

City of Gainesville



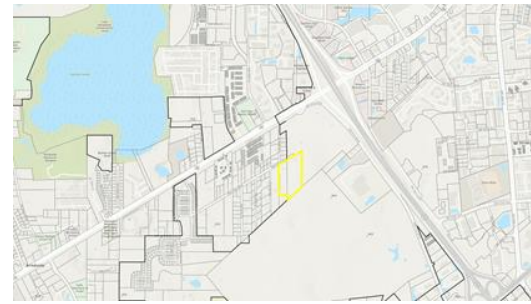
Hillpointe-Rozier Land Use Change

2024-261B

LD23-000119 LUC

City Commission
Jason Simmons

2024-261B



Small-Scale Land Use Change

2024-261B

Location: West of I-75, south of SW Archer Road, east of SW 44th Street.

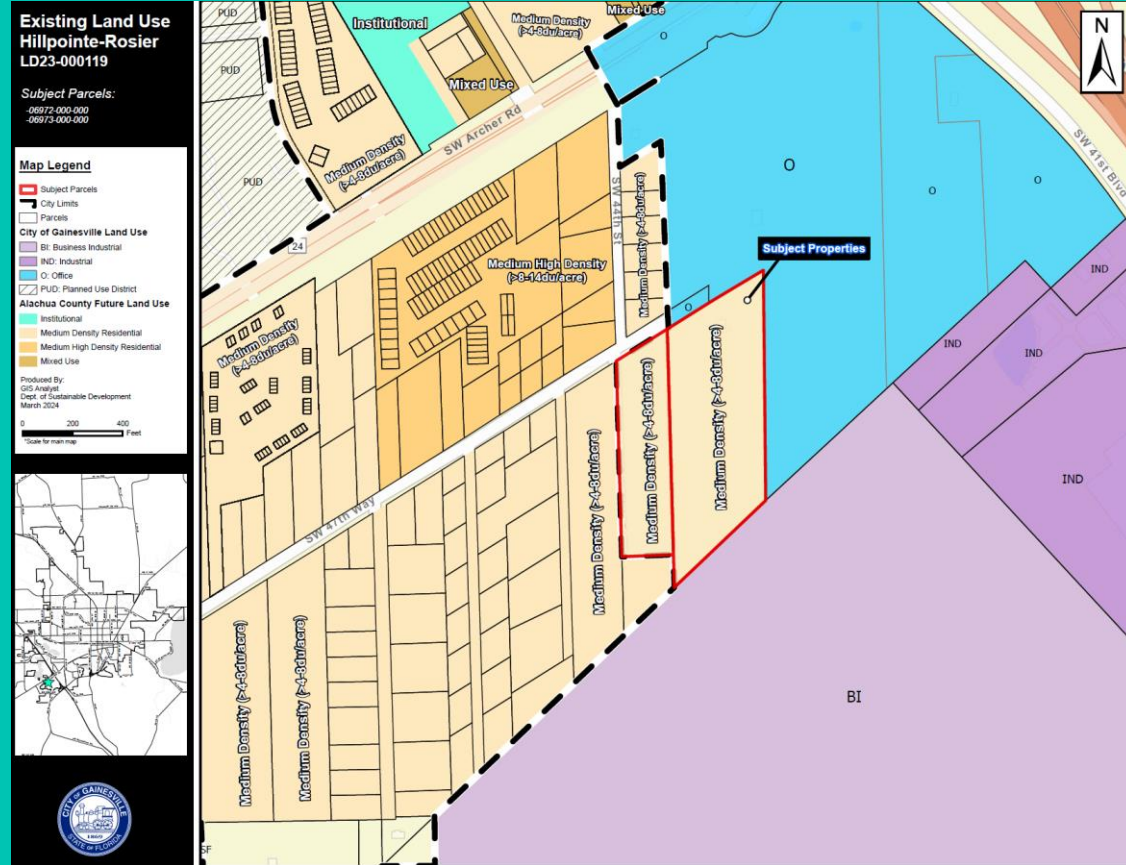
Address: 4329 & 4301 SW 47th Way.

Size: Approximately 12.60± ac

Land use: AL County Medium-Density (MED)

Zoning: AL County Multiple Family Medium-Density (R-2)

Request: Amend the Future Land Use Map from Alachua County Medium-Density (MED) to City of Gainesville Residential Low-Density (RL).



Small-Scale Land Use Change

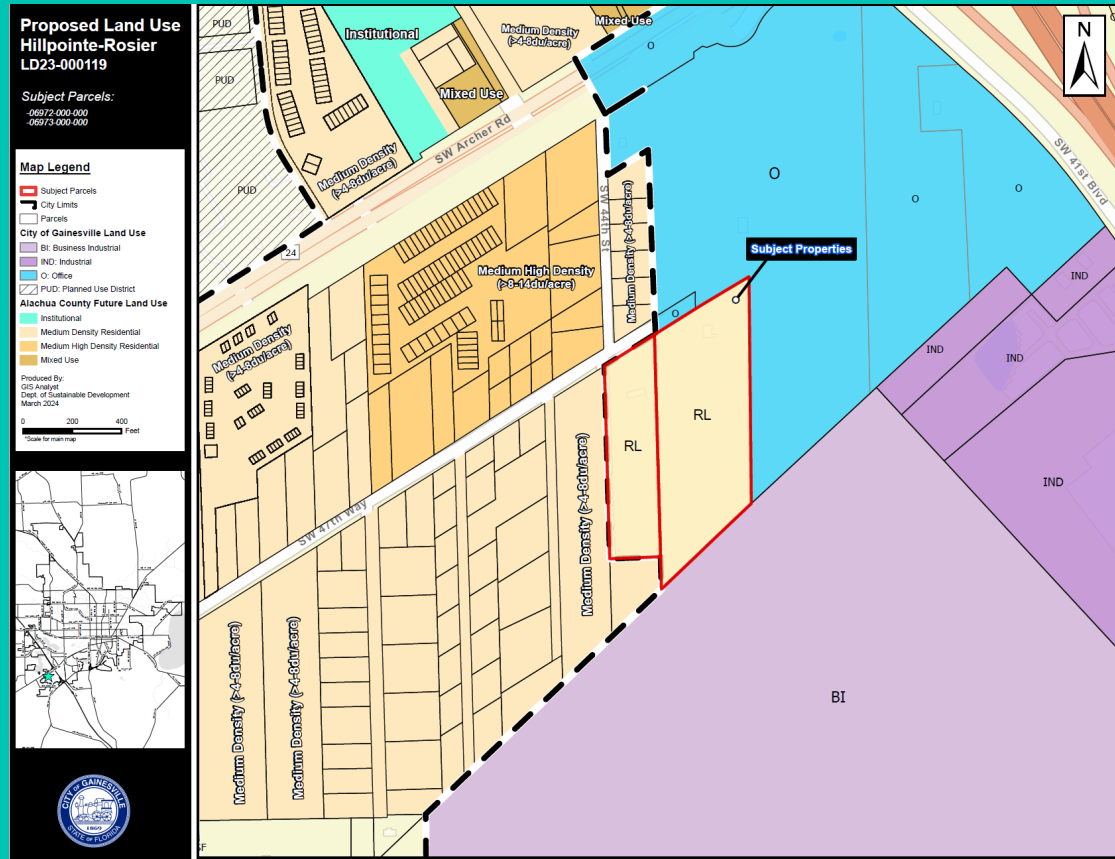
Location: West of I-75, south of SW Archer Road, east of SW 44th Street.

Address: 4329 & 4301 SW 47th Way.

Size: Approximately 12.60± ac
Land use: AL County Medium-Density (MED)

Zoning: AL County Multiple Family Medium-Density (R-2)

Request: Amend the Future Land Use Map from Alachua County Medium-Density (MED) to City of Gainesville Residential Low-Density (RL).



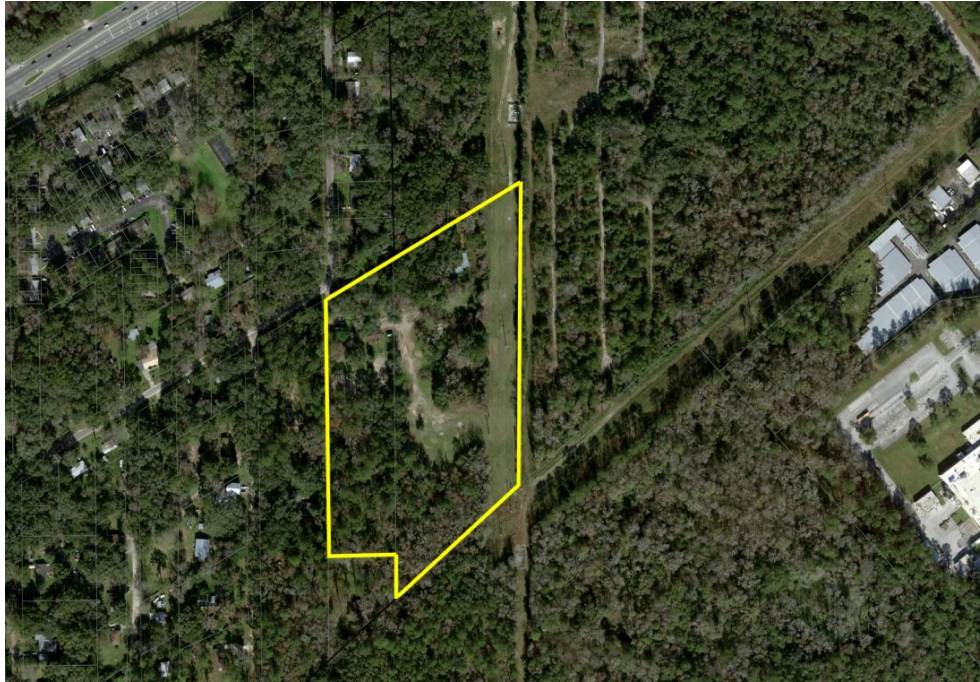
2024-261B



Land Use Change Criteria

Land Use amendments are reviewed in accordance with the following criteria:

1. The goals, objectives, and policies of the Comprehensive Plan.
2. The need for additional land in the proposed land use category based on the projected population of the city and the relative availability of the current and proposed land use categories.
3. The proposed land use category of the property in relation to surrounding properties and other similar properties.
4. The potential impact of the land use change on adopted level of service standards.



Residential Low-Density (RL): up to 15 units per acre

This land use category shall allow dwellings at densities up to 15 units per acre. The Residential Low-Density land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi-family development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

Objective 2.1

Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Land Use Change Criteria



The subject property has access to public facilities and services that include, but are not limited to, utilities, schools, parks, transportation, fire, police, waste collection, and storm water management.

Gainesville Regional Utilities (GRU) services are available to the property including potable water, sewer, electric, and gas. Any future development on the property will require water and wastewater capacity evaluations that will determine if off-site upgrades will be required.

Impacts on adopted levels of service (LOS) for storm water and transportation facilities are assessed during the development review process, if development is proposed in the future.

No final development order will be issued until it is determined that adequate facilities and services will be in place at the time the impact of the development occurs.

Land Use Change Criteria

Residential Low-Density:

Total Acres 2023:	2505
Occupied Acres:	2331
Vacant Acres:	174
Percent Occupied:	93%



**Proposed Land Use
Hillpointe-Rosier
LD23-000119**

Subject Parcels:

-06972-000-000
-06973-000-000

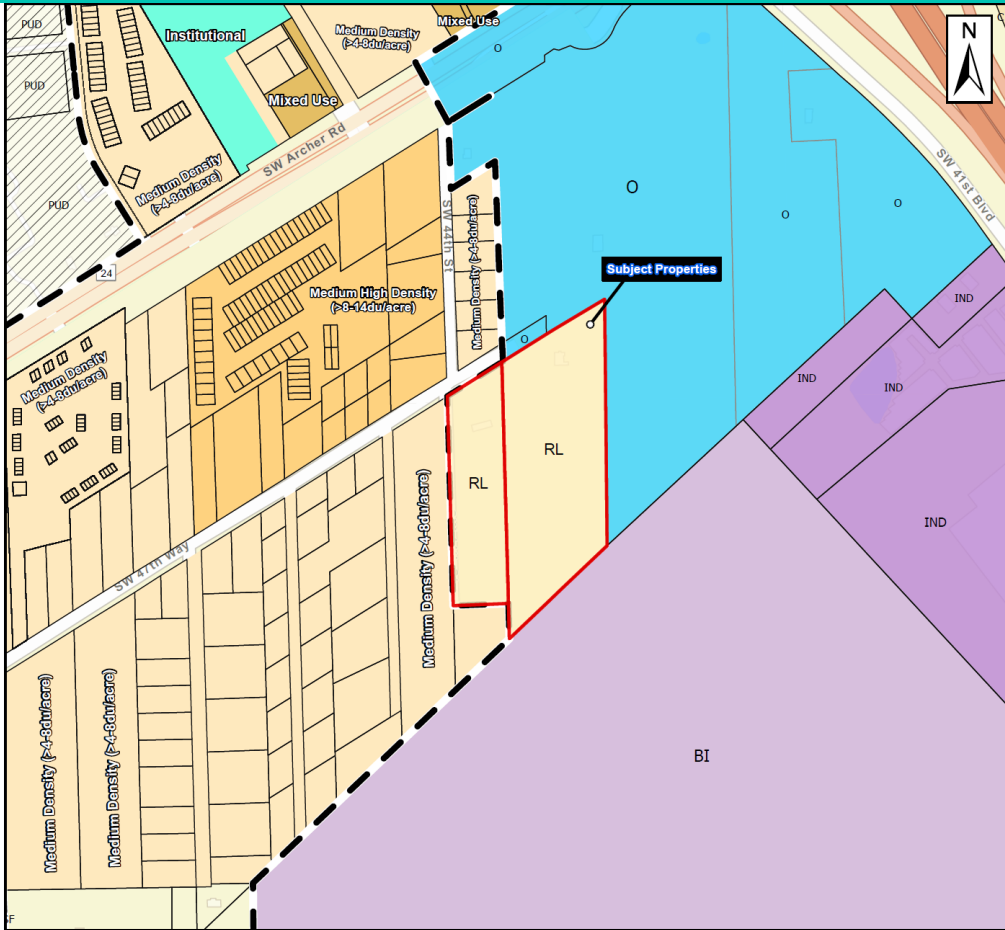
Map Legend

- Subject Parcels
- City Limits
- Parcels
- City of Gainesville Land Use**
- BI: Business Industrial
- IND: Industrial
- O: Office
- PUD: Planned Use District
- Alachua County Future Land Use**
- Institutional
- Medium Density Residential
- Medium High Density Residential
- Mixed Use

Produced By:
GIS Analyst
Dept. of Sustainable Development
March 2024

0 200 400
Feet

Scale for main map



**Staff
Recommends
Approval of
Petition
LD23-000119.**

Thank You