

City of Gainesville

Blues Creek LandUse Change & Rezoning

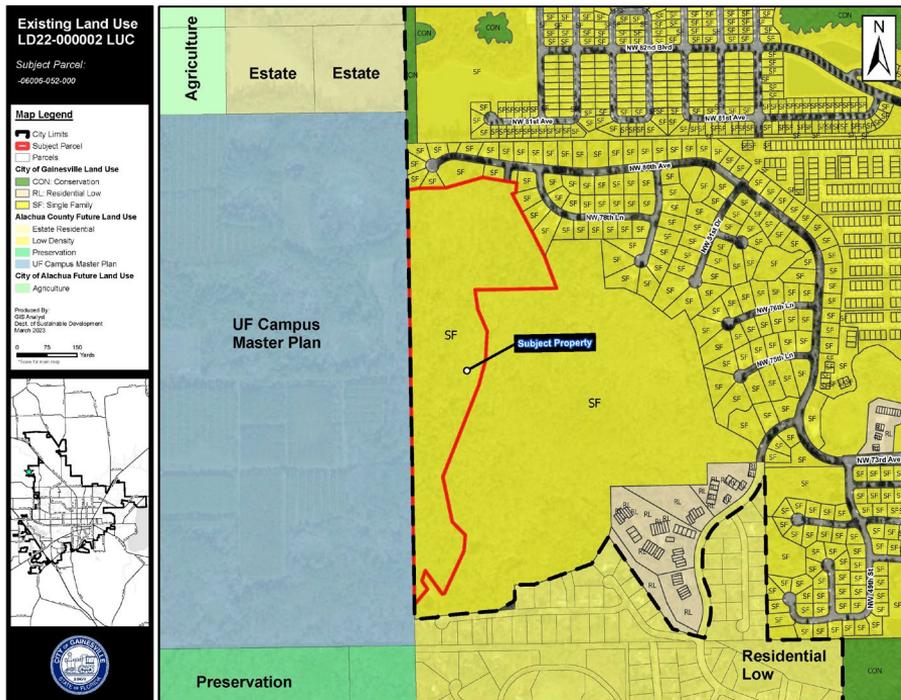
LD23-000002 LUC & LD23-000003 PDA

Department of Sustainable Development

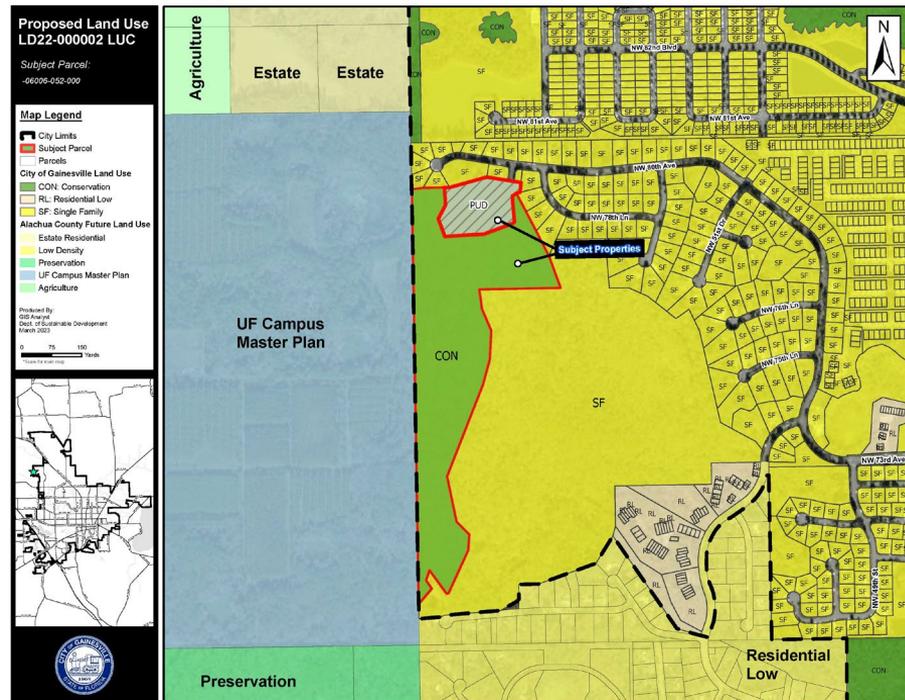
Brittany McMullen

March 23rd, 2023

Future Land Use

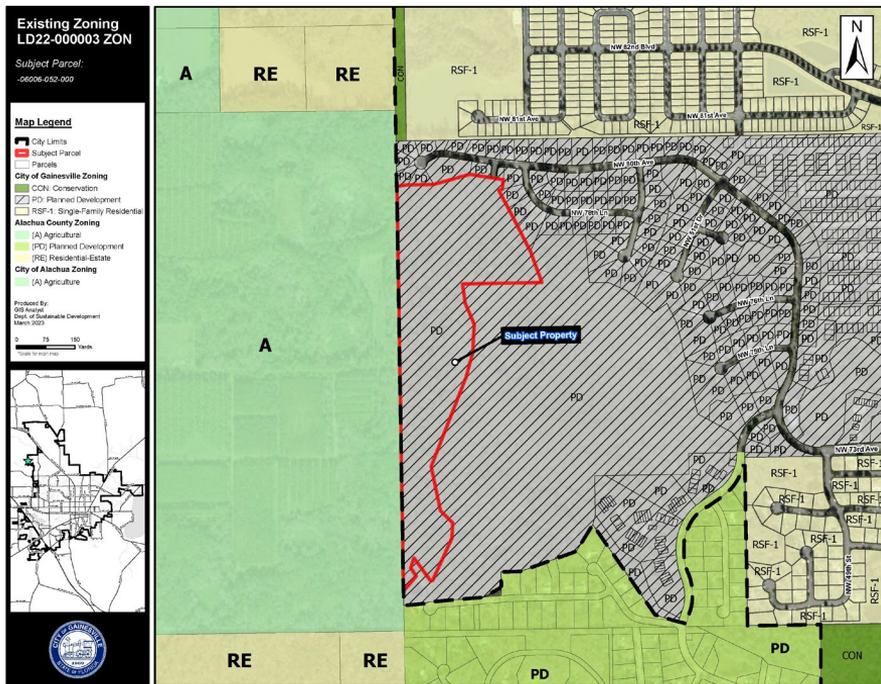


Existing Future Land Use Single-Family (SF)

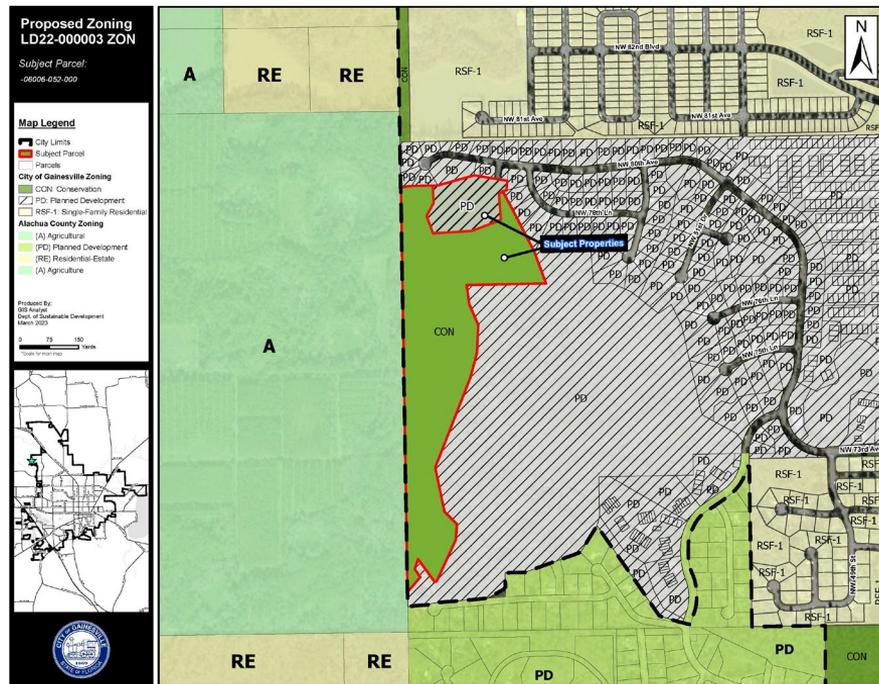


Requested Future Land Use:
Planned Use District (PUD)
Conservation (CON)

Zoning



Existing Zoning:Planned Development (PD)



Requested Zoning:
Planned Development (PD)
Conservation (CON)

PD Amendment

- Reduce the size of the PD to 4.2+/- acres by removing 32.5+/- acres of land and changing that portion of the parcel to Conservation zoning (and designate Conservation Future Land Use).
- Adopt a new PD Layout Plan.
- Delete/amend conditions that are no longer applicable; add new conditions that allow for:
 - Single-family attached units on individual platted lots,
 - Accessory garages for the single-family attached dwellings
 - New dimensional standards for the revised PD.



Meets FLU Change Review Criteria

Policy 4.1.3 of the Future Land Use Element

1. Consistent with Land Development Code and Comprehensive Plan
2. Compatibility with surrounding land uses
3. Environmental impacts or 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 additional acreage in the proposed future land use category
9. Discouragement of urban sprawl
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 (N/ A)

Meets Rezoning Review Criteria

Section 30-3.14 of the Land Development Code

1. Compatibility of permitted uses and allowed intensity and density with surrounding existing development
2. Character of the district and its suitability for particular uses
3. The proposed zoning districts of the property in relation to surrounding properties and other similar properties
4. Conservation of the value of 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

Meets PD Rezoning Review Criteria

Section 30-3.17 of the Land Development Code

1. Consistent with the Comprehensive Plan
2. Conformance to PD Purpose
3. Internal Compatibility
4. External Compatibility
5. Intensity of Development
6. Usable open spaces, plazas, and recreation areas
7. Environmental Constraints
8. External transportation access
9. Internal transportation access
10. Provision for the range of transportation choices



Recommendation:

Staff: Approve