential/Professional

City of Gainesville Proposed Zoning

- CON: Conservation
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- RMF-7: Multiple-Family Residential
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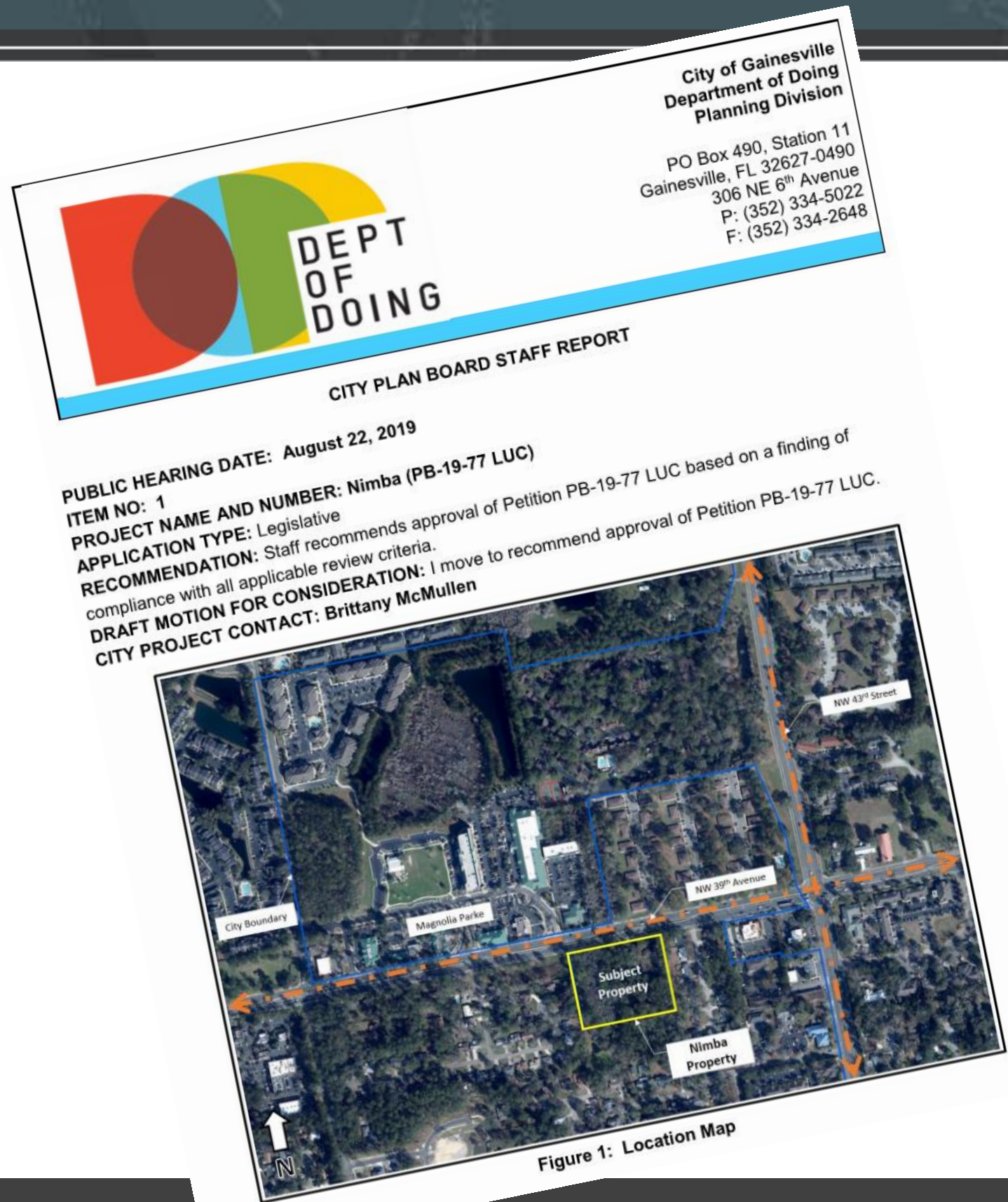
Alachua County Tax Parcel # 061111-005-000
Ss-CPA and Rezoning

NORTH

Professional Consultants
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Prepared by: Employee #44
Date: 5/1/2019

- Recently annexed into the City of Gainesville;
- Site surrounded by a variety of residential types and densities;
- Proposed FLU and Zoning designations:
 - Are compatible with adjacent uses;
 - Allows development consistent with area (logical nexus);
 - Locates density within urbanized area; and
 - Maximizes existing urban infrastructure.

Staff Recommendation



Land Use Amendment

CONCLUSION AND RECOMMENDATION

The proposed land use amendment has been evaluated based on the criteria established in the Comprehensive plan and has been found to meet the intent of the Comprehensive plan as outlined above. These include providing higher density mixed use along a major arterial, and encouraging multi modal transportation. Staff therefore recommends approval of Petition PB-19-77 LUC.

Rezoning

CONCLUSION AND RECOMMENDATION

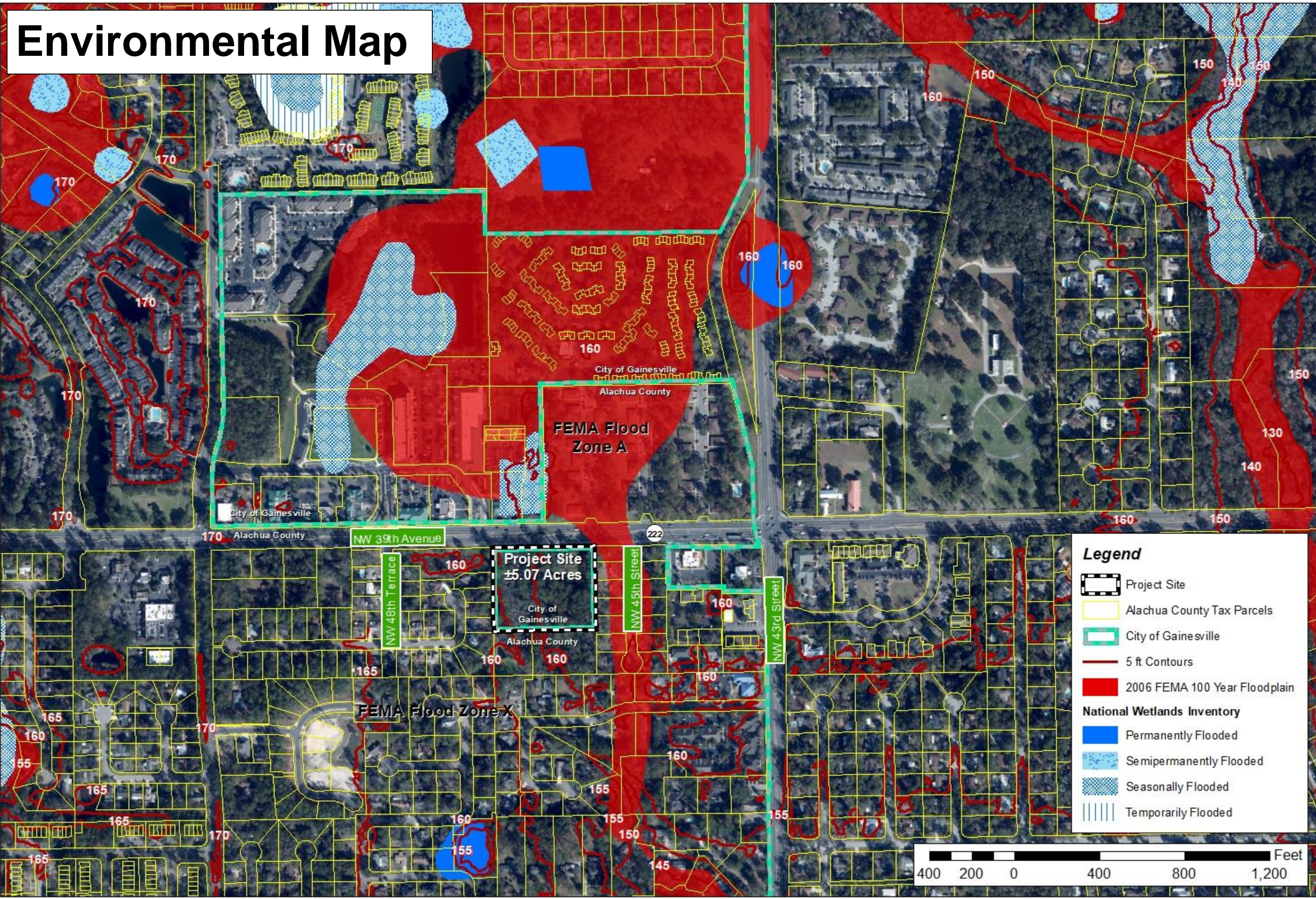
This petition seeks to rezone a 5.07 acre parcel from Alachua County Single Family R-1A: 1-4du/acre to City of Gainesville Mixed-Use Low Intensity: 8-30du/acre. It represents a significant change in density for the subject parcel. Staff has evaluated the requested rezoning according to the criteria outlined in the Land Development Code and found that the zoning designation will be compatible with existing uses and the changed character of the 39th Avenue Corridor.

The location of the subject parcel along a major arterial road makes it easily accessible and presents an opportunity to place a mix of uses at a higher density close to existing residential uses as well as public facilities and services. This meets the intent of both the Comprehensive Plan and the Land Development Code. Based on the findings outlined above staff recommends approval of petition PB-19-78 ZON.



Professional Consultants

Environmental Map



Legend

Project Site

Alachua County Tax Parcels

City of Gainesville

5 ft Contours

2006 FEMA 100 Year Floodplain

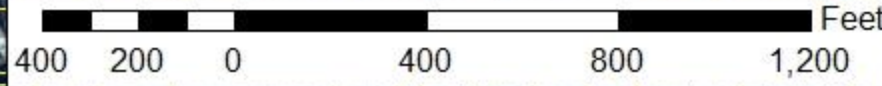
National Wetlands Inventory

Permanently Flooded

Semipermanently Flooded

Seasonally Flooded

Temporarily Flooded



Soils Map

Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville

Project Site ±5.07 Acres

Soil Types and Hydro Groups:

- WAUCHULA SAND; HYDRO GROUP: C/D
- MILL HOPPER SAND, 0 TO 5% SLOPES; HYDRO GROUP: A
- MILL HOPPER-URBAN LAND COMPLEX, 0 TO 5% SLOPES; HYDRO GROUP: A
- WAUCHULA-URBAN LAND COMPLEX; HYDRO GROUP: C/D

Geographic Labels:

- City of Gainesville
- Alachua County
- NW 39th Avenue
- NW 48th Terrace
- NW 45th Street
- NW 43rd Street
- 222

Scale: 400 200 0 400 800 1,200 Feet



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