



City of Gainesville Agenda Item Report

File Number: 2024-465

Agenda Date: June 27, 2024

Department: Department of Sustainable Development

Title: 2024-465 Land Use Amendment Oaks Mall Plaza LD24-000049 LUC (B)
20240627

Department: Sustainable Development

Description: This petition is a request to change the future land use designation of the subject property from Commercial (C) to Urban Mixed-Use (UMU)

Fiscal Note: N/A

Explanation: This project is proposing a future land use change to tax parcels 06655-050-001, 06655-050-002, 06655-050-003, & 06655-050-004, located in the 6700 block of Newberry Road, from Commercial (C) to Urban Mixed-Use (UMU), with a related zoning change to the parcels from General Business (BUS) to Urban 8 (U8). The tax parcels make up the Oaks Mall Plaza shopping center, which lies west of the Oaks Mall.

The applicants are requesting the change in order to encourage the redevelopment of the property that will be compatible with the development in the adjacent areas. The UMU land use category allows for residential, office, and retail uses and serve uses as stand-alone uses or combined in a mixed-use development format. The allowance for mixed-uses with residential dwelling units could spark the redevelopment of the site, and be compatible with the UMU designated Oaks Mall property that lies to the east of the subject property. At this time, there is no specific development proposal in place. When a development is proposed, it will have to be compatible with the surrounding uses and their land use and zoning designations. In terms of land use, the subject parcels abut UMU designated properties on the east and south and Commercial designated properties on the north and west. The properties on the east and south have existing U8 zoning; the properties on the north have BUS zoning, and the adjacent property to the west has Planned Development (PD) zoning. The proposed future land use amendment and rezoning will allow the redevelopment of a commercial property with a mix of uses including residential development that will be compatible with the surrounding uses in the area.

Strategic Connection:

- Goal 1: Equitable Community
- Goal 2: More Sustainable Community
- Goal 3: A Great Place to Live and Experience
- Goal 4: Resilient Local Economy
- Goal 5: “Best in Class” Neighbor Services

Recommendation: The City Plan Board approve Petition LD24-000049 LUC.