



City of  
**Gainesville**

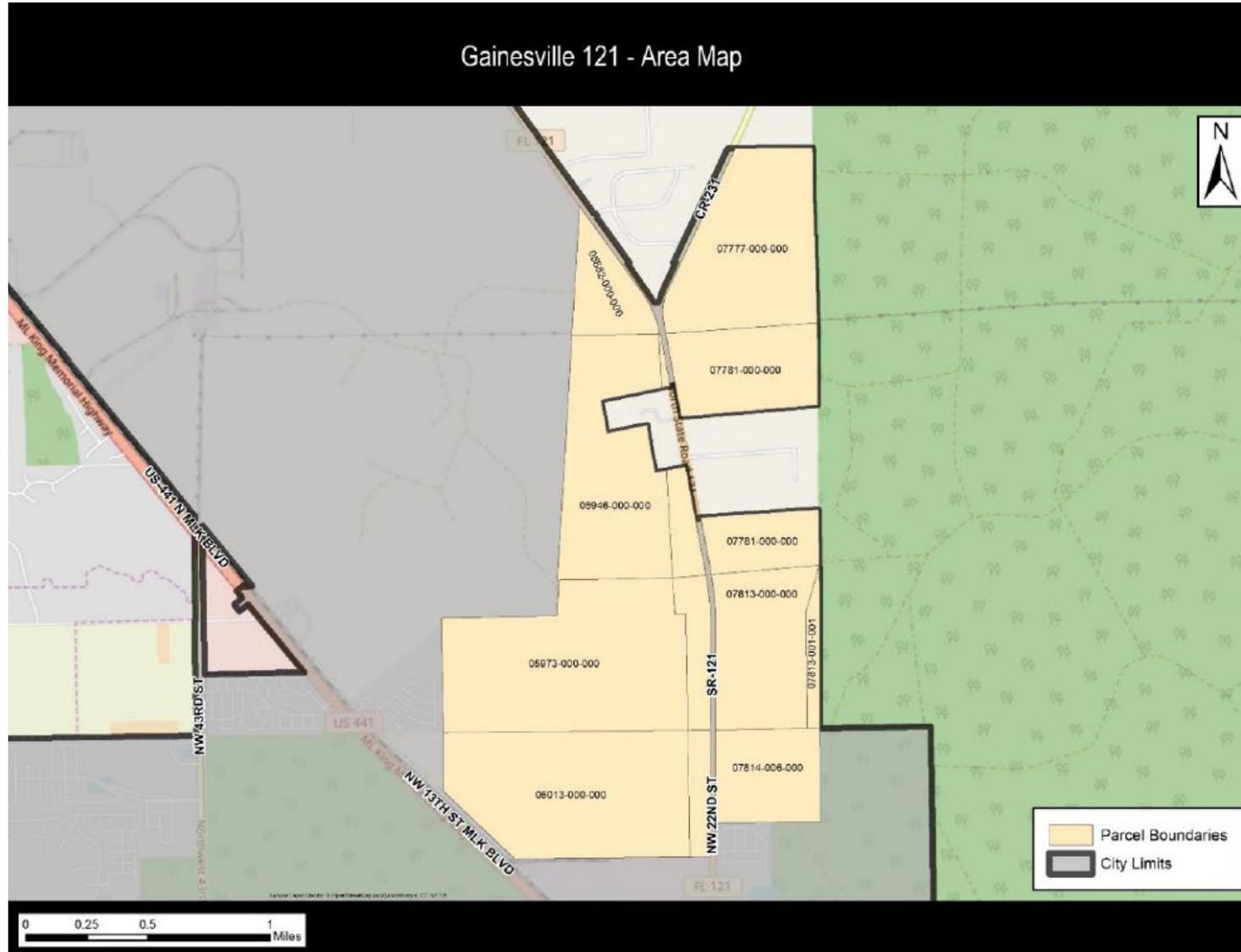
LD22-000105 LUC, LD22-000106 ZON  
and LD22-000107 CPA  
Gainesville 121/Weyerhaeuser NR

**Department of Sustainable Development**  
**Brittany McMullen, Planner IV**  
**Forrest Eddleton, Acting Director**  
April 6<sup>th</sup>, 2023

**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**

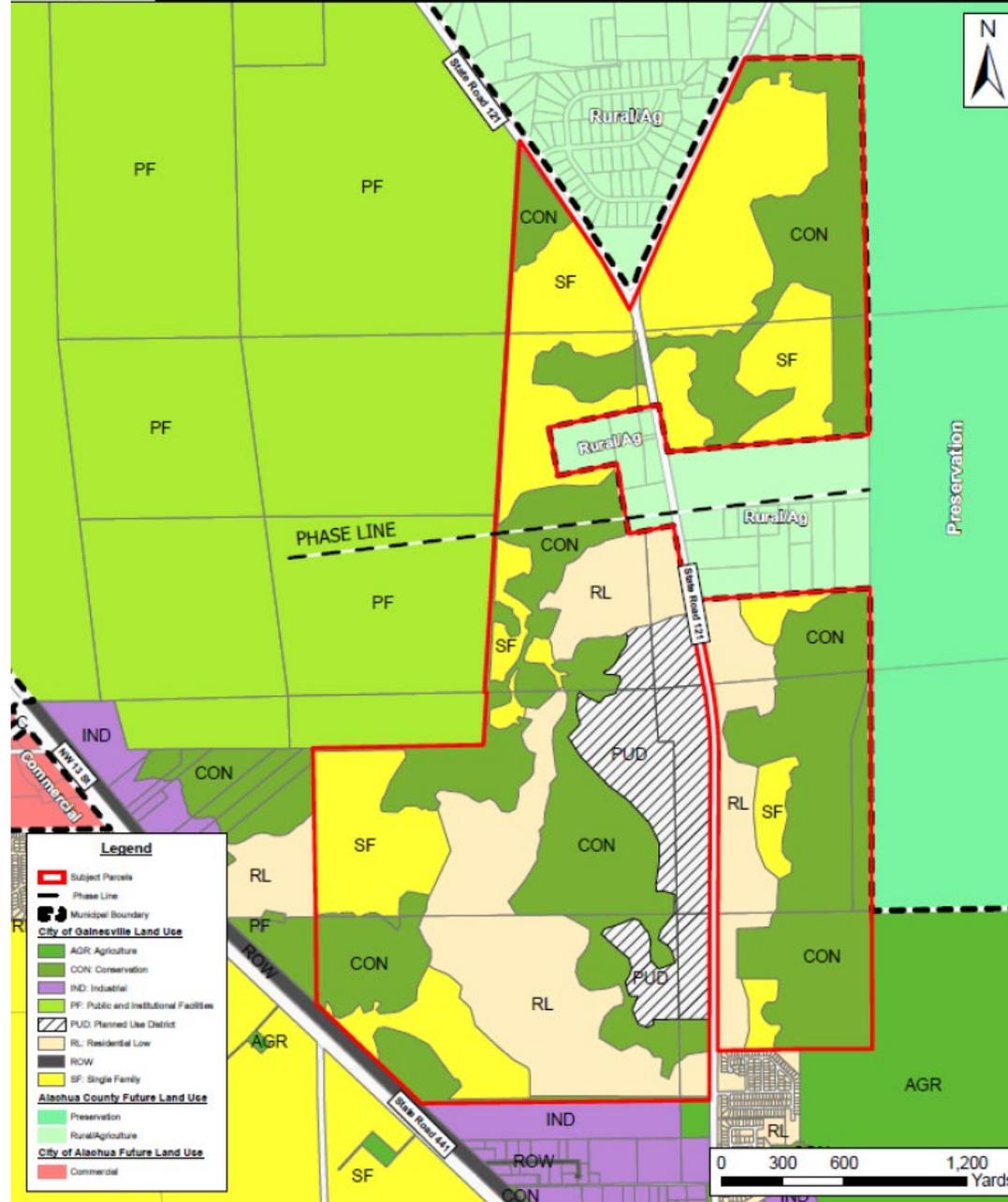
# Project Location



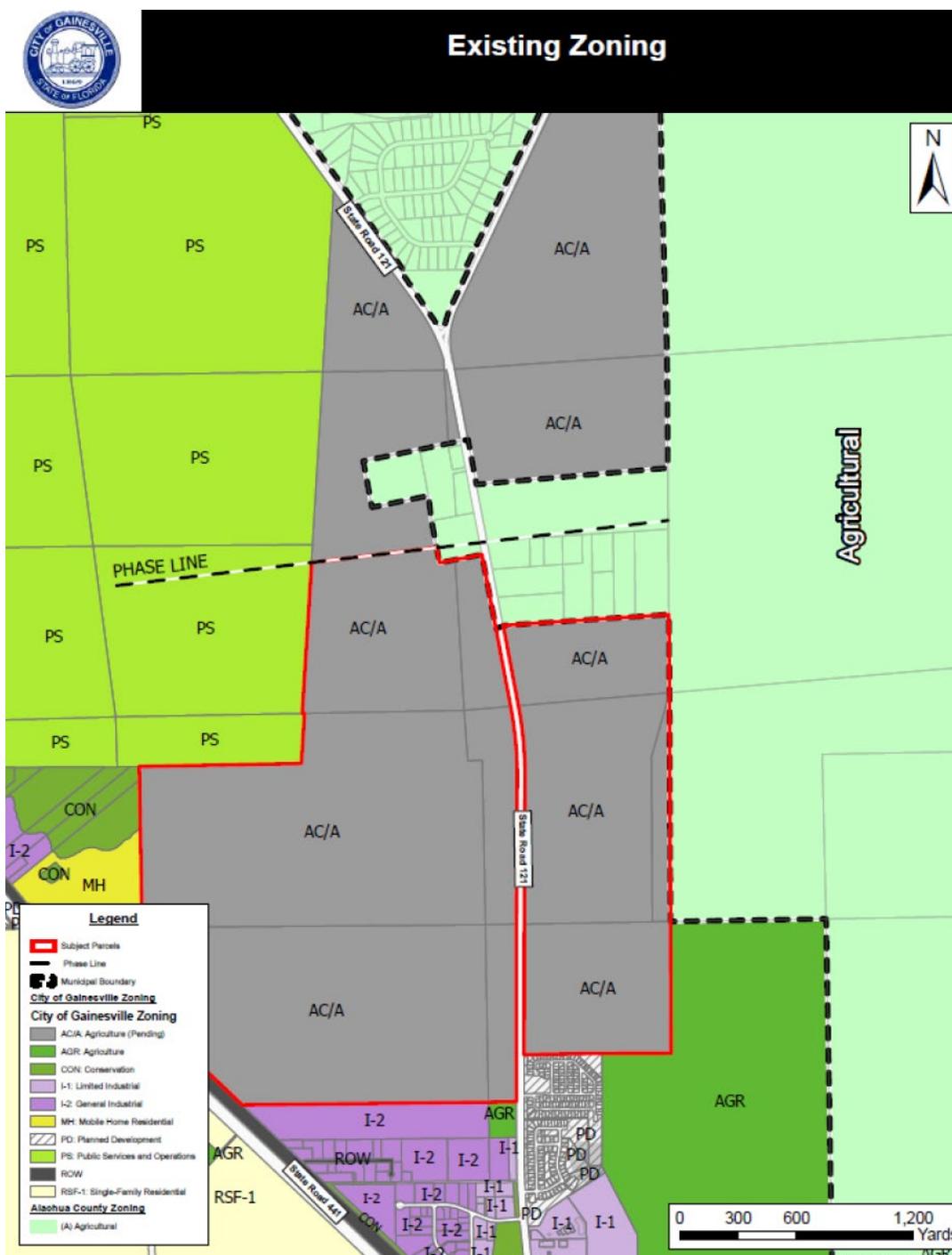


# Existing Land Use

## 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)

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

# 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
<b>TOTAL</b>	<b>743.9</b>	<b>121.8</b>	<b>272.7</b>	<b>345.8</b>	<b>3.6</b>

**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%±
<b>Total PD Land Area</b>	<b>743.9 acres</b>	<b>100%</b>

# Proposed Land Use



# Development Details

Gainesville 121 PD	TOTAL Acres in PD Rezoning	% of Total Acres	Minimum Development		Maximum Development	
			Residential Units	Non- Residential <sup>8</sup> SF <sup>2</sup>	Residential Density	Non-Residential <sup>1</sup> Intensity <sup>3</sup>
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
<b>Total</b>	<b>743.9</b>	<b>100%</b>	<b>668</b>	<b>15,000</b>		<b>See footnote 3</b>

<sup>1</sup> 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.

<sup>2</sup> SF = Gross Leasable Floor Area.

<sup>3</sup> 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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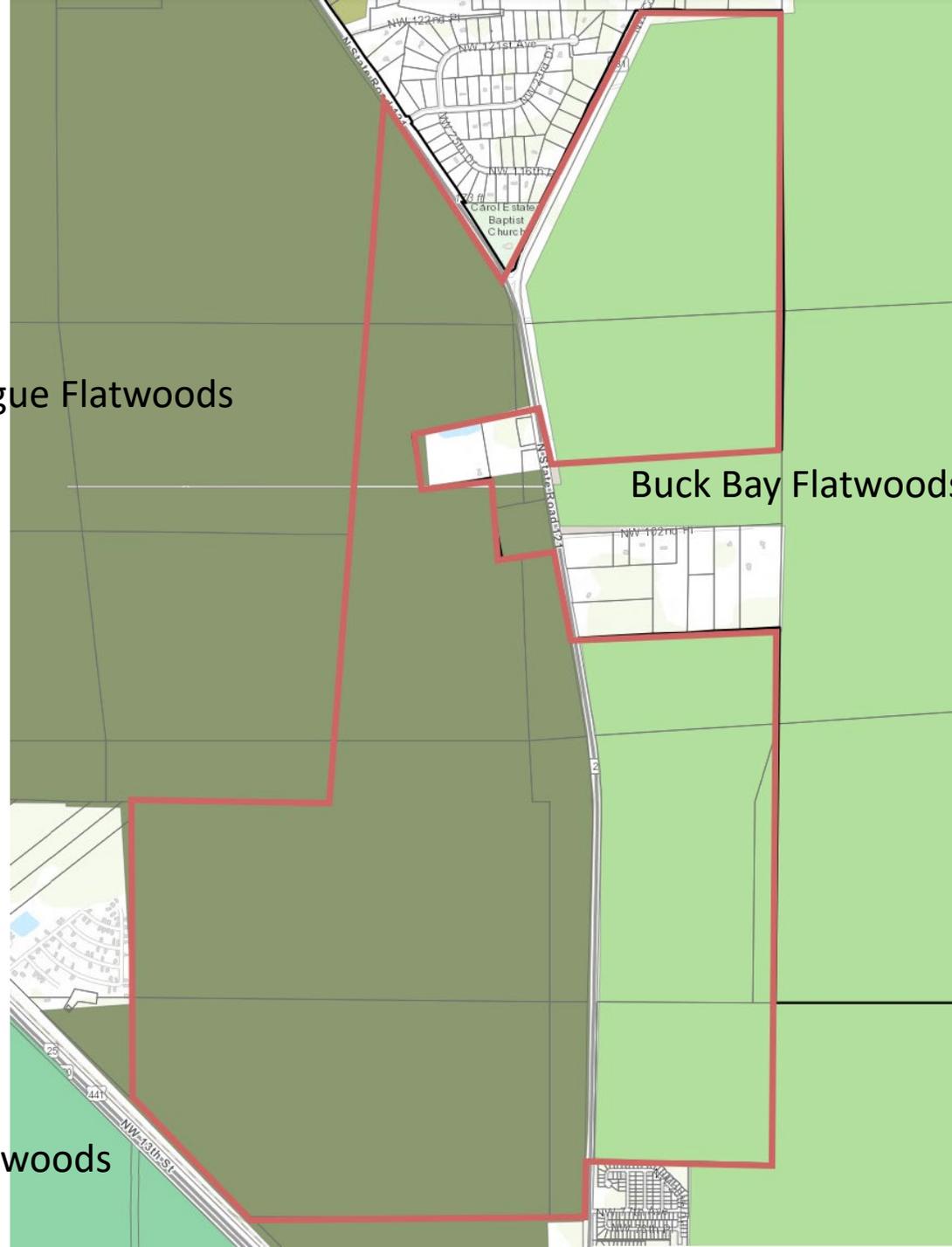
- Policy 4.1.3 Criteria for changes to Future Land Use
  - Consistency with Comprehensive Plan
  - Compatibility and Surrounding Land Uses
  - Environmental Impacts and Constraints
  - Support for urban infill and/or redevelopment
  - Impacts on Affordable Housing
  - Impacts on Transportation
  - Analysis 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

Hague Flatwoods

Buck Bay Flatwoods

Millhopper Flatwoods

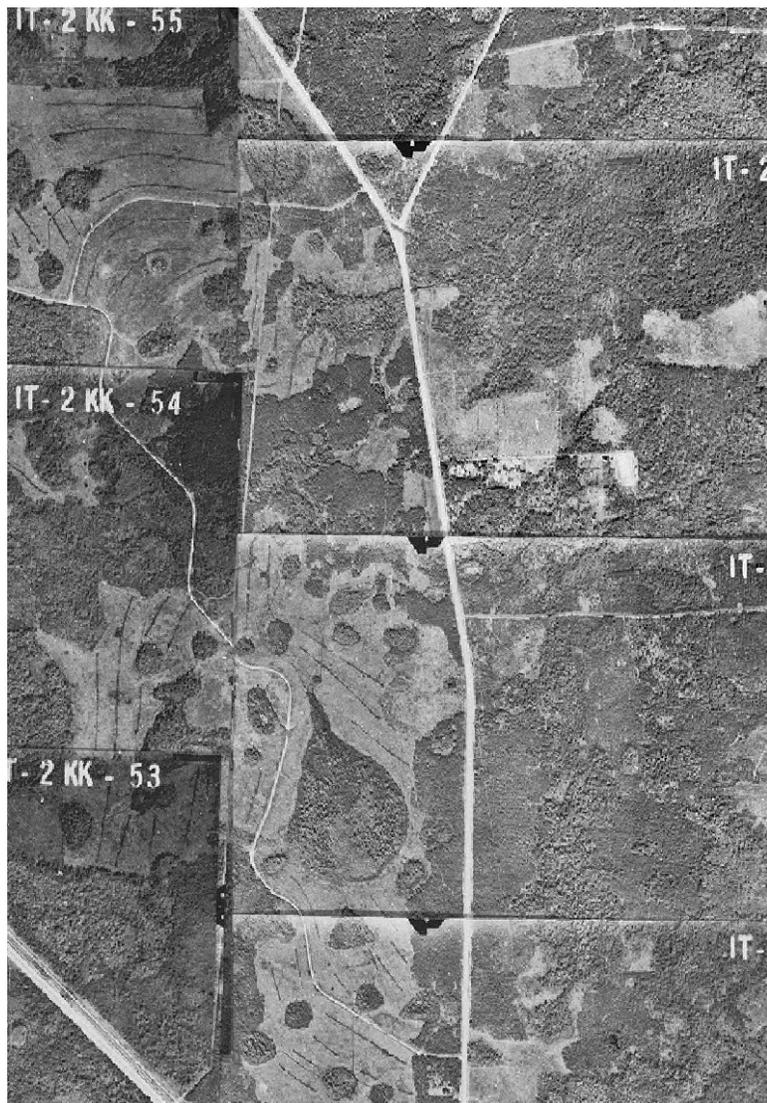




# Environmental Constraints



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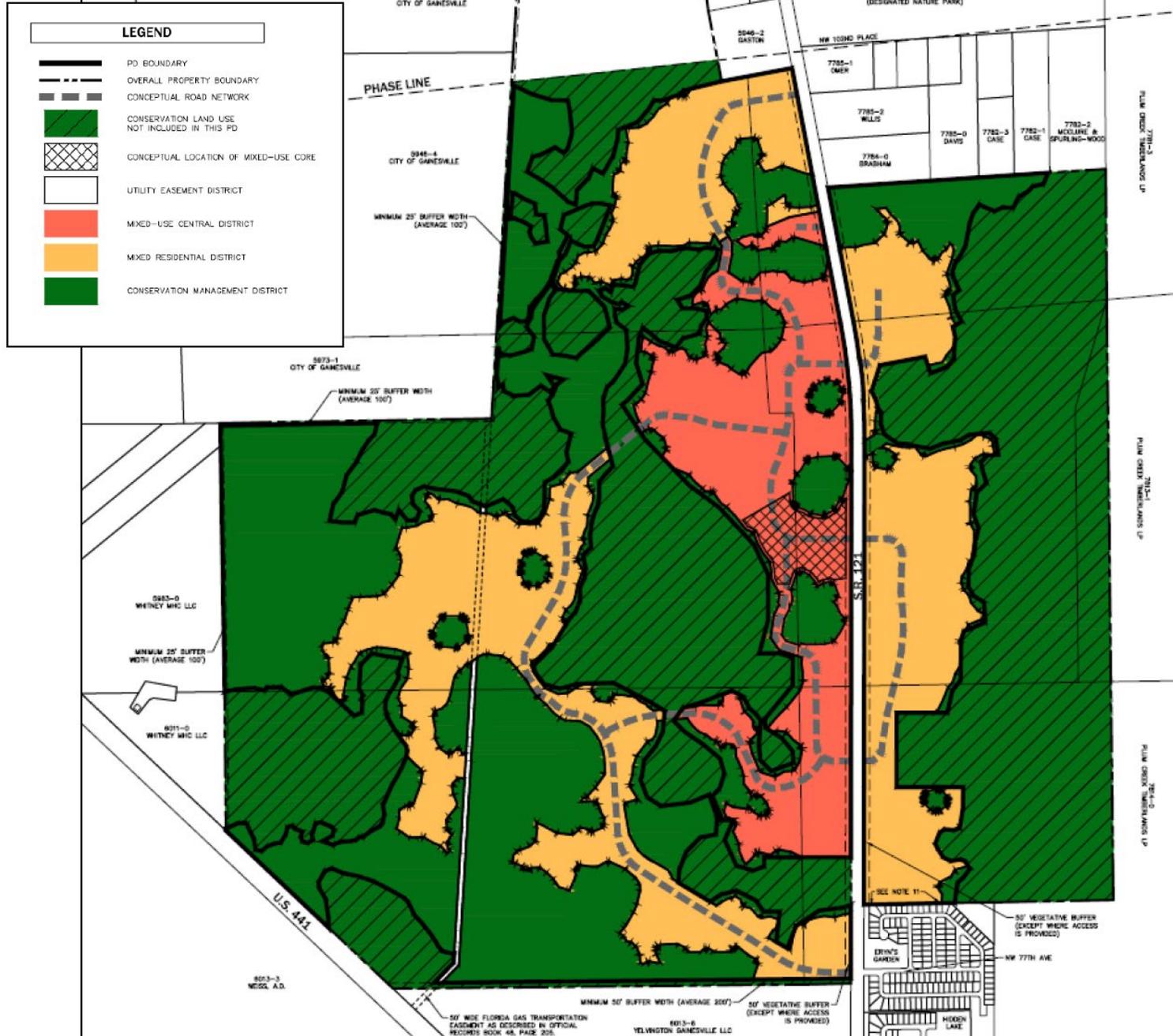


# Environmental Constraints



# Environmental Constraints

## PD LAYOUT PLAN



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

- 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

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

- 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's 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.



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- Response to Florida Department of Transportation (FDOT)
  - Traffic impacts will be evaluated via the Traffic Impact Analysis (TIA) methodology outlined in the City's Engineering Design and Construction Manual (EDCM)
  - Specific provisions in the Comprehensive Plan via the Transportation Mobility Program Area (TMPA)
  - At build out the development is expected to generate 23,801 trips/day
- Close coordination with FDOT will be necessary

## Recommendation:

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

Thank You