



Legislation Text

File #: 170058., **Version:** 1

Amend the City of Gainesville Future Land Use Map from Mixed Use-Low (8-30 units/acre) to Mixed Use-Medium (12-30 units/acre) (B)

Petition PB-17-46 LUC. CHW, Inc., agent for Blakewood LLC. Amend the City of Gainesville Future Land Use Map from Mixed Use-Low (8-30 units/acre (MUL)) to Mixed Use-Medium (12-30 units/acre (MUM)). Located at 2373 SW Archer Road. Related to PB-17-45 ZON.

This petition for a small-scale amendment of the Future Land Use Map pertains to an approximately 2.5-acre, vacant property located on the south side of Old Archer Road and SW Archer Road, at the intersection of SW 23rd Drive. The property was once used for a tractor dealership and a lawn supply store, but all that remains is pavement and a concrete slab. The property is approximately 1,600 feet west of SW 16th Avenue and is in the University Context Area. It is located along a major corridor (SW Archer Road/State Road 24) and is proximate to the University of Florida, UF Health hospitals, and the Veterans Administration hospital.

Adoption of the requested Mixed-Use Medium-Intensity (12-30 units/acre) (MUM) land use (and MU-2 zoning) will encourage redevelopment of this vacant property in a centrally located, urbanized area. The proposed land use MUM land use, like the existing Mixed-Use Low (8-30 units/acre) (MUL) allows a mix of residential and non-residential uses, but MUM is not subject to the 6-fueling position limitation of the MUL land use category. That limitation is the reason that the applicant is proposing this land use amendment and related rezoning (and a related Special Use Permit (SUP) application that has been filed and will be heard at a future Plan Board meeting). Staff's review and recommendation is limited to the proposed MUM land use (and separately, to the related, proposed MU-2 zoning).

The proposed amendment of the Future Land Use Map from the Mixed-Use Low-Intensity (8-30 units/acre) category to Mixed-Use Medium-Intensity (12-30 units/acre) is consistent with the City's Comprehensive Plan and supports infill development and redevelopment of a vacant property in an urbanized area. This petition is related to Petition PB-17-45 ZON, which proposes rezoning from MU-1: 8-30 units/acre mixed-use low intensity to MU-2: 12-30 units/acre mixed-use medium intensity.

None.

Staff to City Plan Board - Staff recommends approval of Petition PB-17-46 LUC.