



Legislation Text

File #: 170919., **Version:** 2

Amend the City of Gainesville Future Land Use Map from Office (O) and Conservation (CON) to Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON) (B)

Petition PB-17-157 LUC. CHW, agent for The Episcopal Church in the Diocese of Florida, Inc., owner. Amend the City of Gainesville Future Land Use Map from Office (O) and Conservation (CON) to Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON). Located at 4315 NW 23rd Avenue. Related to Petition PB-17-158 ZON.

This is a request to change the future land use designations on ± 7.1 acres of land from Office (O) and Conservation (CON) to Mixed-Use Low-Intensity (MUL): 8-30 units per acre and Conservation (CON). According to the applicant's justification report, non-residential development consisting of retail sales, service and office uses is proposed on the northern ± 3.9 acres of the subject property, and stormwater management, natural area, and passive recreation are proposed on the southern ± 3.2 acres of the subject property. A companion rezoning request is filed under PB-17-158 ZON.

The subject property is the former site of the St. Michael's Episcopal Church. It is located on the southwest corner of the NW 23rd Avenue and NW 43rd Street intersection. Tax parcels that contain single-family residential structures, and that have Single-Family (SF): up to 8 units per acre land use and Single-Family (RSF-1) zoning designations, abut on the south. A tax parcel used as open space with Conservation (CON) land use and zoning designations abuts on the west. The Rutledge Community Cemetery, which has Public and Institutional Facilities (PF) land use and Public Services and Operations (PS) zoning designations, abuts the subject property on the north and west.

None.

Staff to City Plan Board - Staff recommends approval of Petition PB-17-157 LUC.