



City of
Gainesville

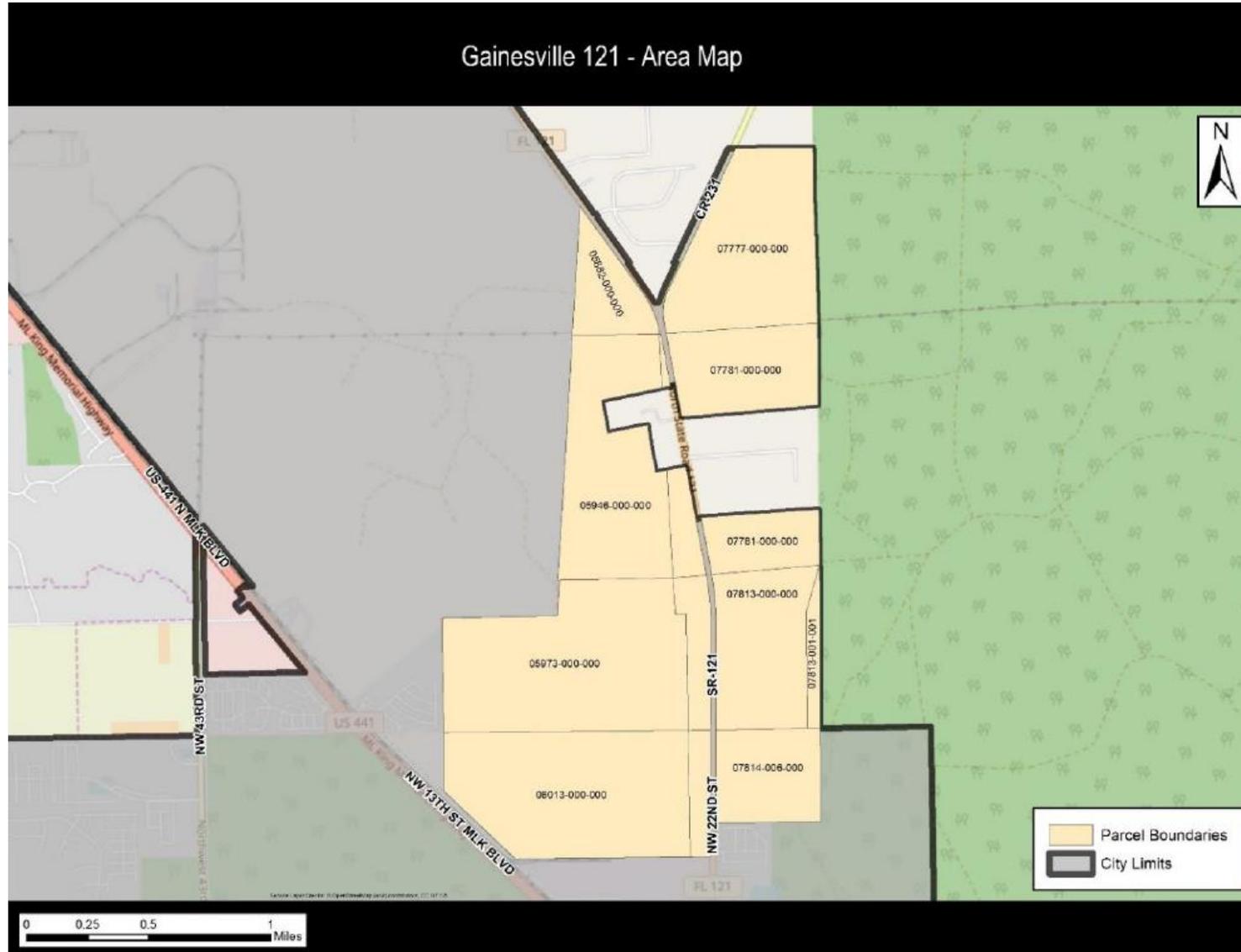
LD22-000105 LUC, LD22-000106 ZON
and LD22-000107 CPA
Gainesville 121/Weyerhaeuser NR

Department of Sustainable Development
Brittany McMullen, Planner IV
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October 6, 2022

**LD22-000105 LUC, LD22-000106 ZON, and LD22-000107 CPA
Gainesville 121/Weyerhaeuser NR**

- **Land Use Change from RL (Residential Low-Density, up to 15 dwelling units per acre), SF (Single-Family, up to 8 dwelling units per acre) to MOR (Mixed-Use Office/Residential, up to 20 dwelling units per acre).**
- **Zoning Change to establish Planned Development (PD) district**
- **Establishment of Conservation Management Areas and associated Conservation Management Plans**

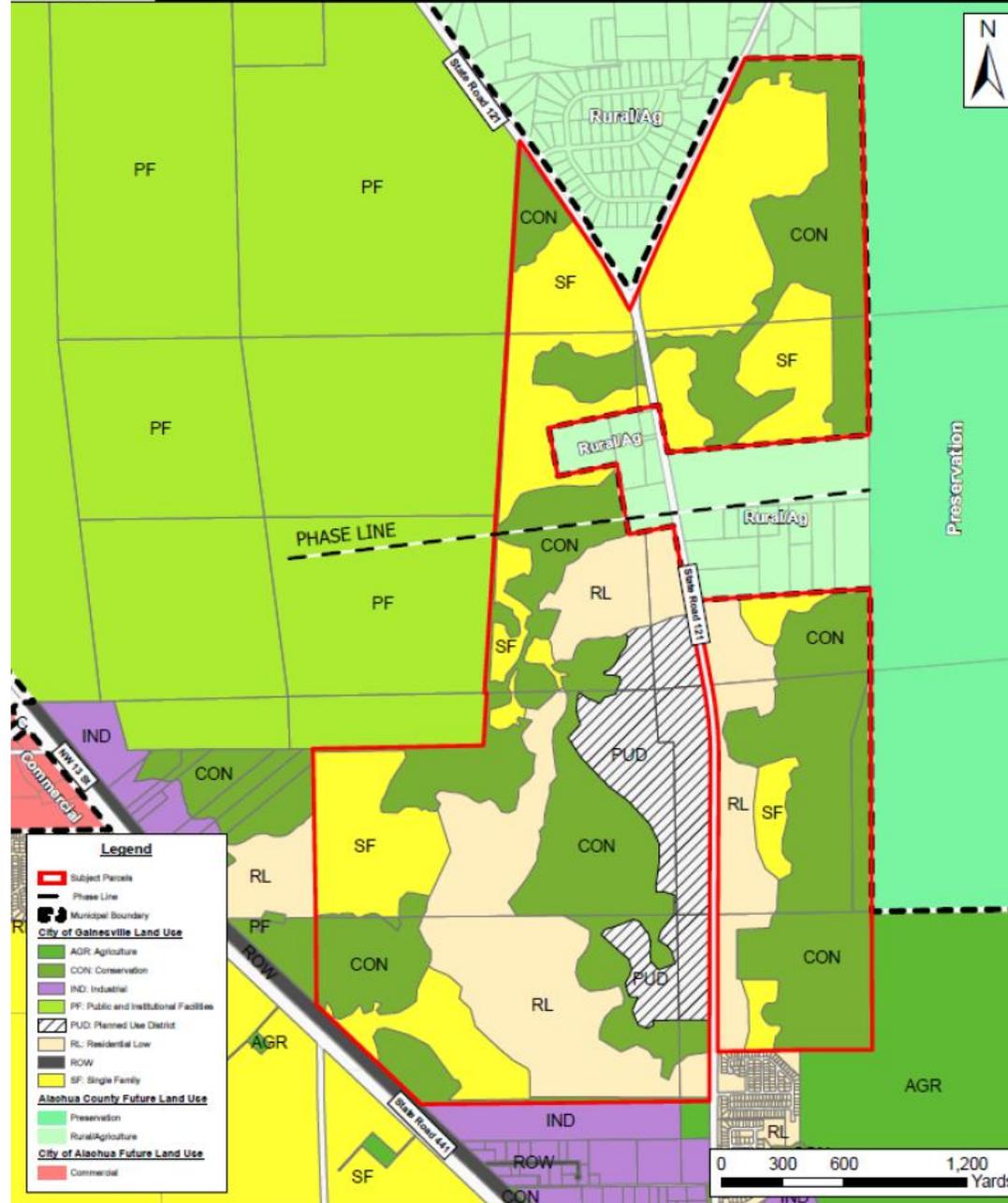
Project Location



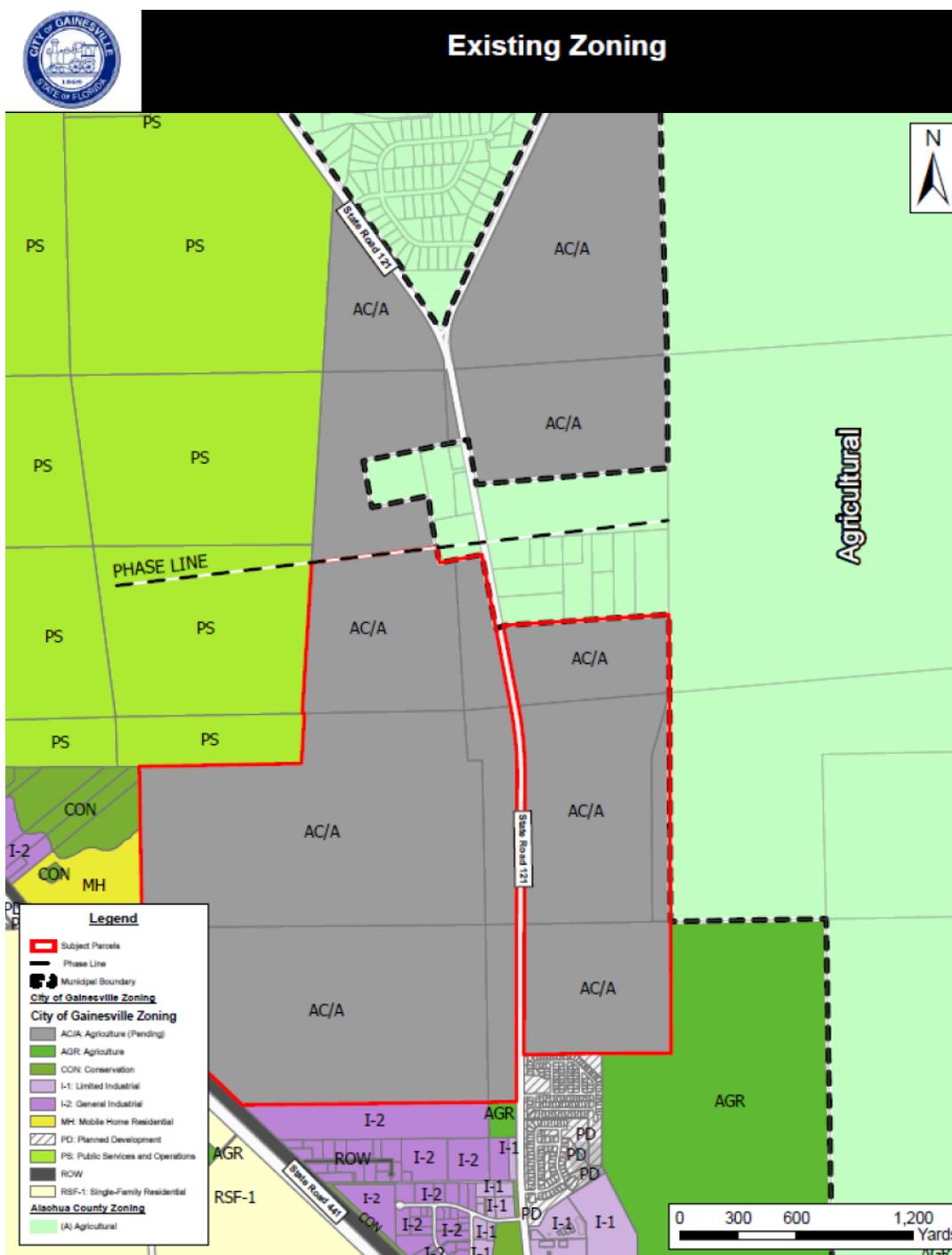


Existing Land Use

Current Land Use



Current Zoning



Brief History

- Southern portion of the property annexed in 1992
- Remaining portion of property annexed in 2007
- Four land uses assigned in 2009:
 - Planned Use District (PUD)
 - Single-Family
 - Residential Low-Density
 - Conservation
- In 2017 the property owner submitted a request to rezone
- In 2019 the City Commission voted to deny the rezoning application

Land Use Change Details

Table 1. Proposed Land Use Change (in acres)

Future Land Use Category	Description	Existing Acres	Proposed Acres
PUD	Planned Use District	167	167
RL	Residential Low Density	365	0
SF	Single-Family Residential	545	0
CON	Conservation	701	701
MUR	Mixed Use Office/Residential	0	910
Total Acres		1,778	1,778

Zoning Details

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%

Proposed Land Use



Development Details

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

¹ Commercial, office and retail non-residential uses shall count toward the minimum/maximum non-residential square footage. Civic and institutional uses, schools, parks and open spaces, places of religious assembly and ALF's, shall not count toward the minimum or maximum non-residential square footage.

² SF = Gross Leasable Floor Area.

³ Intensity within the City of Gainesville is controlled by height limits and design standards that require buildings to face the street with modest build-to lines, instead of a maximum floor area ratio. Within the Mixed-Use Center Core the height limit is 5 stories or less, within the Mixed-Use Center outside of the Core the height limit is 4 stories or less, and within the Mixed Residential the height limit is 3 stories or less,

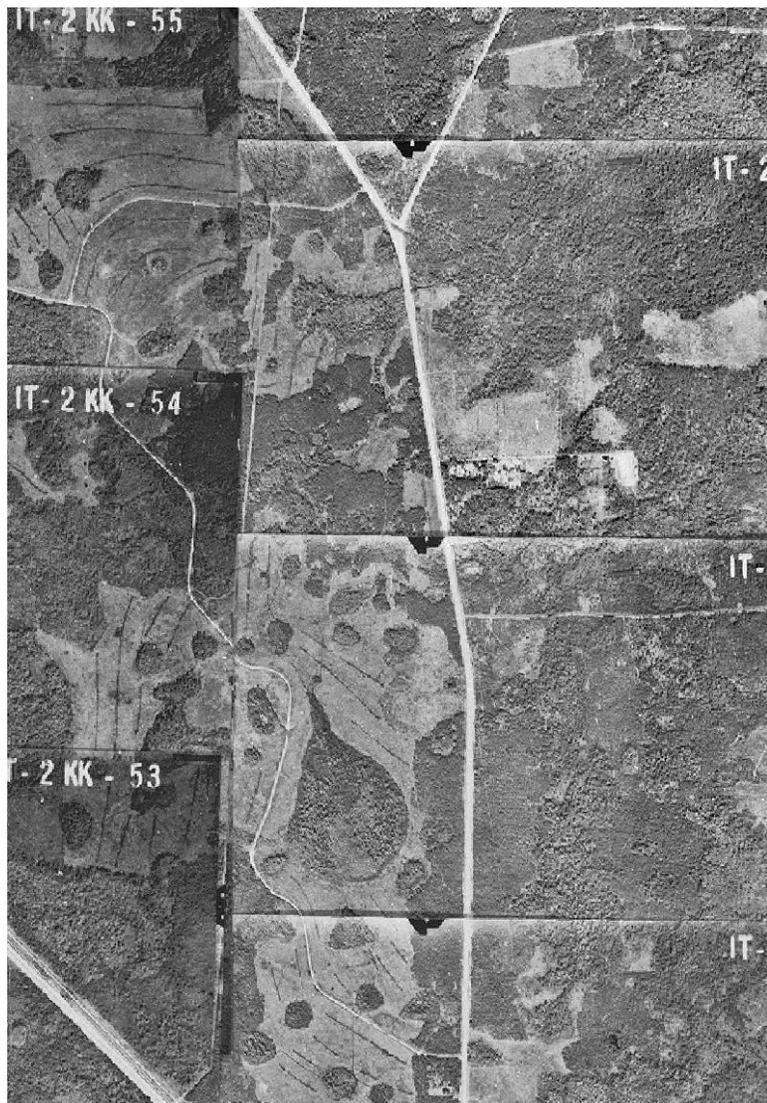
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- Policy 4.1.3 Criteria for changes to Future Land Use
 - Consistency with Comprehensive Plan
 - Compatibility and Surrounding Land Uses
 - Environmental Impacts and Constraints
 - Support for urban infill and/or redevelopment
 - Impacts on Affordable Housing
 - Impacts on Transportation
 - Analysis of Availability of Facilities and Services
 - Discouragement of Urban Sprawl
 - Need for Job Creation, Capital Investment, and Economic Development to Strengthen and Diversify the City's Economy

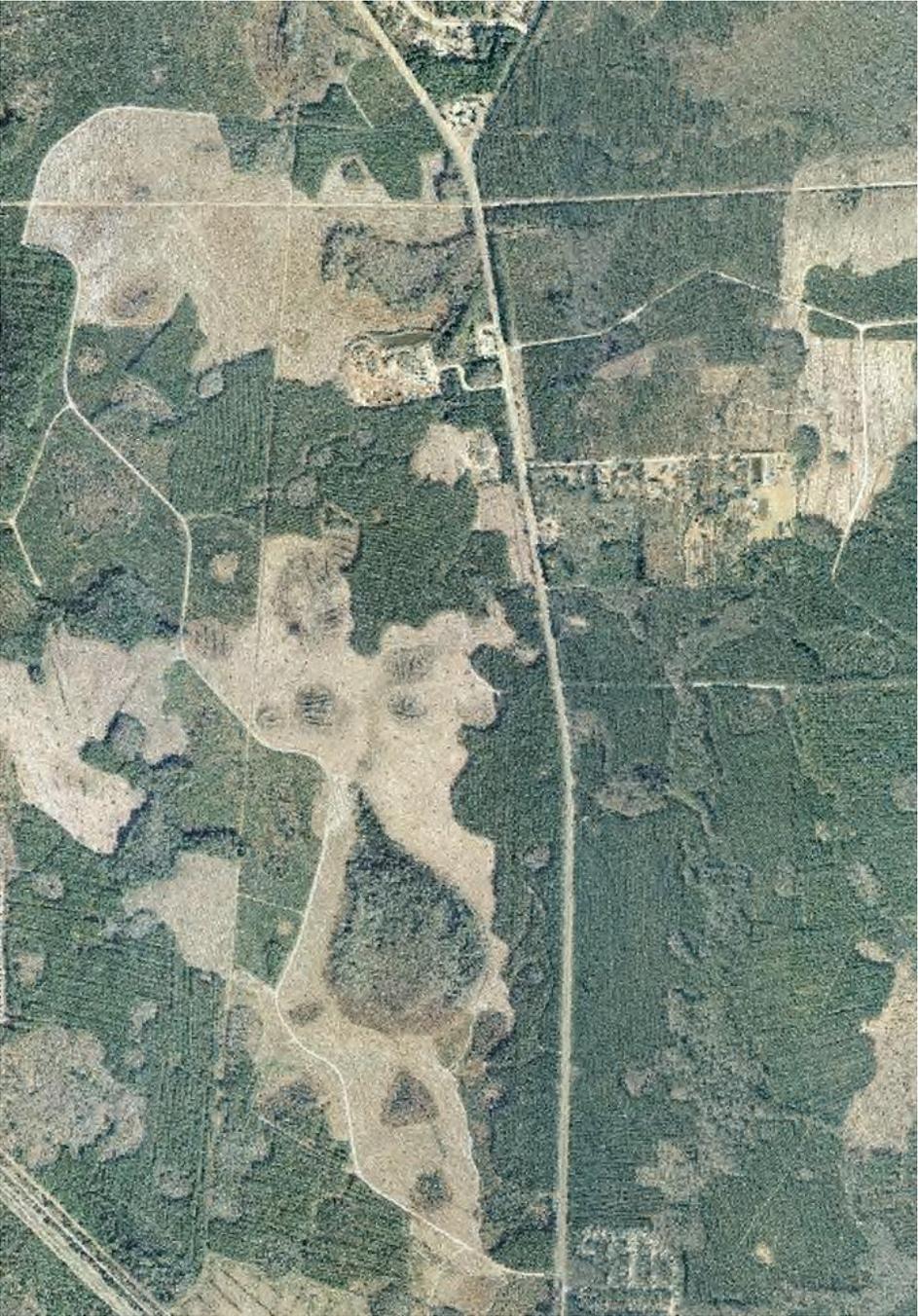
Environmental Constraints



Environmental Constraints



Environmental Constraints



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- Section 30-3.13 of LDC Land Use Change Criteria
 - A. Consistent with Comprehensive Plan
 - B. Need for Additional Land in the Proposed Land Use Category
 - C. Land Use Category in Relation to Surrounding Properties
 - D. Potential Impacts on Level of Service Standards

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- Section 30-3.14 of LDC Rezoning Criteria
 - A. Compatibility of uses, intensity, and density with surrounding existing development
 - B. Character of the district and suitability for uses
 - C. Zoning in relation to surround properties and similar properties
 - D. Conservation of the value of buildings and encouraging the most appropriate use
 - E. Applicable portions of current city plans and programs

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- Section 30-3.14 of LDC Rezoning Criteria
 - F. Needs of the city for land areas for specific purposes
 - G. Whether there have been substantial changes in the character of development of areas near the rezoning
 - H. Goals, objectives, and policies of the Comprehensive Plan
 - I. Facts testimony and reports presented in public hearings
 - J. Rezoning to transect zone

Conservation Management Areas (1,160 ac 65%)



LD22-000105 LUC, LD22-000106 ZON, and LD22-000107 CPA Gainesville 121/Weyerhaeuser NR

- Conservation Management Areas and Conservation Management Plans
 - Conservation Management Areas include Wetlands, Wetland Buffers, and Uplands
 - Transition Areas Not in Planted Pine Plantation (Single timber harvest as development takes place)
 - Transition Areas in Planted Pine Plantation (Final timber harvest with establishment of CMAs and Plans)

CMA and Transitional Silviculture



LEGEND

- PLANNING PARCEL BOUNDARY
- CONSERVATION FUTURE LAND USE
- CONSERVATION MANAGEMENT AREA
- TRANSITION AREAS IN PLANTED PINE PLANTATION (TRANSITION OUT OF SILVICULTURE AS DEVELOPMENT TAKES PLACE (637 AC.)), WITHIN CONSERVATION FLU 282 AC.
- TRANSITION AREAS NOT IN PLANTED PINE PLANTATION (TRANSITION OUT OF SILVICULTURE WHEN CMA MANAGEMENT PLAN TAKES EFFECT (523 ACRES)) WITHIN CONSERVATION FLU 401 AC.



Recommendation:

Staff recommends approval of LD22-000105 LUC, LD22-000106 ZON, and LD22-000107 CPA subject to findings within the Staff Report

Thank You