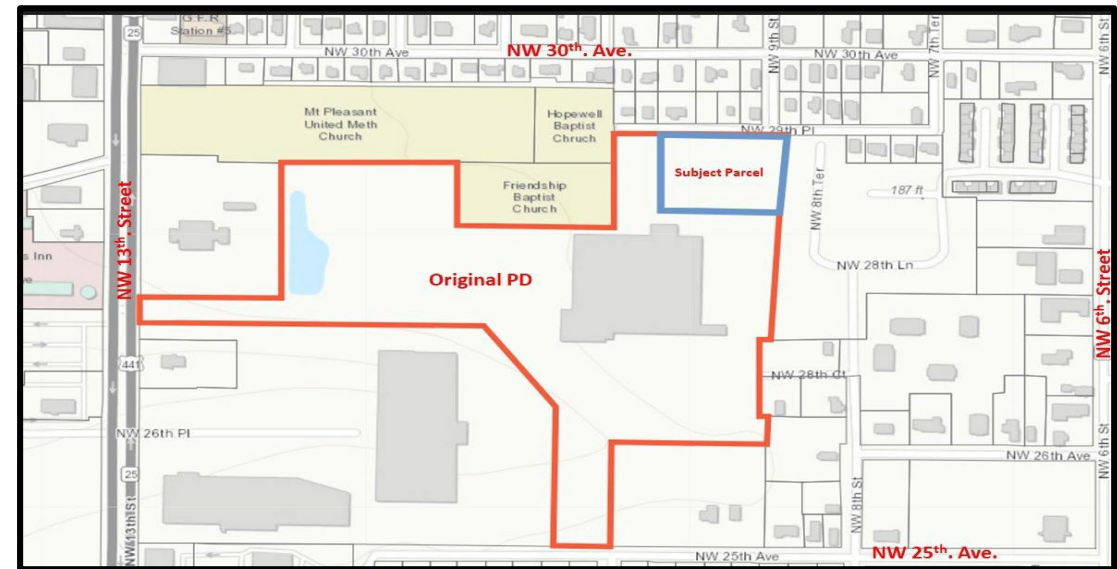


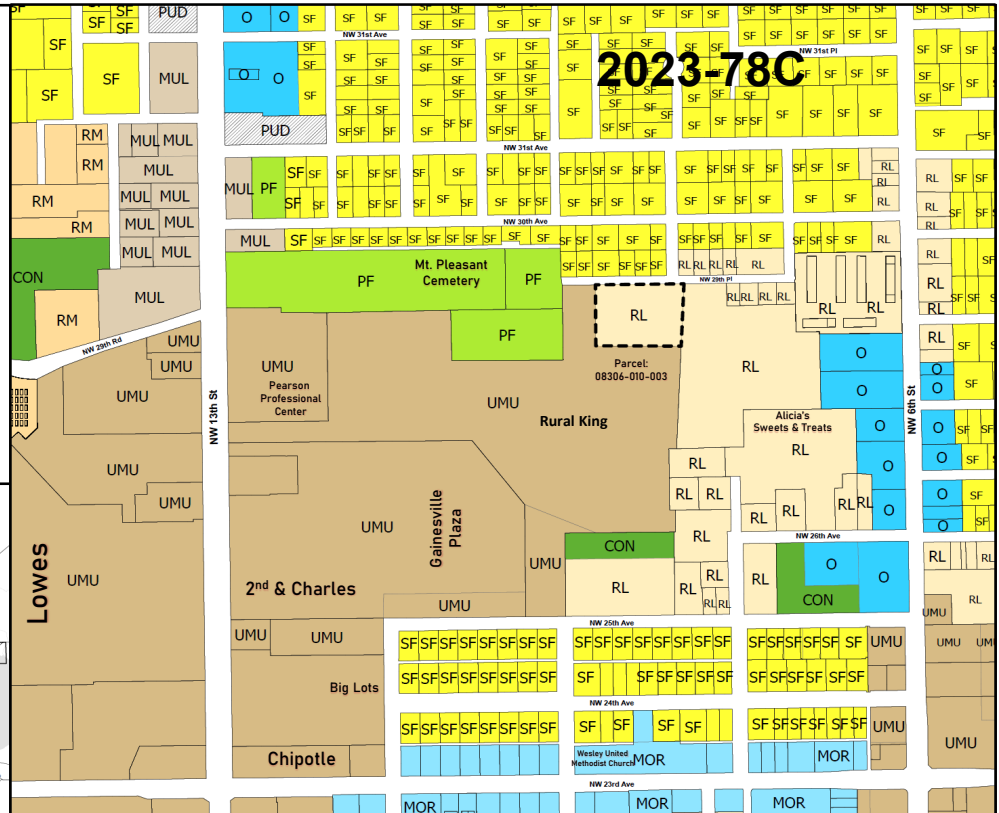
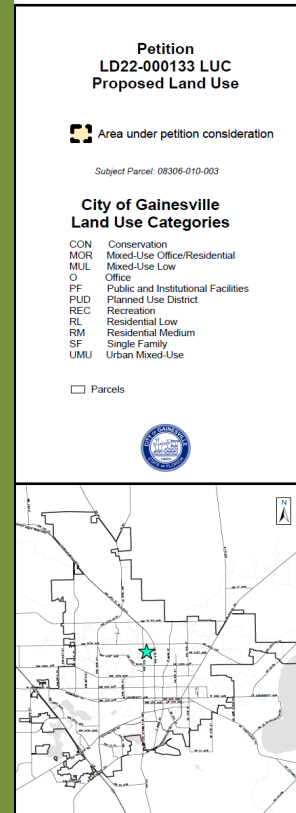
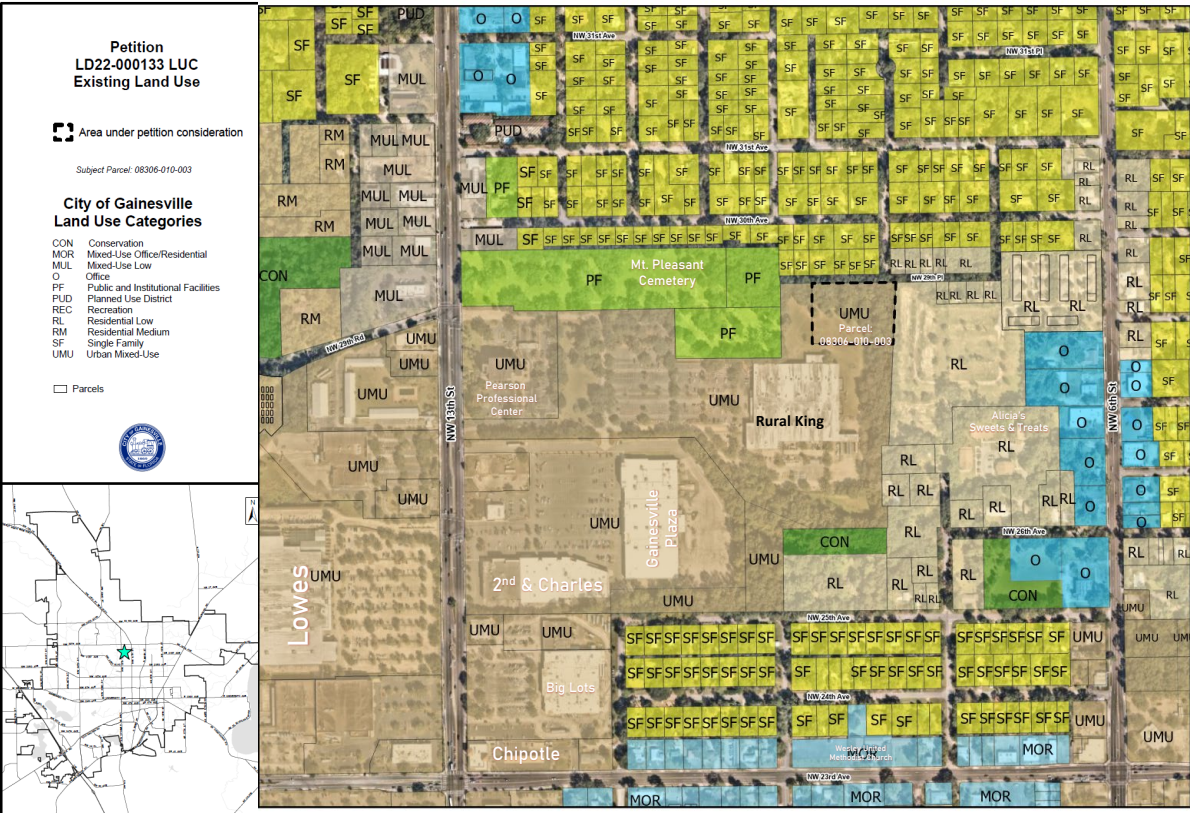


# City of Gainesville

Petition LD22-000133LUC and LD22-000134 ZON  
Oak Gate Land Use Amendment and Zoning Change



DEPARTMENT OF SUSTAINABLE DEVELOPMENT (PLANNING DIVISION)  
PHIMETTO D. LEWIS, PLANNER III  
April 20, 2023 City Commission Meeting



# LAND USE



### Petition LD22-000134 ZON Existing Zoning

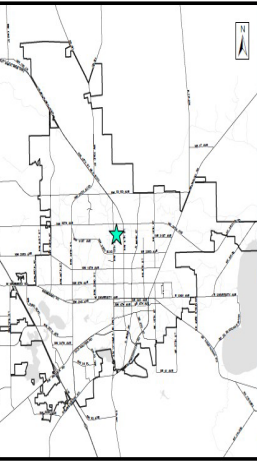
Area under petition consideration

Subject Parcels: 08306-010-003 & 08306-010-002 (excluded)

#### City of Gainesville Zoning Categories

- CON Conservation
- MU-1 Mixed-Use Low
- OF General Office
- OR Office Residential
- PD Planned Development
- PS Public Services & Operations
- RMF-5 Single Family / Multiple-Family Residential
- RMF-6 Multiple-Family Residential
- RSF-1 Single-Family Residential
- RSF-2 Single-Family Residential
- RSF-3 Single-Family Residential
- U4 Urban 4
- U6 Urban 6
- U8 Urban 8

Parcels



### Petition LD22-000134 ZON Proposed Zoning

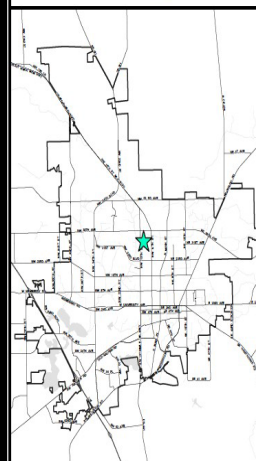
Area under petition consideration

Subject Parcel: 08306-010-003, 08306-010-002 (excluded)

#### City of Gainesville Zoning Categories

- CON Conservation
- MU-1 Mixed-Use Low
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- U6 Urban 6
- U8 Urban 8

Parcels



# ZONING



## LAND USE CHANGE SMALL SCALE- ZONING

**Agent:**

EDA Consultants, INC

**Address:**

South of NW 29th PL,  
west of NW 9th ST and east of NW 10th  
St

**Current Land Use:**

Urban Mixed Use (UMU)

Property size:

± 1.82 Acres

**Current Zoning:**

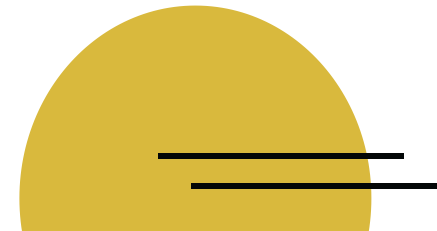
City of Gainesville Planned  
Development District (P D)

**Request:**

**2023-78C**

Amend the Future Land Use designation from  
Urban Mixed Use (UMU) to Residential Low (RL)  
up to 15 units/acre

Rezone property from City of Gainesville Planned  
Development (PD) to Residential Single/Multi-Family  
(RMF-5) up to 12 dwelling units/acre.



STAFF RECOMMENDS  
APPROVAL  
LD22-000133 LUC

**Meets Review Criteria**

1. Consistency with the Comprehensive Plan
2. Compatibility and surrounding land uses
3. Environmental impacts and constraints
4. Support for urban infill and redevelopment
5. Impacts on affordable housing
6. Impacts on the transportation system
7. Availability of facilities and services
8. Need for the additional acreage in the proposed future land use category
9. Discouragement of urban sprawl as defined in Section 163.3164, F.S., and consistent with the requirements of Subsection 163.3177 (6)9, F.S
10. Need for job creation, capital investment, and economic development to strengthen and diversify the City's economy
11. Need to modify land use categories and development patterns within antiquated subdivisions as defined in Section 163.3164, F.S



# STAFF RECOMMENDS APPROVAL

## LD22-000134 ZON

### Meets Review Criteria

1. Compatibility of permitted uses and allowed intensity and density with surrounding existing development
2. Character of the district and its suitability for particular
3. uses The proposed zoning similar properties
4. Conservation of the value of buildings districts of the property in relation to surrounding
5. properties and other Buildings and encouraging the most appropriate use of land throughout the City
5. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing
6. The needs of the city for land areas for specific purposes to serve population and economic activities
7. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning
8. The goals, objectives, and policies of the Comprehensive Plan

Date	Action
01/26/2023	Petition heard by City Plan Board
04/20/2023	Petition heard by City Commission





## Recommendation

City Plan Board to City Commission - The City Plan Board Approve Petition LD22-000133 LUC and LD22000134 based on a finding that it meets the criteria in the Land Development Code and Comprehensive Plan and request forward a recommendation that the City Commission approve the land use change and zoning. The City Plan Board voted unanimously.

Staff to the City Commission - Staff has evaluated the land use change and zoning according to criteria in the Land Development Code and Comprehensive Plan and recommends approval.