



City of
Gainesville

2024-464B

Oaks Mall Plaza Land Use & Zoning
Change

2024-464 & 465

LD24-000048 ZON & LD24-000049 LUC

City Commission
Jason Simmons



Rezoning Request

2024-464B

Location: South side of Newberry Road, west of the Oaks Mall.

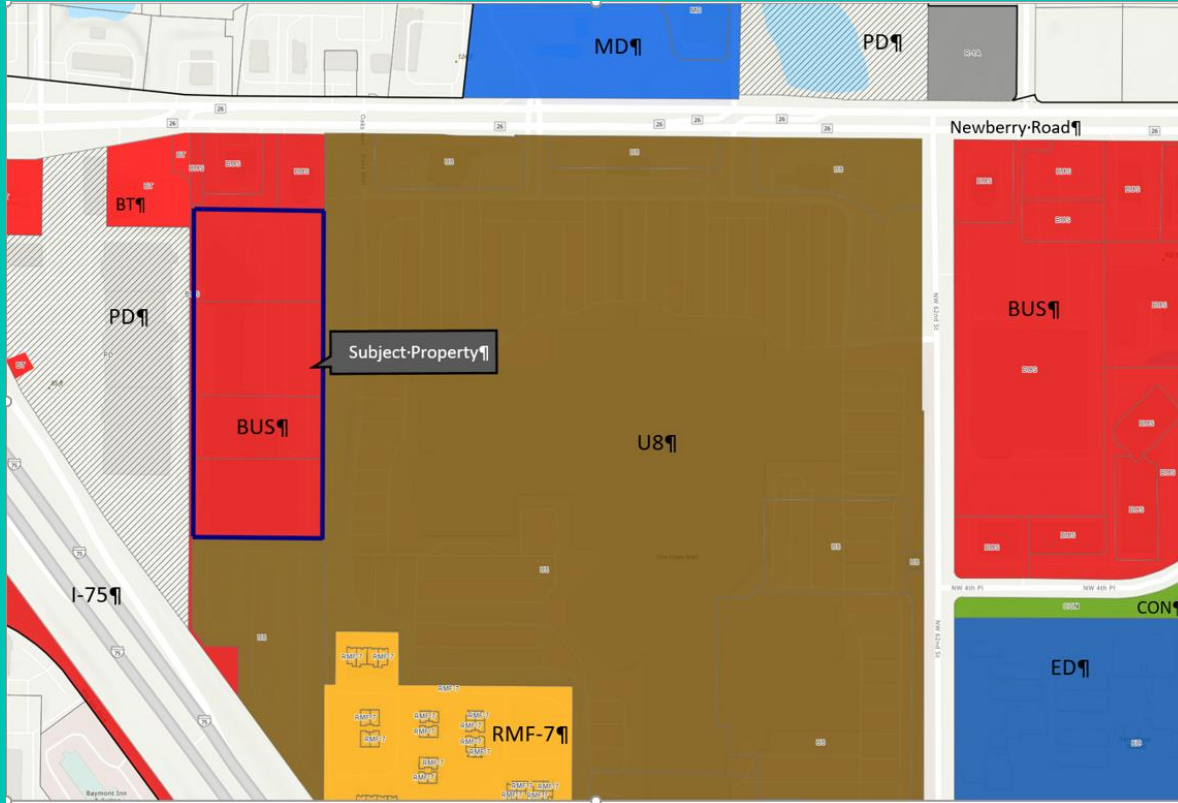
Address: 6700 block of Newberry Road.

Size: Approximately 7.03± acres

Land use: Commercial (COM)

Zoning: General Business (BUS)

Request: Approve zoning change from General Business (BUS) to Urban 8 (U8).



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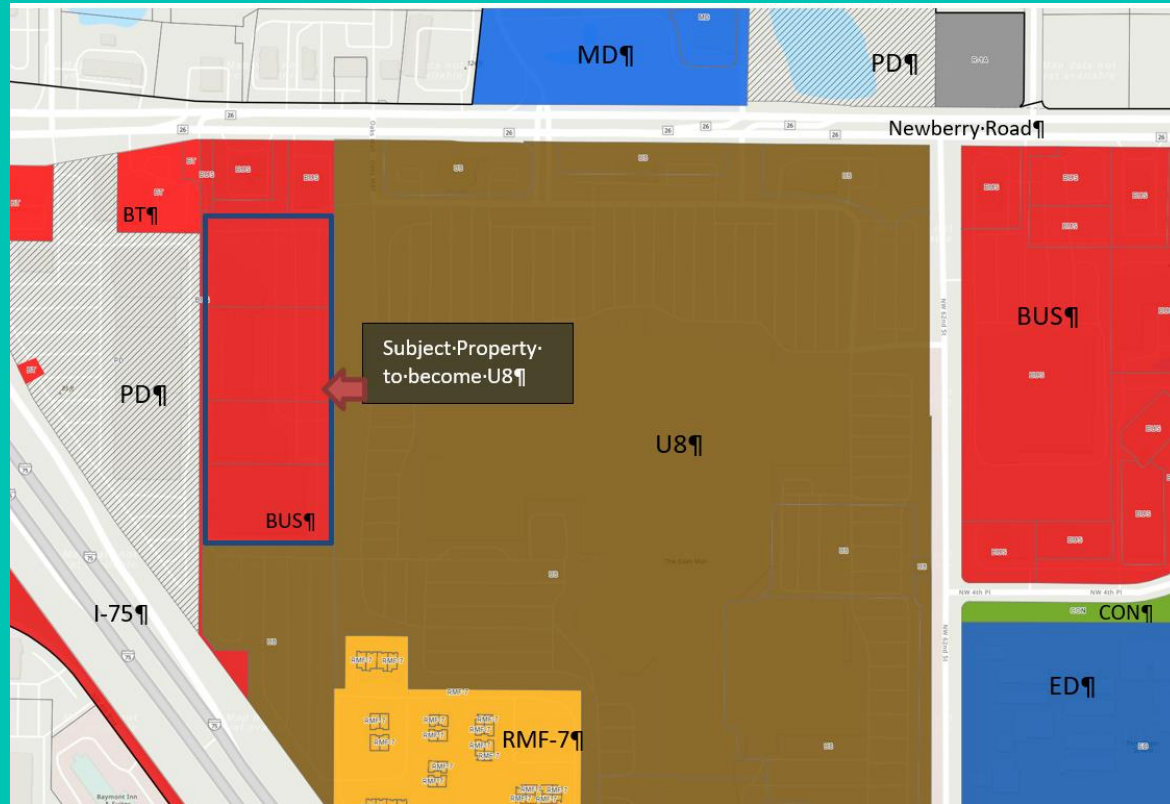
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Small-Scale Land Use Change

2024-464B

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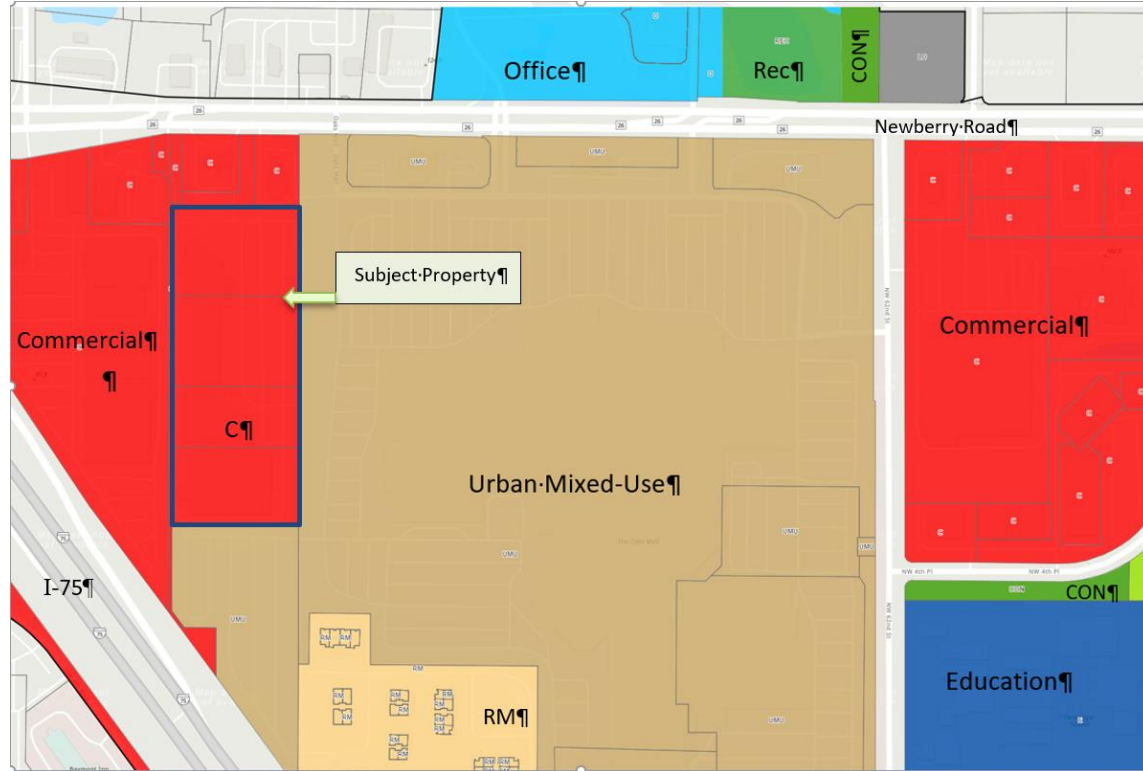
Address: 6700 block of Newberry Road.

Size: Approximately 7.03± acres

Land use: Commercial (COM)

Zoning: General Business (BUS)

Request: Amend the Future Land Use Map from Commercial (COM) to Urban Mixed-Use (UMU).



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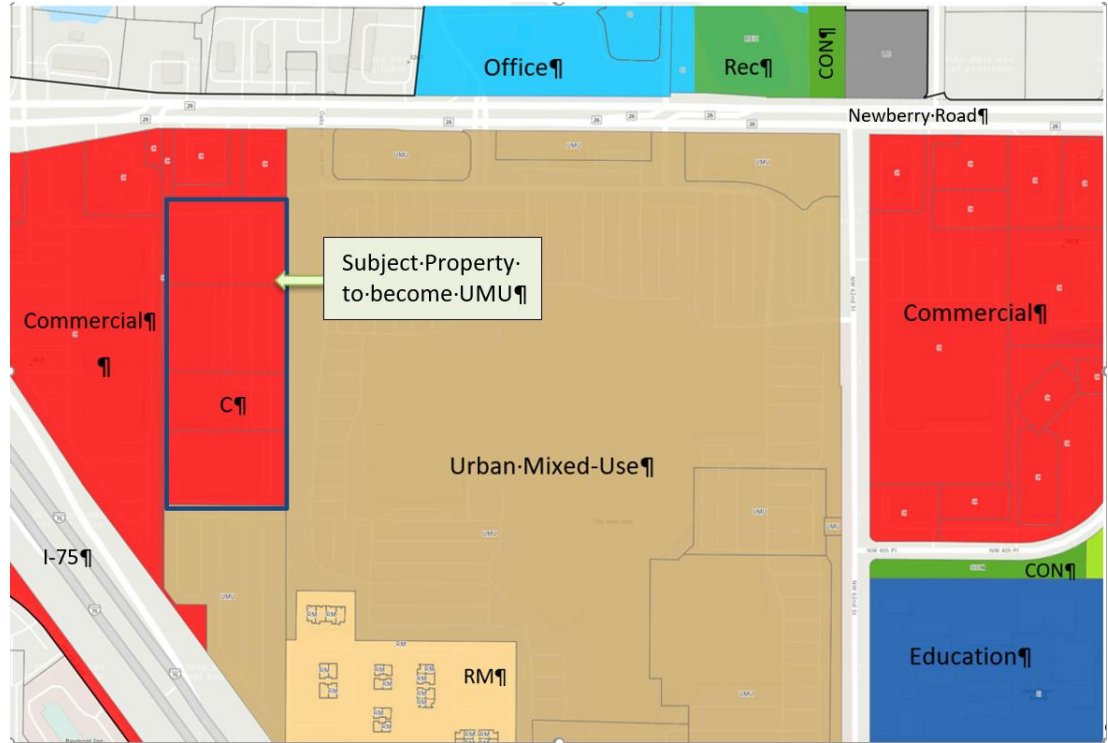
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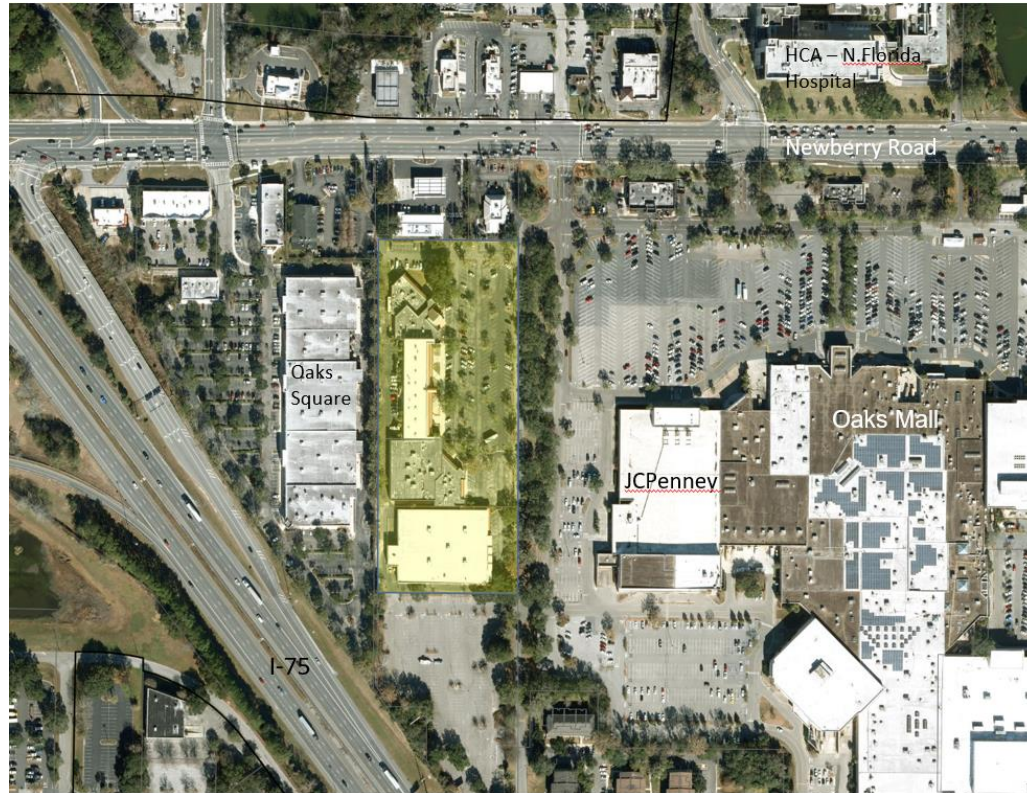






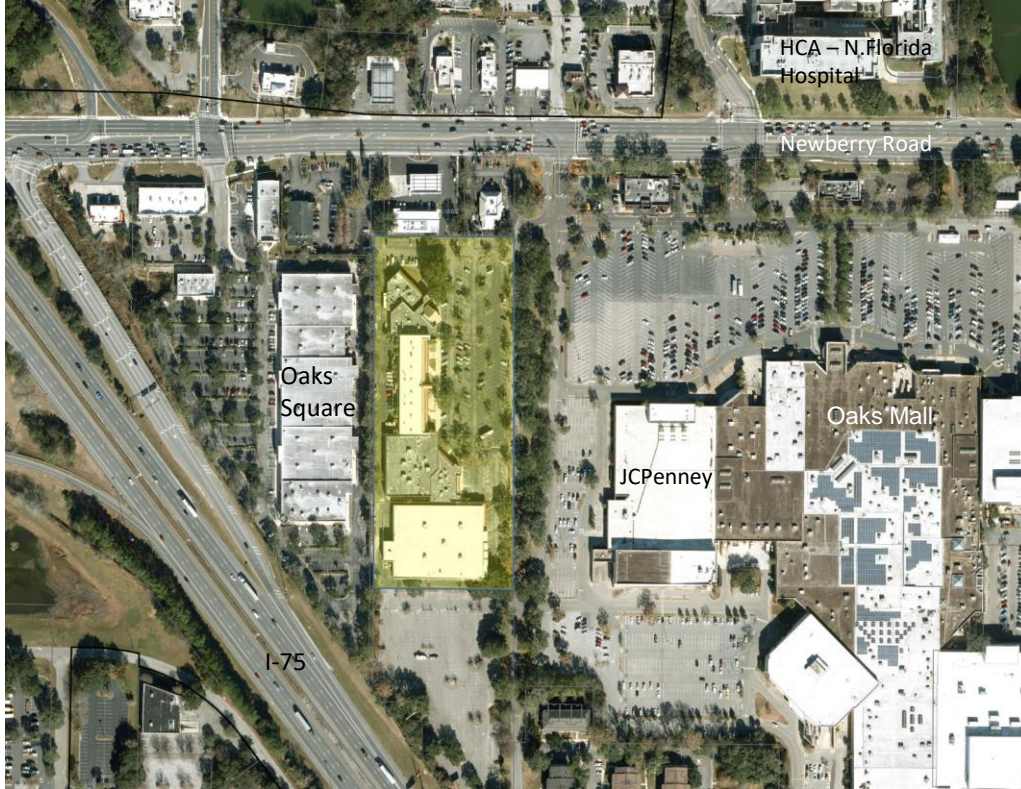
Rezoning Criteria

- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- B. The character of the district and its suitability for particular uses.
- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.
- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.
- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.
- F. The needs of the city for land areas for specific purposes to serve population and economic activities.
- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- H. The goals, objectives, and policies of the Comprehensive Plan.
- I. The facts, testimony, and reports presented at public hearings.



- **Property has a shopping center with retail and service uses.** These will remain conforming uses in the proposed U8 zoning district until the time the owners / applicants decide to redevelop the property.
- The Urban 8 transect zone allows for **residential uses including single-family dwellings and multi-family dwellings, with up to 60 duu by right of and up to 80 duu with bonus system requirements.** The zone also allows a wide variety of nonresidential uses including schools, offices, health services, retail sales, restaurants, and gasoline/alternative fuel stations.
- **Rezoning to U8 allows** for the continuation of the current commercial uses and the redevelopment of the property for commercial use, residential use, or a mixture of uses. Existing properties in the area have **U8, BUS, and PD zoning and are developed with significant commercial establishments.** The permitted uses in U8 are appropriate for the subject property.
- **U8 zoning is present on the abutting properties to the east and south.** Properties to the north of the subject property have BUS zoning while the properties to the west have PD zoning. The U8 zoning district is compatible with the existing zoning in the area.

Rezoning Criteria



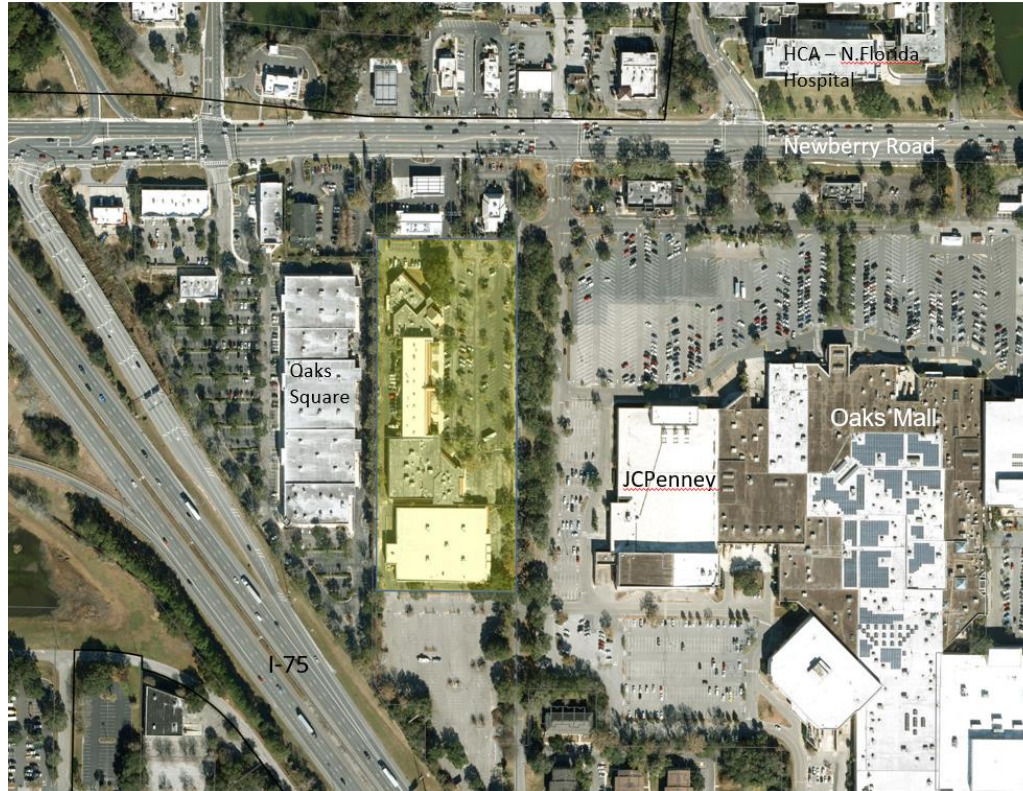
- J. Applications to rezone to a transect zone shall meet the following additional criteria:
1. The proposed Transect Zone shall provide a logical extension of an existing zone, or an adequate transition between zones.
 2. The area shall have had a change in growth and development pattern to warrant the rezoning to a more or less urban T-Zone.
 3. The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the Comprehensive Plan.
 4. The subject land has the characteristics of a T-Zone or has the potential to successfully facilitate development consistent with the intent of the T-Zone, including the creation of a more urban form through prescriptive building placement standards, enhanced window glazing, and an emphasis on the pedestrian experience.

- **The proposed U8 transect zone is consistent with the development in the area.** Properties to the east and south currently have U8 zoning. The proposed zoning provides a logical extension of the U8 zoning from properties to the east and south towards the west.
- The applicants anticipate that **rezoning to U8 will serve as a spark that will facilitate redevelopment of the subject property.** As the property is within an existing transit hub, the area could be **attractive for multiple-family development proposals to house employees of some of the large employers in the area, including the HCA Florida North Florida Hospital and the Oaks Mall including the UF Health – The Oaks medical facility.** Redevelopment under the transect zone provisions will ensure a more efficient and sustainable urban form for any new development / redevelopment and compatibility between development on the subject property and the adjacent commercial development.
- The zoning request **is consistent with the overall City of Gainesville vision for growth and development** as expressed in the City of Gainesville Comprehensive Plan.
- The subject property is **directly north and west of properties that have the requested U8 transect zoning. If the U8 zoning is established, future development and redevelopment of the subject property will occur under the T-Zone development standards** that help to create a more urban form through the various design standards in the T-Zone regulations.

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.



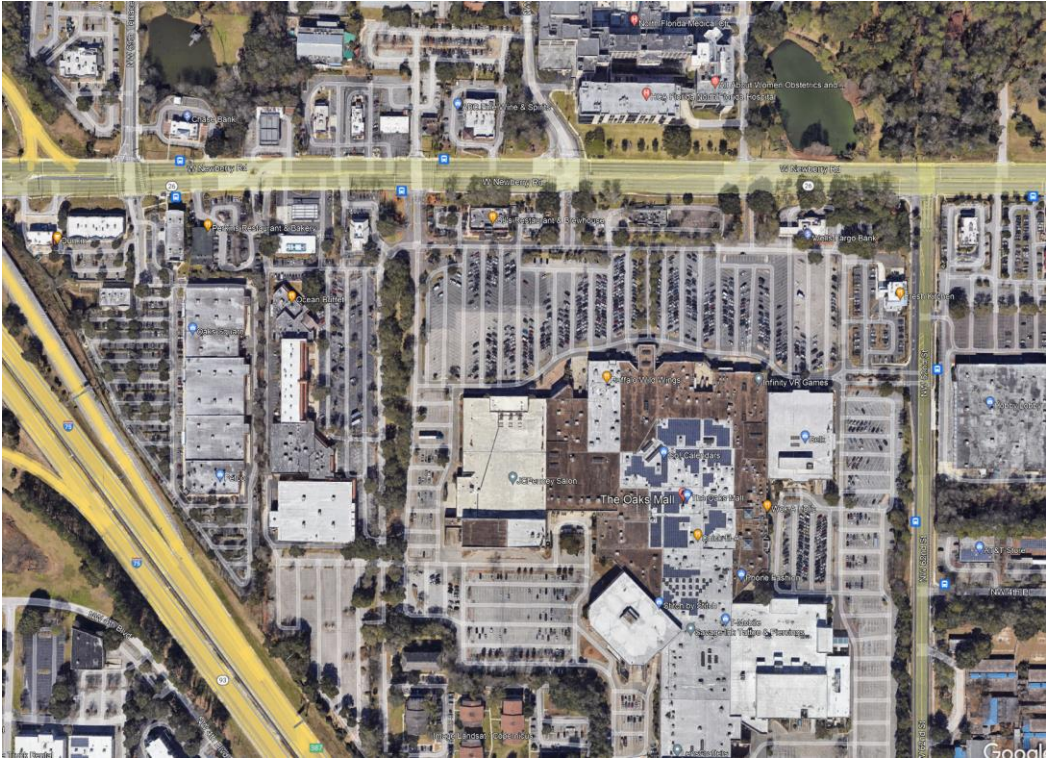
Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre by Special Use Permit.

This land use category allows residential, office, retail and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre by Special Use permit as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

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

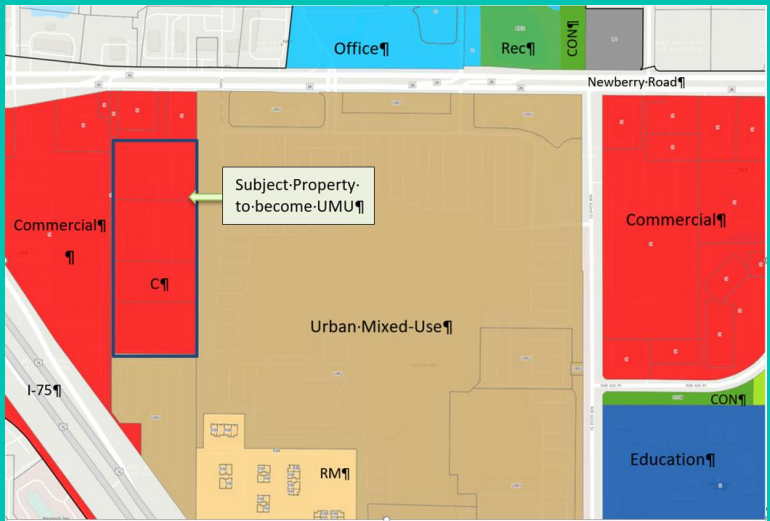
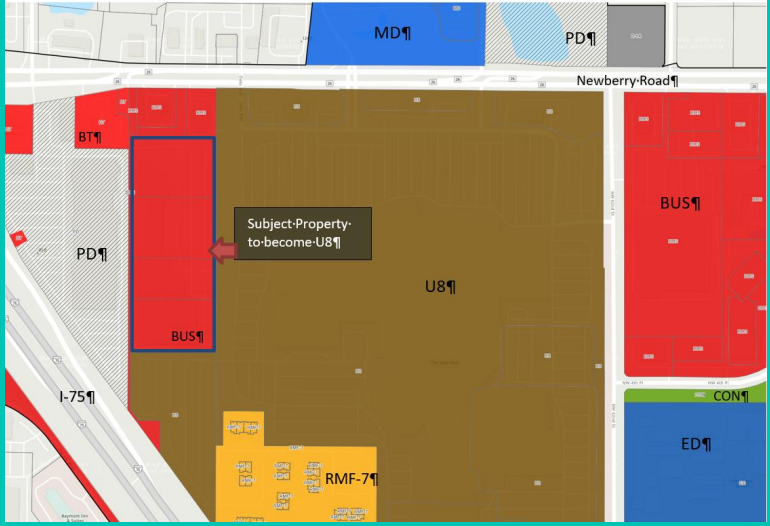


The subject property has access to public facilities and services that include, but are not limited to, utilities, schools, parks, transportation, fire, police, waste collection, and storm water management.

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.



Staff Recommends Approval of Petitions LD24-000048 ZON and LD24-000049 LUC.

City Plan Board voted 0-0 to approve both petitions.

- Meets Review Requirements
- Consistent with Comprehensive Plan
- Compatible with surrounding land uses
- Impacts on adopted levels of service for storm water and transportation facilities are assessed during the development review process, if development is proposed in the future.

Thank You