

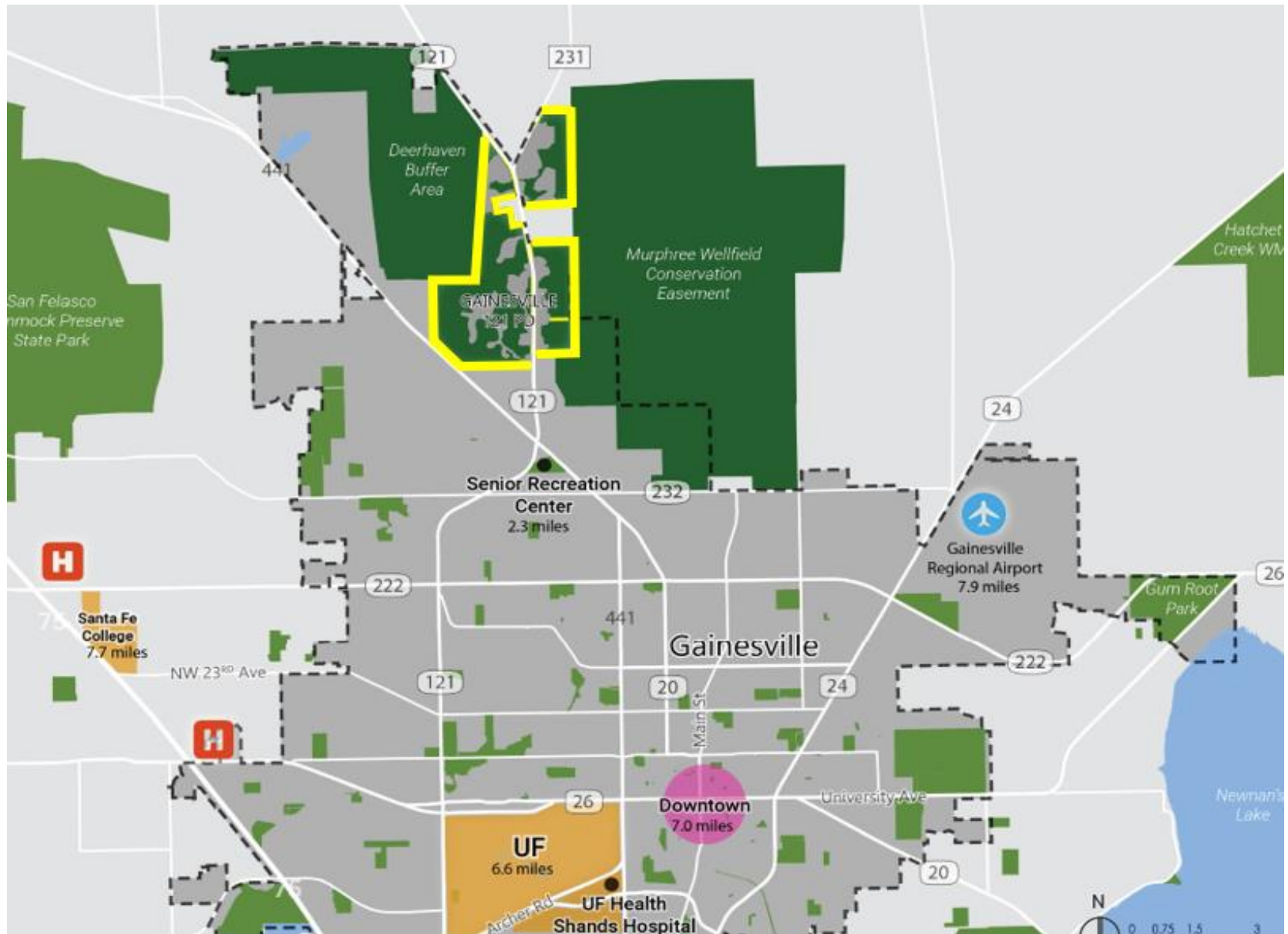


Petition No. LD-22-107 CPA
Petition No. LD-22-105 LUC
Petition No. LD-22-106 ZON

Ordinance No. 211459
Ordinance No. 211460

Gainesville City Commission
April 6, 2023

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



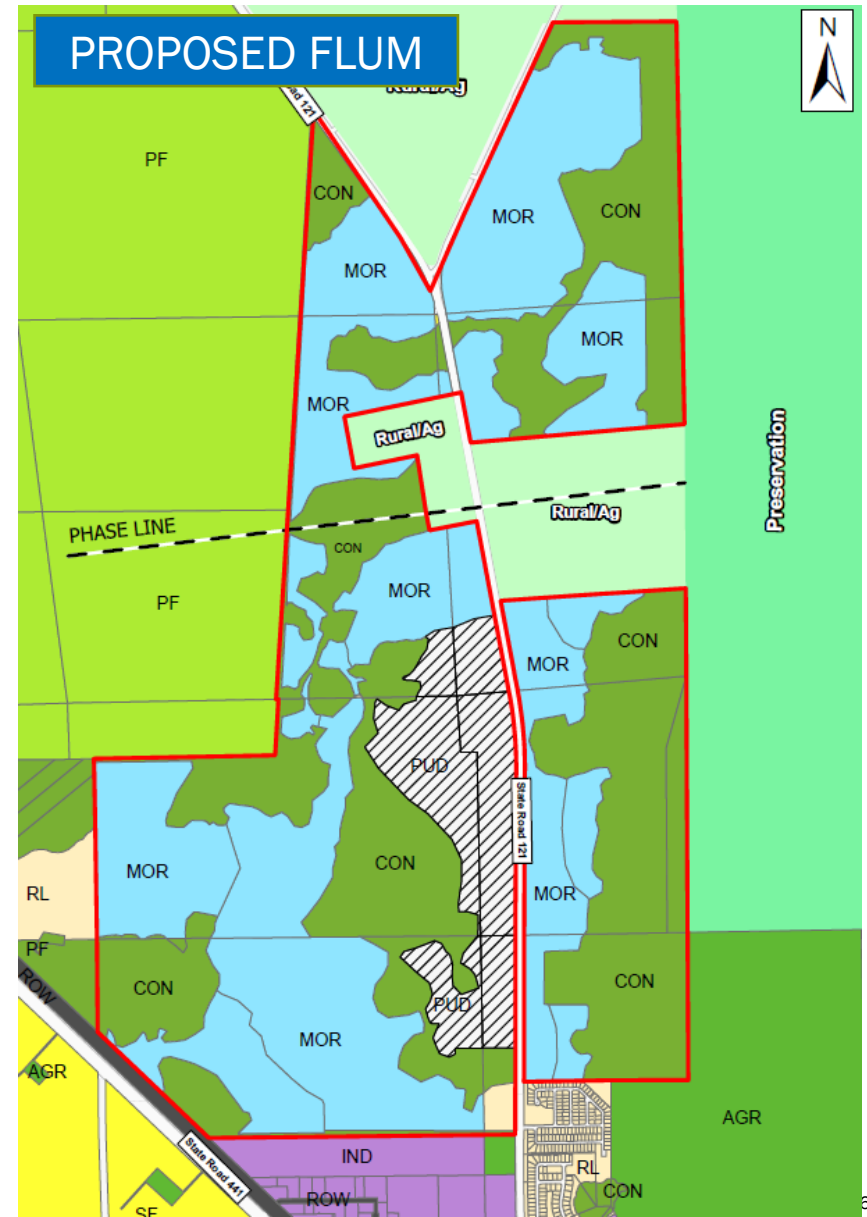
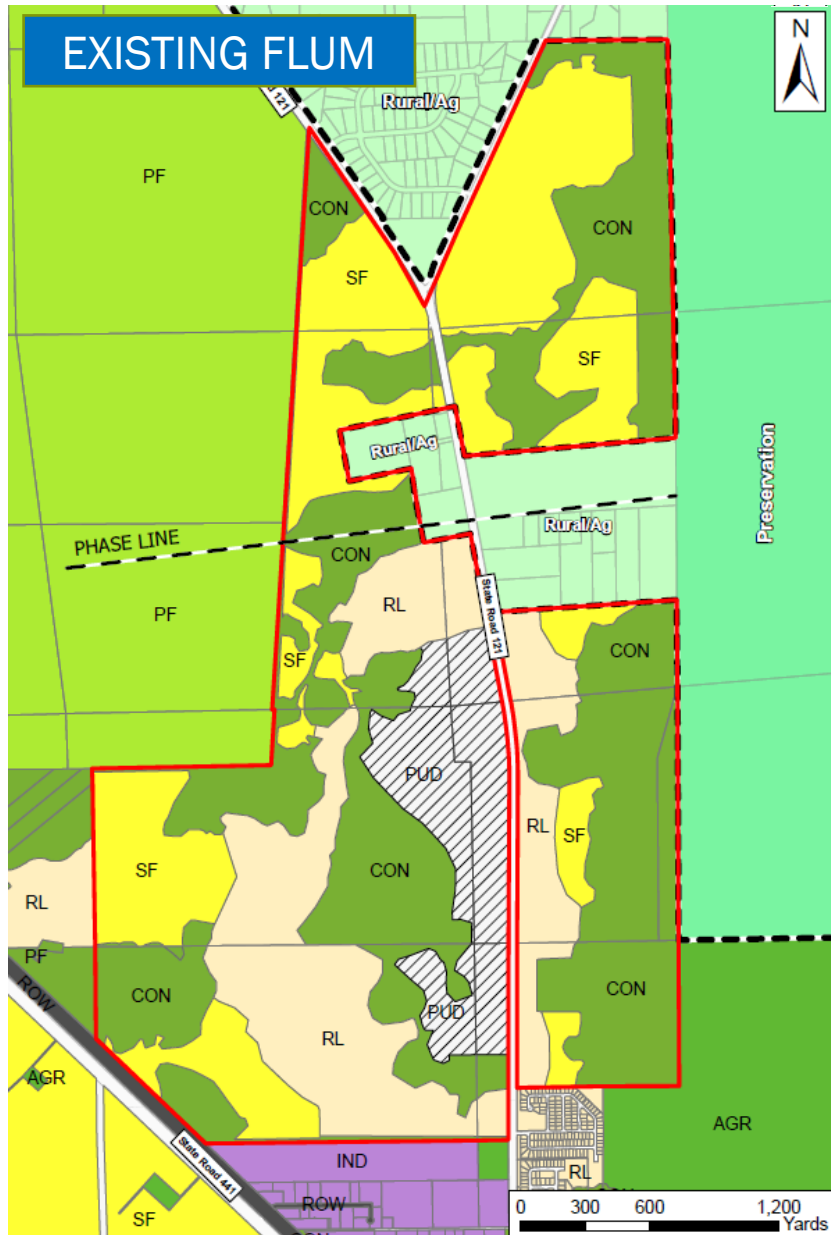
1. **Comprehensive Plan Amendment – Text Change**
Policy 4.3.4 – Revisions Implementing Agreement
2. **Comprehensive Plan Amendment – Land Use Change**
From: Single Family & Residential Low
To: Mixed-Use Office/Residential
3. **Zoning Change**
From: Agriculture
To: Planned Development



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

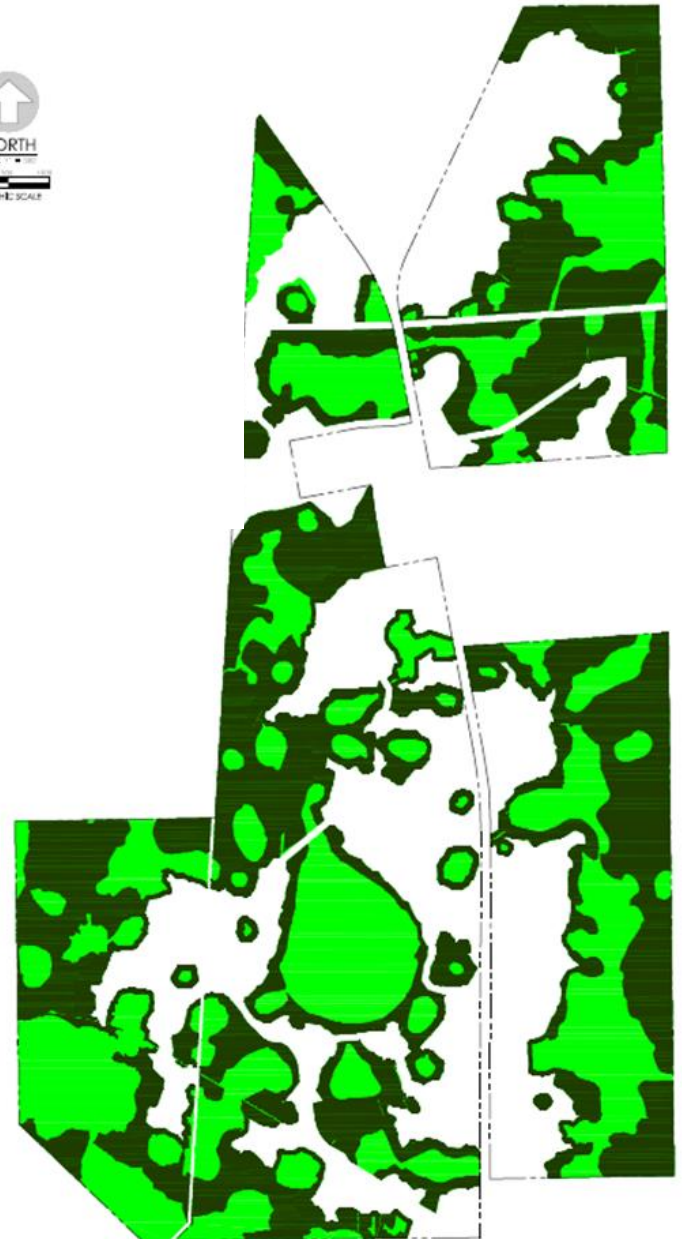


Gainesville 121 – Conservation Management

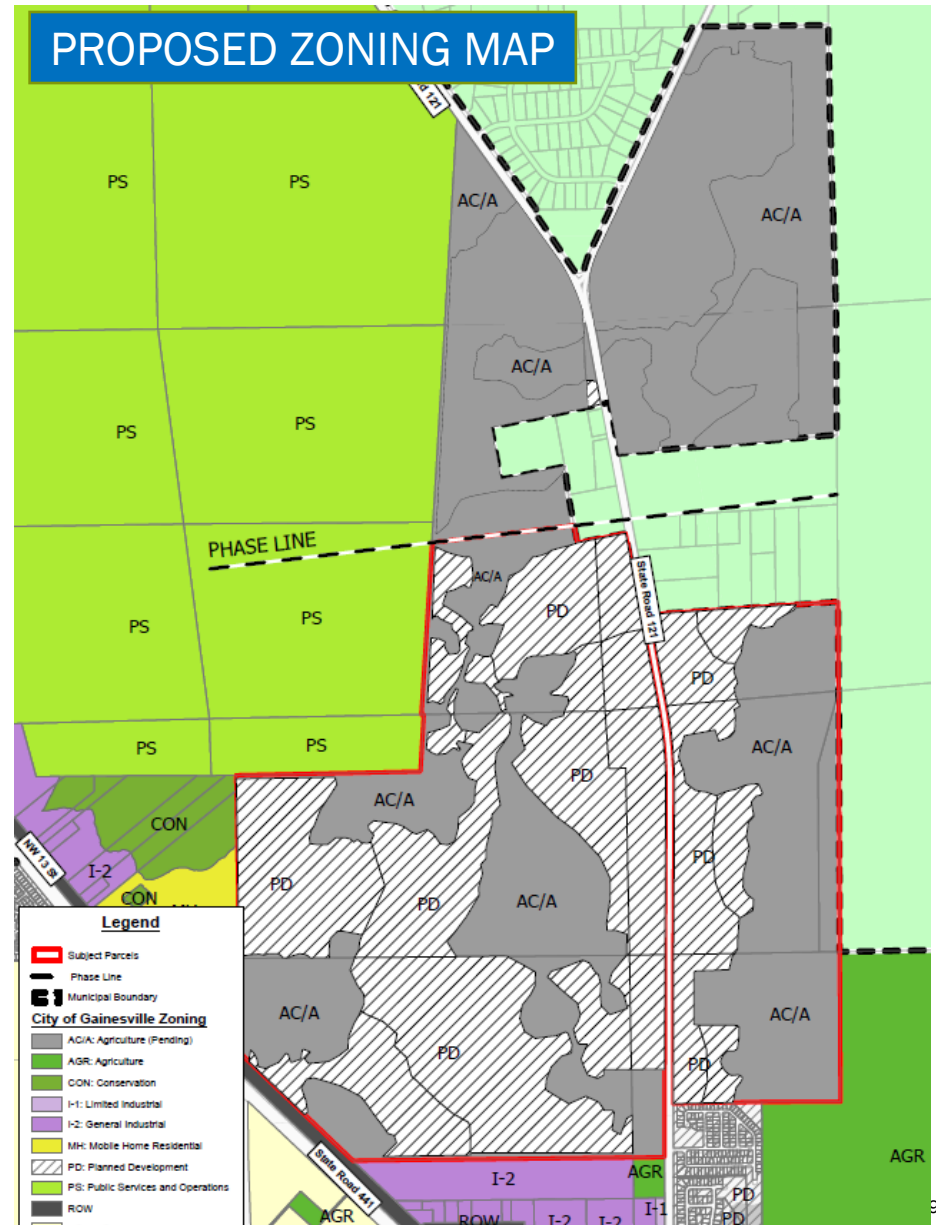
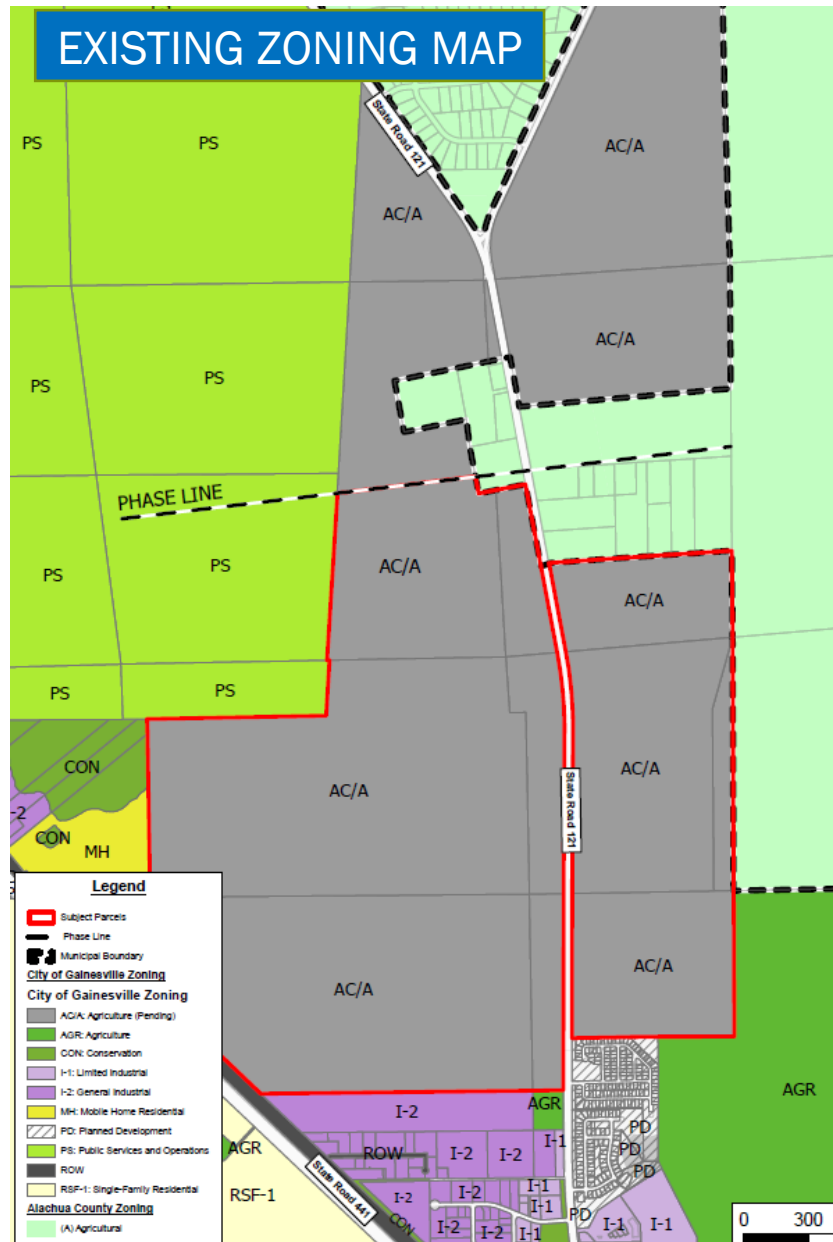


LEGEND

-  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



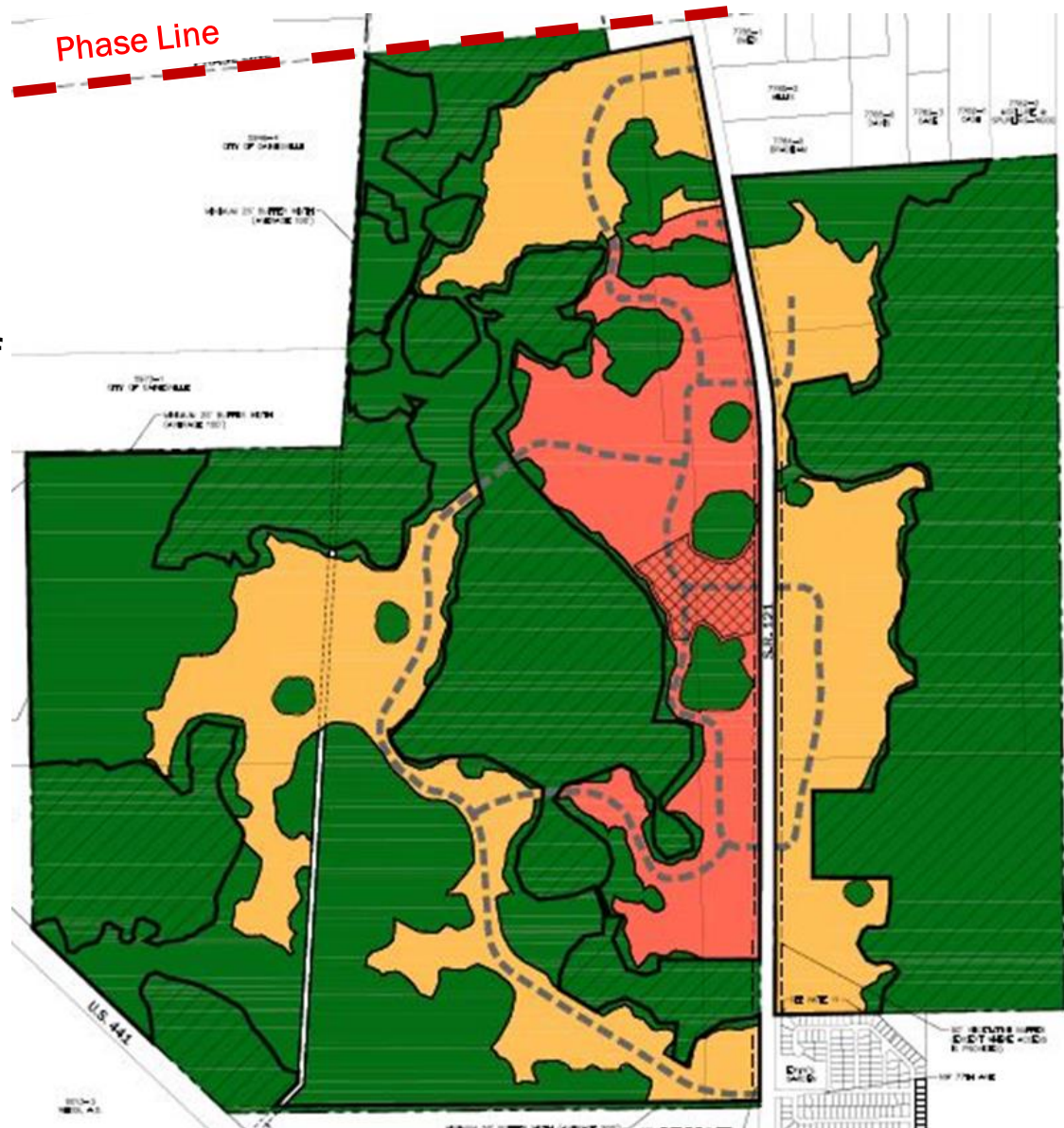
Gainesville 121 - Planned Development



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





Improved Planned Development

URBAN DESIGN

- Mixed-Use Allowed in All Development Districts
- 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
- Detailed Urban Design Standards Apply In Mixed-Use Core And Encouraged in All Development Districts
- U-4 Transect Urban Design Standards Apply In Mixed Residential Where Densities Exceed 8 upa
- U-4 Transect Permitted Uses Allowed In All Development Districts
- Prevents use of Deed Restrictions and Covenants to Circumvent PD Standards

Gainesville 121 - Planned Development Overview



Improved Planned Development

CONSERVATION MANAGEMENT

- 1,161 acres (65% of total parcel) protected by Conservation Management Plan

STORMWATER

- Required to meet applicable requirements from Suwannee River Water Management District and the City of Gainesville
- Low Impact Development Stormwater Management Practices Required

TRANSPORTATION

- Required to mitigate transportation impacts consistent with the City's Transportation Mobility Program Area Zone E

SUSTAINABILITY

- Requires Installation Of Electric Vehicle Charging Stations In Mixed-Use Core

AFFORDABLE HOUSING

- Perpetual Affordable Housing Requirement



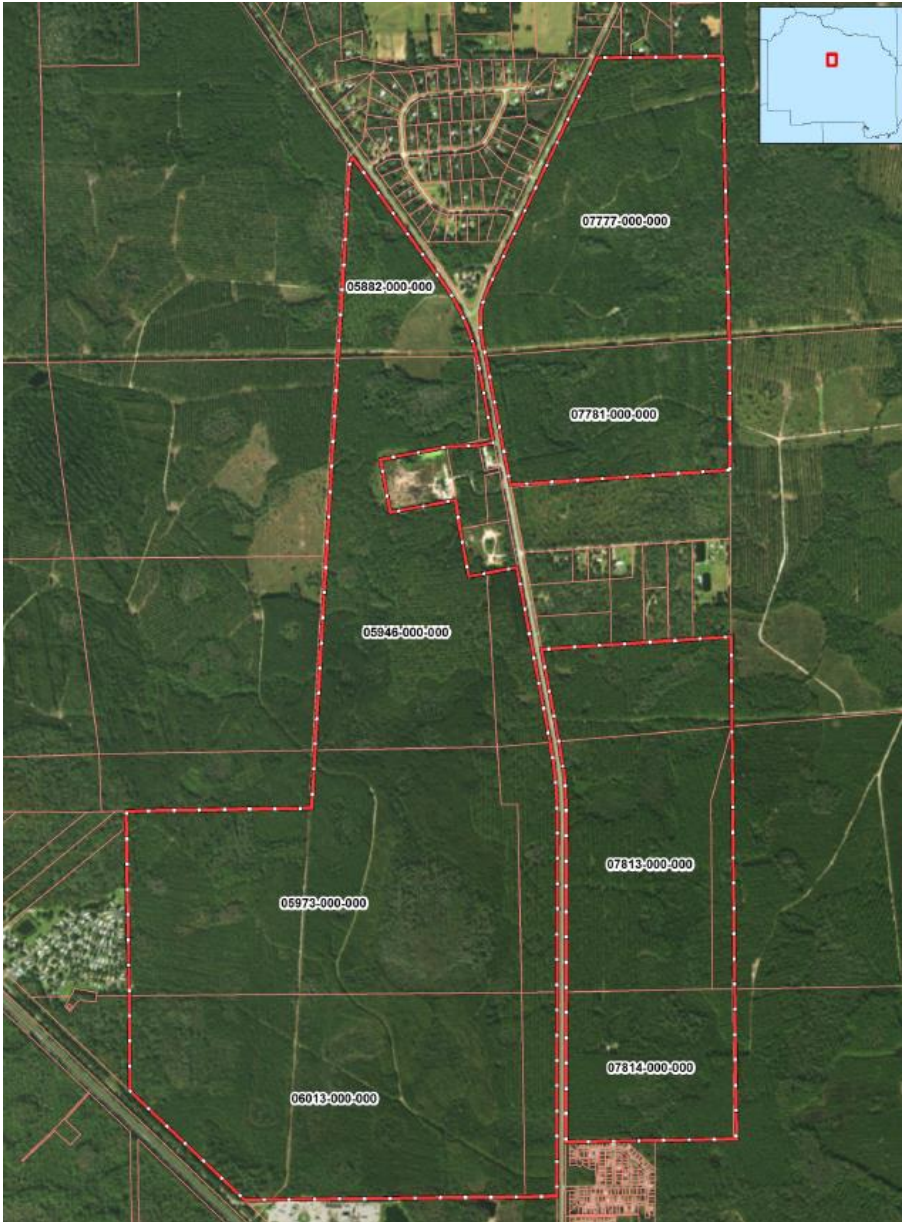
Future Land Use Element Policy 4.3.4.a.14.

As part of the development review process, the owner/developer shall coordinate with the Florida Department of Transportation and the City of Gainesville concerning transportation operating and safety conditions on SR 121 and impacted intersections (as determined from the traffic study required by Policy 4.3.4.f.4.) consistent with the City's Zone E Transportation Mobility Program Area (TMPA) mitigation requirements or the applicable transportation mobility program in effect at the time of development.



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 Ordinance Nos. 211459 & 211460**



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Gainesville City Commission
April 6, 2023

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%

Gainesville 121 PD	TOTAL Acres in PD Rezoning	% of Total Acres	Minimum Development		Maximum Development	
			Residential Units	Non-Residential ¹ SF ²	Residential Density	Non-Residential ¹ Intensity ²
Mixed-Use Central	121.8	16.4%	668	15,000	60 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