

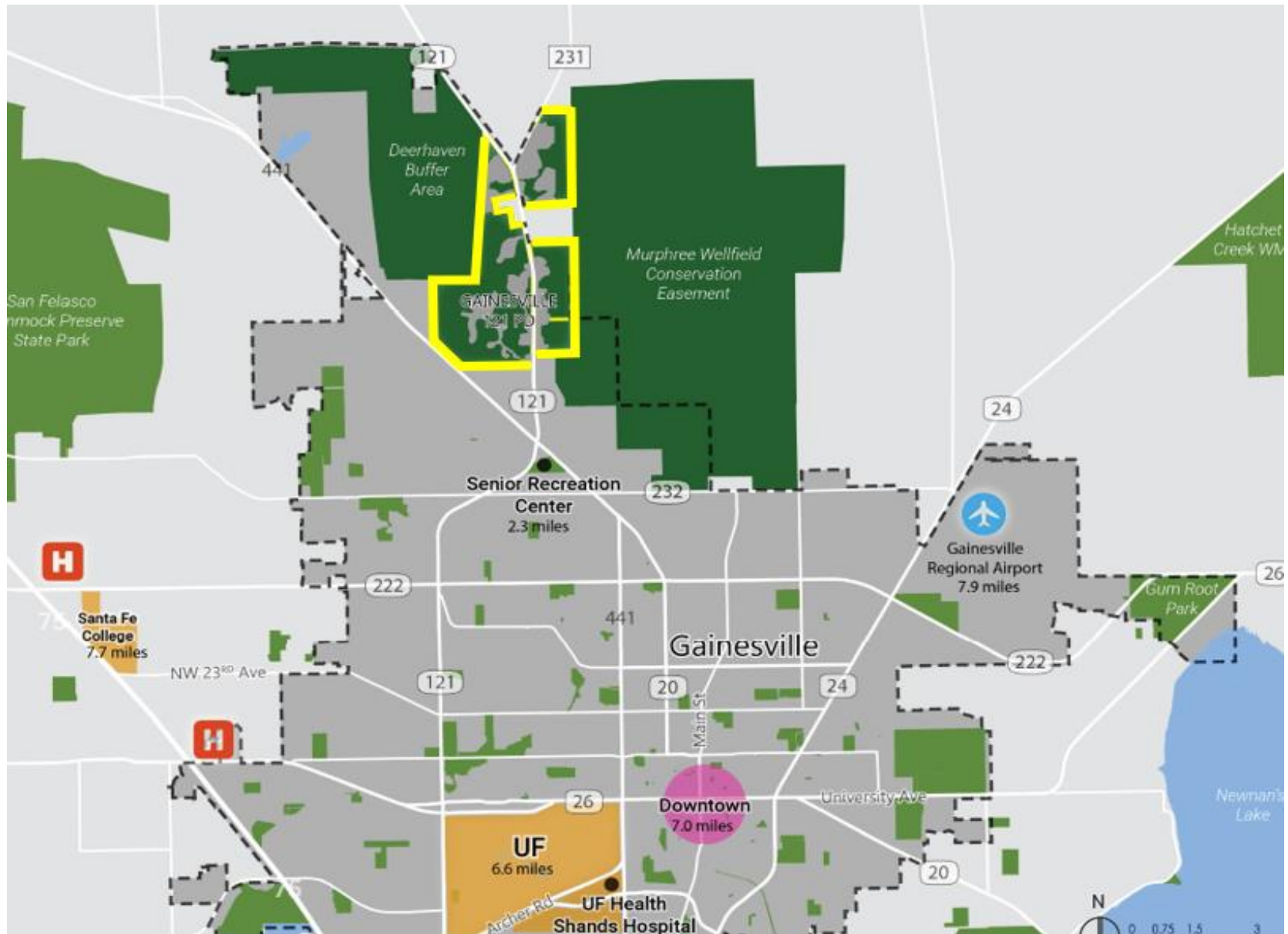


Petition No. LD-22-107 CPA
Petition No. LD-22-105 LUC
Petition No. LD-22-106 ZON

Ordinance No. 211459
Ordinance No. 211460

Gainesville City Commission
October 6, 2022

Gainesville 121 - Regional Context





Background Information

- Properties annexed into City in 1992 & 2007
- 2009 – Comprehensive Plan Amendments approved by City Commission, including:
 - Future Land Use Map (County Ag to PUD, SF, RL & CON)
 - Comp Plan Policy 4.3.4 (Site Specific Policy)
- 2017-2019 – Proposed PD Rezoning Application Review
- 2021 – City Commission Workshop
 - Direction given:
 - Strengthen environmental / conservation area standards in relation to silviculture
 - Improve Site Design Standards and increase density and intensity of allowed development, strengthen affordable housing requirements & LID standards
- 2022 – Settlement Agreement Proposals
 - Applications modified / improved to address Commission concerns



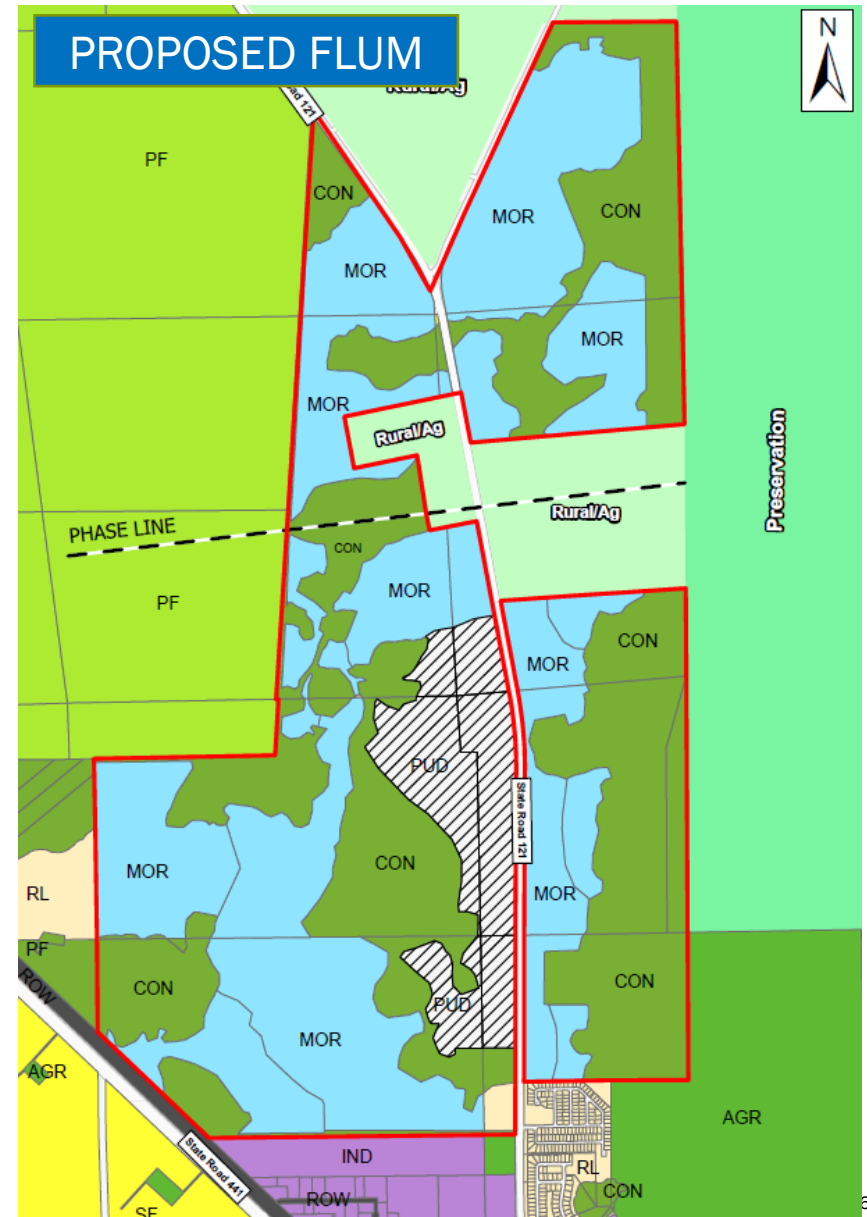
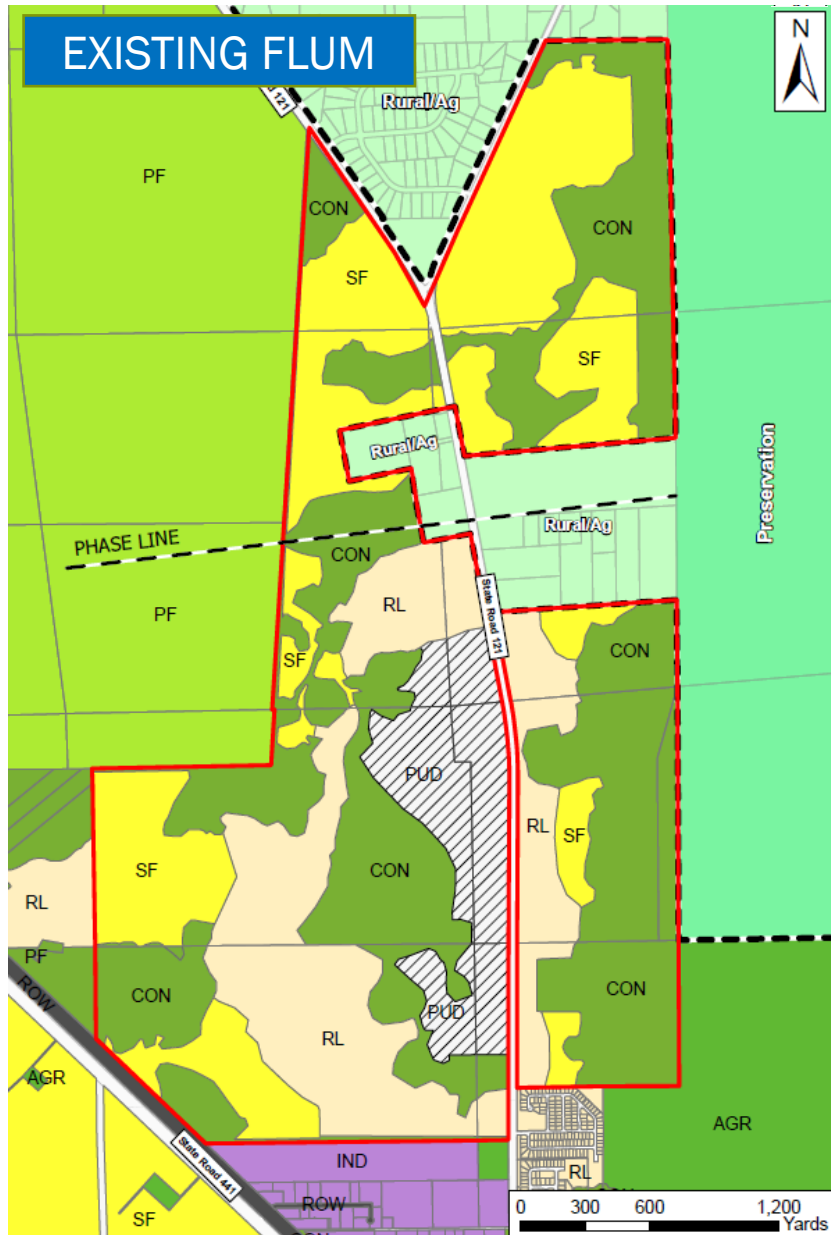
1. **Comprehensive Plan Amendment – Text Change**
Policy 4.3.4 – Revisions Implementing Agreement
2. **Comprehensive Plan Amendment – Land Use Change**
From: Single Family & Residential Low
To: Mixed-Use Office/Residential
3. **Zoning Change**
From: Agriculture
To: Planned Development



Staff Recommendation – Approval Of All Three Petitions

“This ... remedies the deficiencies identified by the City Commission ... in 2019. Specifically, this ... promotes **denser and clustered development** to establish an **efficient and non-sprawling** land use pattern that **protects wetlands and environmentally-sensitive areas** ... **sets-aside** from development over **68% of the total 1778-acre** property ... managed through a **stringent Conservation Management Plan** with ... **Conservation Easements** ... will also require ... development of **affordable housing** ... installation of community gardens ... **low-impact-design** ... with clustering, maximization of pervious surfaces, narrowed streets, and reuse of stormwater. **Because of the significant improvements ... staff recommends approval of this ordinance.**”

Gainesville 121 – CPA Land Use Map Change



Gainesville 121 - Conservation Management Area



LEGEND

 Approved Conservation Management Area

CONSERVATION MANAGEMENT AREA CONTAINS:

- All Required Set-Aside Areas For Conservation
 - Conservation Future Land Use Areas
 - Wetlands – 773 acres
 - 40% of Uplands – 387 acres
- 1,160 Ac.
(65%)**

CONSERVATION MANAGEMENT AREA TO BE GOVERNED BY APPROVED MANAGEMENT PLAN

- Takes Effect Upon Approval Of Planned Development
- Establishes Management Requirements
- Requires Conveyance Of Conservation Easements To Insure Perpetual Protection

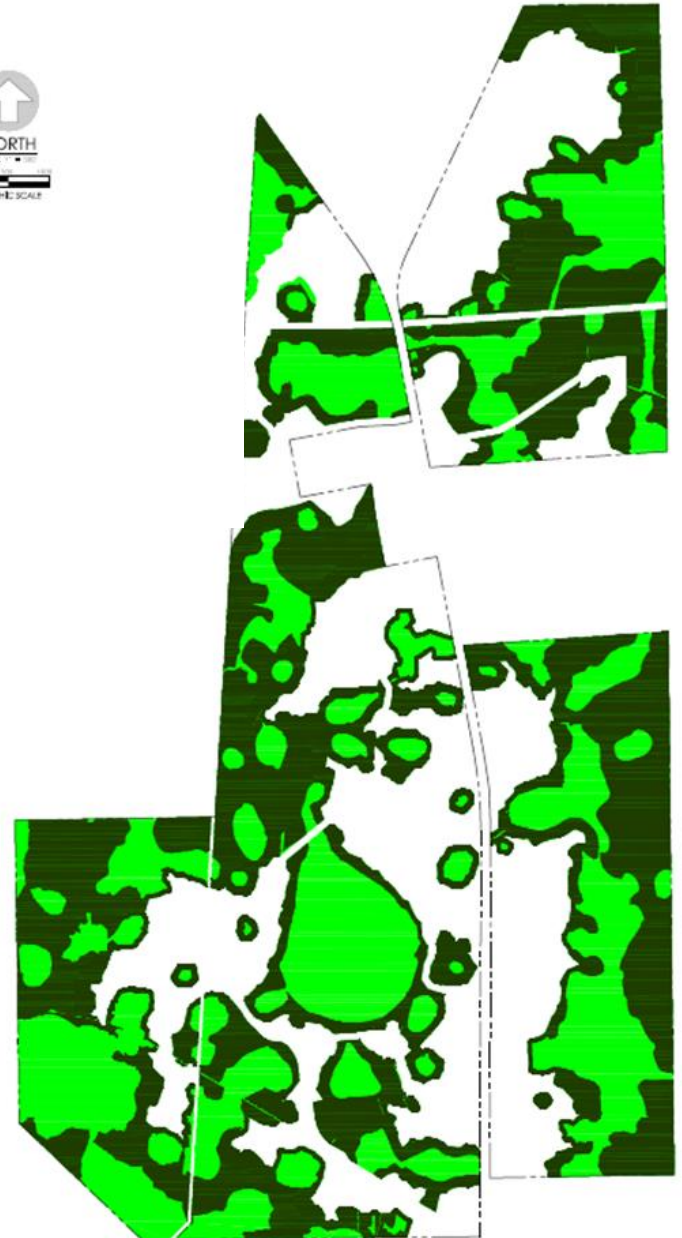


Gainesville 121 – Conservation Management

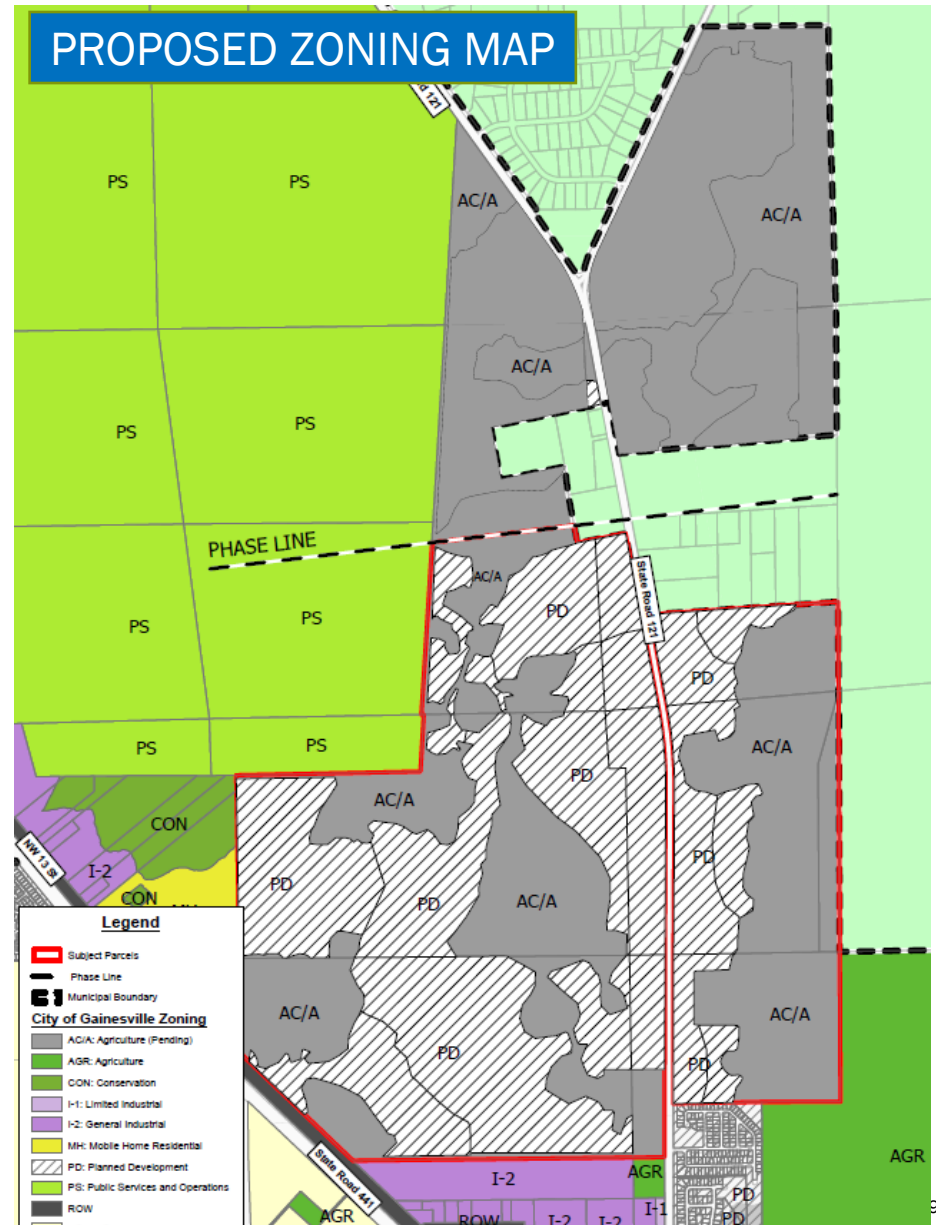
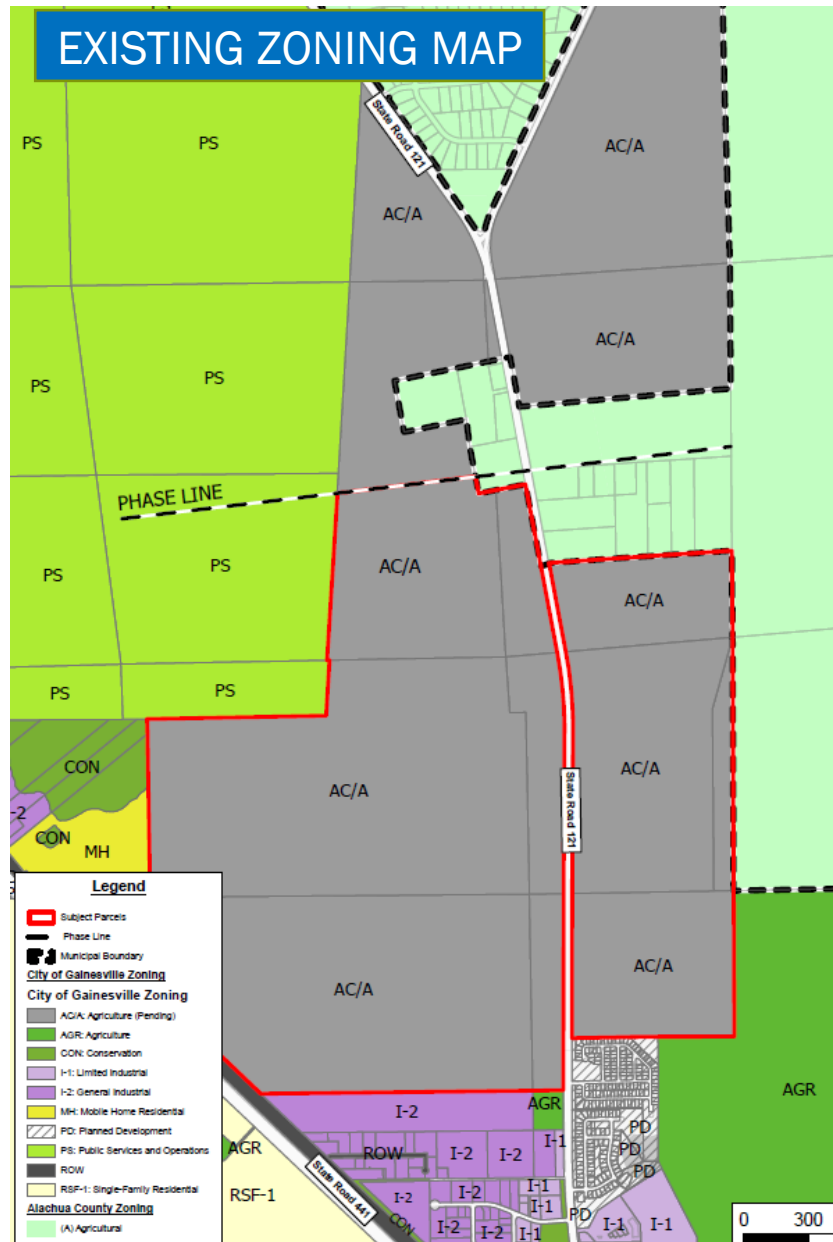


LEGEND

-  Conservation Management Area (1,160 Acres)
-  Conservation Easement Applied With PD Approval (523 Acres)
-  Conservation Easement Applied With Development Plan Approvals (637 Acres)








Gainesville 121 – Zoning Change



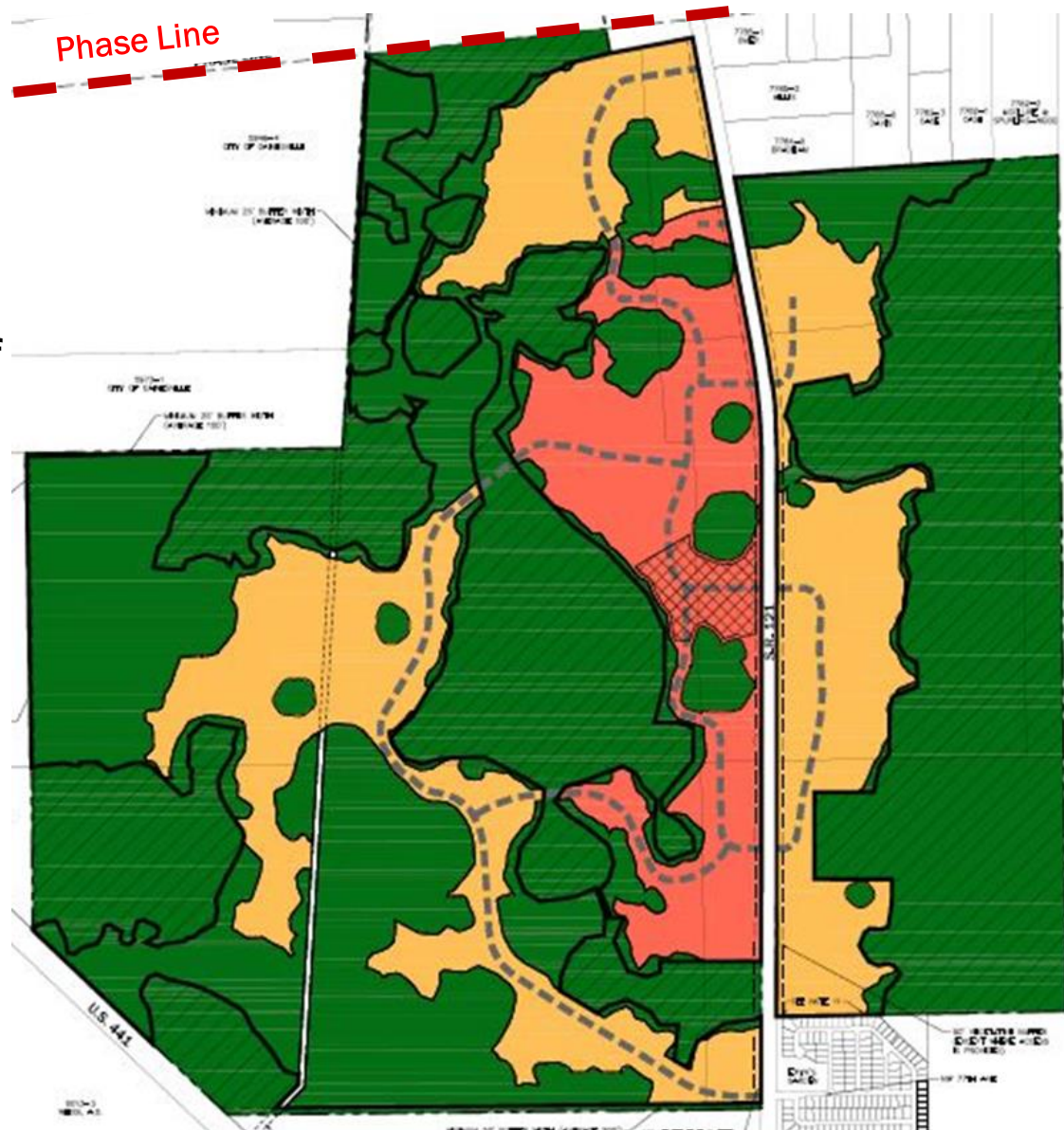
Gainesville 121 - Planned Development



PD Districts

-  Mixed-Use Central District (121.8 Ac.)
-  Conceptual Location of Mixed-Use Core
-  Mixed Residential District (272.7 Ac.)
-  Conservation Management District (345.8 Ac. / 46%)
-  Utility Easement District (3.6 Ac.)

 Conservation Management Area Not Within PD



Gainesville 121 - Planned Development Overview



Improved Planned Development

- Mixed-Use Allowed in All Development Districts (removed 'Single Family District')
- Mixed-Use Required In Mixed-Use Core
- Urban Densities (20 upa) Allowed In All Development Districts
- 10 upa Required In Mixed-Use Core
- 668 Residential Units Required In Mixed-Use Central
- 15,000 S.F. of Non-Residential Required in Mixed-Use Central
- U-4 Transect Urban Design Standards Apply In Mixed Residential Where Densities Exceed 8 upa
- Low Impact Development (LID) Stormwater Management Practices Required
- Requires Installation of electric vehicle charging stations & community gardens
- Perpetual Affordable Housing Requirement
- Conservation Management Plan (CMP) becomes effective with PD approval



SUMMARY

- **Petitions:**
 - Consistent With Comprehensive Plan
 - Significantly Improve Existing Comprehensive Plan Policy 4.3.4
 - Significantly Improve Planned Development Zoning
 - Addresses Previous Concerns of Plan Board & City Commission
- **City Professional Staff Recommends Approval**
- **Applicant Requests Approval Of All Three Petitions & Ordinance No. 211459 & 211460**



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Gainesville 121 - Planned Development Overview



Table 1: Future Land Use Acreage Within Gainesville 121 PD Zoning District

FLU	Gainesville 121 PD Districts				
	TOTAL ACRES	Mixed-Use Central	Mixed Residential	Conservation Management	Utility Easement
PUD	166.9	121.8	0	45.1	0
MOR	577.0	0	272.7	300.7	3.6
TOTAL	743.9	121.8	272.7	345.8	3.6

Table 2: PD Data Table

District	Acreage	Percentage
Mixed-Use Central District	121.8 acres	16.4%±
Mixed Residential District	272.7 acres	36.6%±
Conservation Management District	345.8 acres	46.5%±
Utility Easement District	3.6 acres	.5%±
Total PD Land Area	743.9 acres	100%

Table 3: Development Program

Gainesville 121 PD	TOTAL Acres in PD Rezoning	% of Total Acres	Minimum Development		Maximum Development	
			Residential Units	Non-Residential ⁸ SF ²	Residential Density	Non-Residential ¹ Intensity ³
Mixed-Use Central	121.8	16.4%	668	15,000	20 du/ac	See footnote 3
Mixed Residential	272.7	36.6%	0	0	20 du/ac	See footnote 3
Conservation Management	345.8	46.5%	0	0	0 du/ac	N/A
Utility Easement	3.6	0.5%	0	0	0 du/ac	N/A
Total	743.9	100%	668	15,000		See footnote 3