

LONG-RANGE LAND USE PLAN

INTENT

Completion of the I-66/Route 29 interchange and future expansion of improved telecommunication networks will substantially improve the desirability of the Gainesville area as a residential, employment, and retail center. Completion of the interchange will create a major grade separated intersection at Linton Hall Road and Route 29 making it the focal point for higher density retail, office, lodging and mixed land use. It is the intent of the Long Range Land Use Plan to encourage and guide quality development. Higher density commercial development including a Town Center will be located around the I-66/Route 29 interchange and the Linton Hall Road/Route 29 intersection. Lower density commercial and residential development will transition to the western part of the sector.

ACTION STRATEGIES

Regional Center - Area I

Because of its strategic location at the intersection of I-66 and Route 29 the "Regional Center" area of the Sector Plan area will be the focal point of the highest density regional employment, regional retail, mixed use, and industrial employment areas.

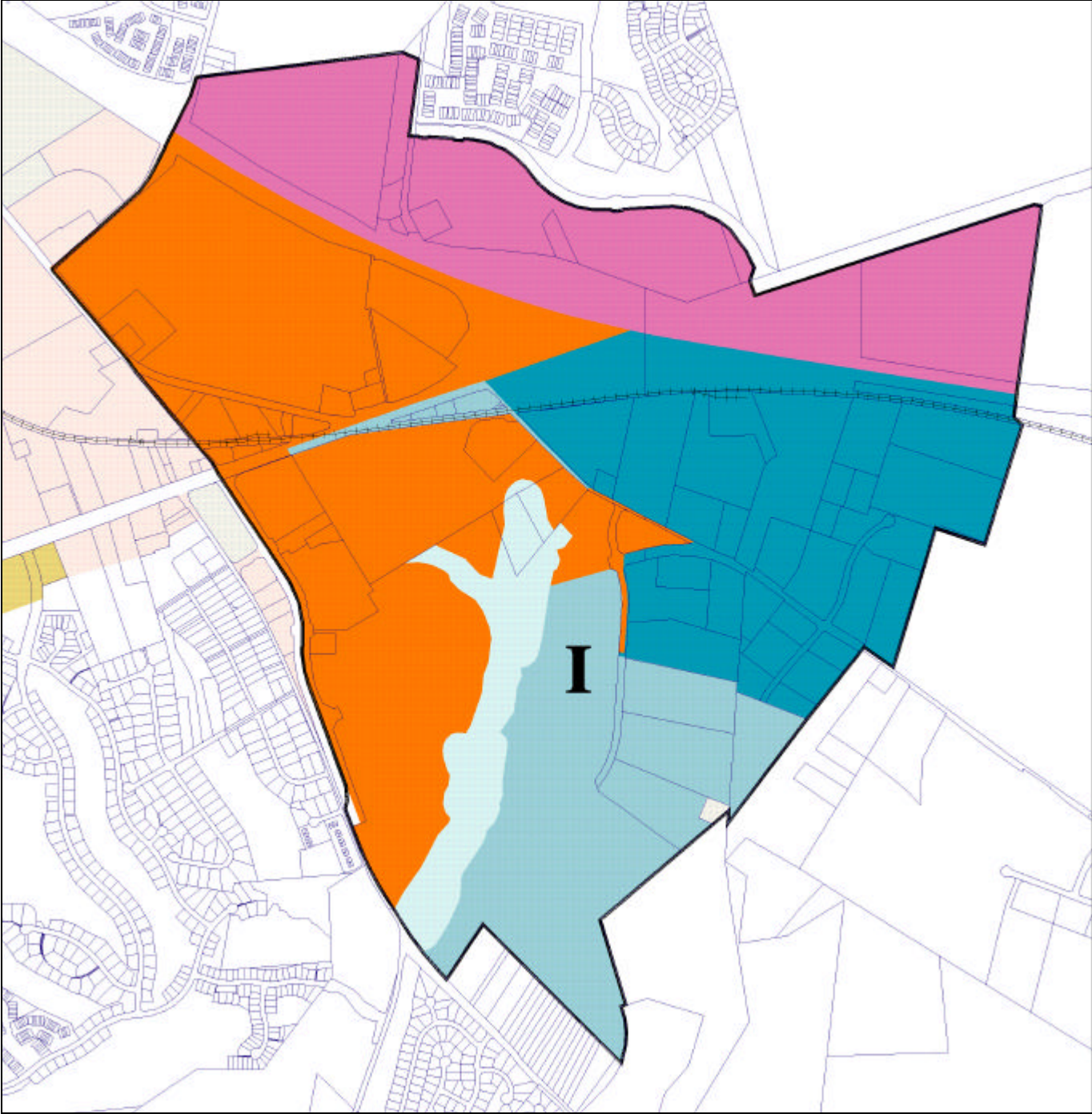
LU-1 Regional Commercial Center (RCC) - Primary uses in the RCC are regional retail and mixed use projects including low and medium-density office, lodging, and research and development. Local serving retail, retail service and /or residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total RCC project area. The acceptable housing type within any mixed-use project is multifamily, at a density of 12 to 24 units per gross acre and may not exceed 10% of the total project area. The permitted non-residential development density is 0.20 - 0.50 FAR. For the I-66/Route 29 Sector Plan, a mix of 60 percent retail and 30 percent office is desirable and encouraged. For phasing purposes, office is to be considered as a primary use. Development shall occur according to a phasing plan, described within the Development Evaluation Criteria section of the Long-Range Land Use Plan. Residential uses can only be developed when part of and secondary to the development of a primary retail or employment use.

The "Atlas" site land use has been changed from Flexible Employment Center (FEC) to Regional Commercial Center (RCC) to promote a balance of high quality regional retail and mixed use development.

LU-2 Regional Employment Center (REC) - Primary uses in the REC are low and/or mid-rise office, research and development facilities, lodging, and mix-use projects. Retail, retail service and /or residential uses shall represent no greater than 25 percent of the total REC project area. Retail and retail service use(s) shall be so located within a building or on a site that their primary purpose is to support the needs of those employed within the REC project or living or working within the mixed use building. Drive-in/drive-through

I-66/Route 29 Sector Plan

Regional Center - Area I



uses are discouraged. The permitted development density for non-residential use(s) is 0.25 to 0.75 FAR. The acceptable housing type within any mixed-use project is multifamily, at a density of 12 to 24 units per gross acre and may not exceed 15% of the total project area. Development shall occur according to a phasing plan, describe within the Development Evaluation Criteria section of the Long-Range Land Use Plan. Retail and residential uses can only be developed when part of and secondary to the development of the primary employment use.

LU-3 Flexible Employment Center (FEC) - The primary use in this flexible employment center is for information technology applications including internet data storage facilities, web hosting services, access and application services. Development should be in a campus like setting. The permitted development density is 0.18 to 0.50 FAR. Warehousing, wholesale storage and distribution uses are discouraged. Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 10 percent of the total FEC project area with the primary purpose of supporting the needs of those employed within the FEC project.

LU-4 Industrial Employment (EI): This area is an integral part of the Wellington Road industrial corridor as currently designated in the Comprehensive Plan. However, projects proffered for office use should be allowed when adequately buffered from industrial uses. Maximum density is 0.30 FAR except 0.50 FAR for office projects. Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 10 percent of the total EI project area with the primary purpose of supporting the needs of those employed within the EI project.

LU-5 Projects should be planned and developed in a comprehensive, coordinated manner.

LU-6 Shared structured parking for large mixed use or office projects should be developed where feasible.

Town Center (CEC-TC) - Area II

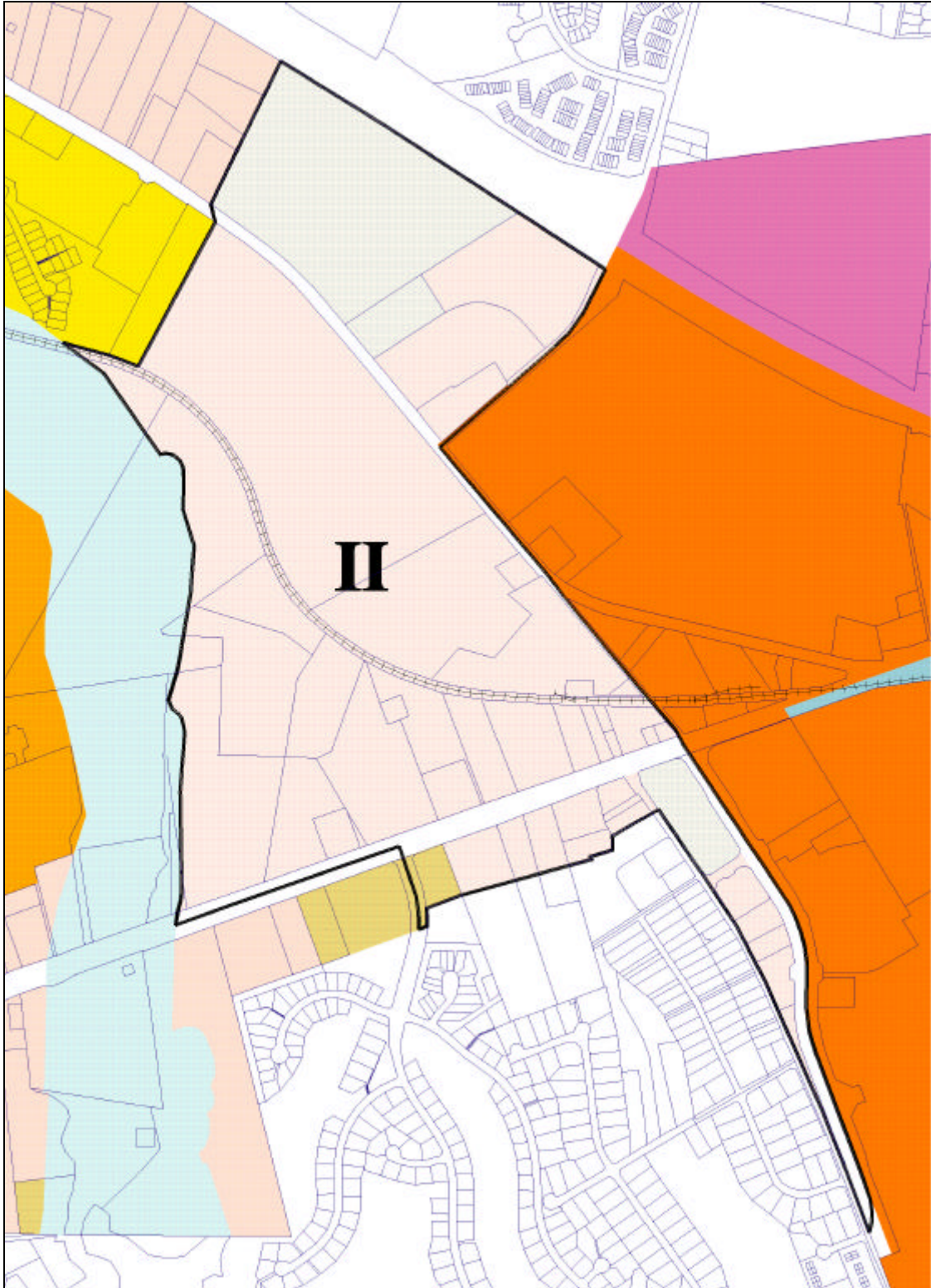
This area is intended as the focal point for creation of a pedestrian friendly mixed-use Town Center, at the village scale, integrated by unifying streetscape and architectural concepts.

LU-7 Development should emphasize community-serving employment, retail, and residential uses designed to accommodate pedestrian oriented access, open space, quality architecture, and integrated streetscapes. The use of an architectural review committee to review development proposals in Town Center architecture is encouraged.

LU-8 Intended land uses include: 1) office, research and development, and lodging; 2) retail and retail service that serves the local community and employment center, 3) entertainment, and 4) and multifamily residential.

I-66/Route 29 Sector Plan

Town Center (CEC-TC) - Area II



LU-9 In order to encourage development of the Town Center, a project "phasing plan "may emphasize retail and retail service as a primary use and be developed prior to office or other employment uses.

LU-10 Retail, retail service and residential uses shall not exceed 50% of the total **CEC-TC** project area except in no case will residential uses alone exceed more than 25%.

LU-11 For mixed-use projects, single family housing or multifamily housing including elderly housing is permitted, at a density of 6-12 units per gross acre. Residential uses can only be developed when part of the primary employment or retail use. Housing should be integrated within mixed-use projects so as to provide easy pedestrian access to retail and employment areas.

LU-12 The permitted density for non-residential development is 0.20 to 0.50 FAR.

LU-13 Planned Mixed Use District (PMD) zoning and the Town Center special use permit should be used to implement mixed use development projects in this area.

LU-14 The Public Land designation for Tyler Elementary School and the Gainesville Fire District is not changed. Future non-school/community uses of this land are to be consistent with the CEC land use.

Residential Transition -Area III

This area contains a diversity of residential land use from Suburban Residential Medium (SRM) and High (SRH), close to the Town Center, transitioning to Suburban Residential Low and then Semi-Rural Residential (SRR) near the rural crescent. A mix of residential densities is essential to a diverse population that can sustain a viable Town Center and the employment uses in the I-66/Route 29 Sector Plan area.

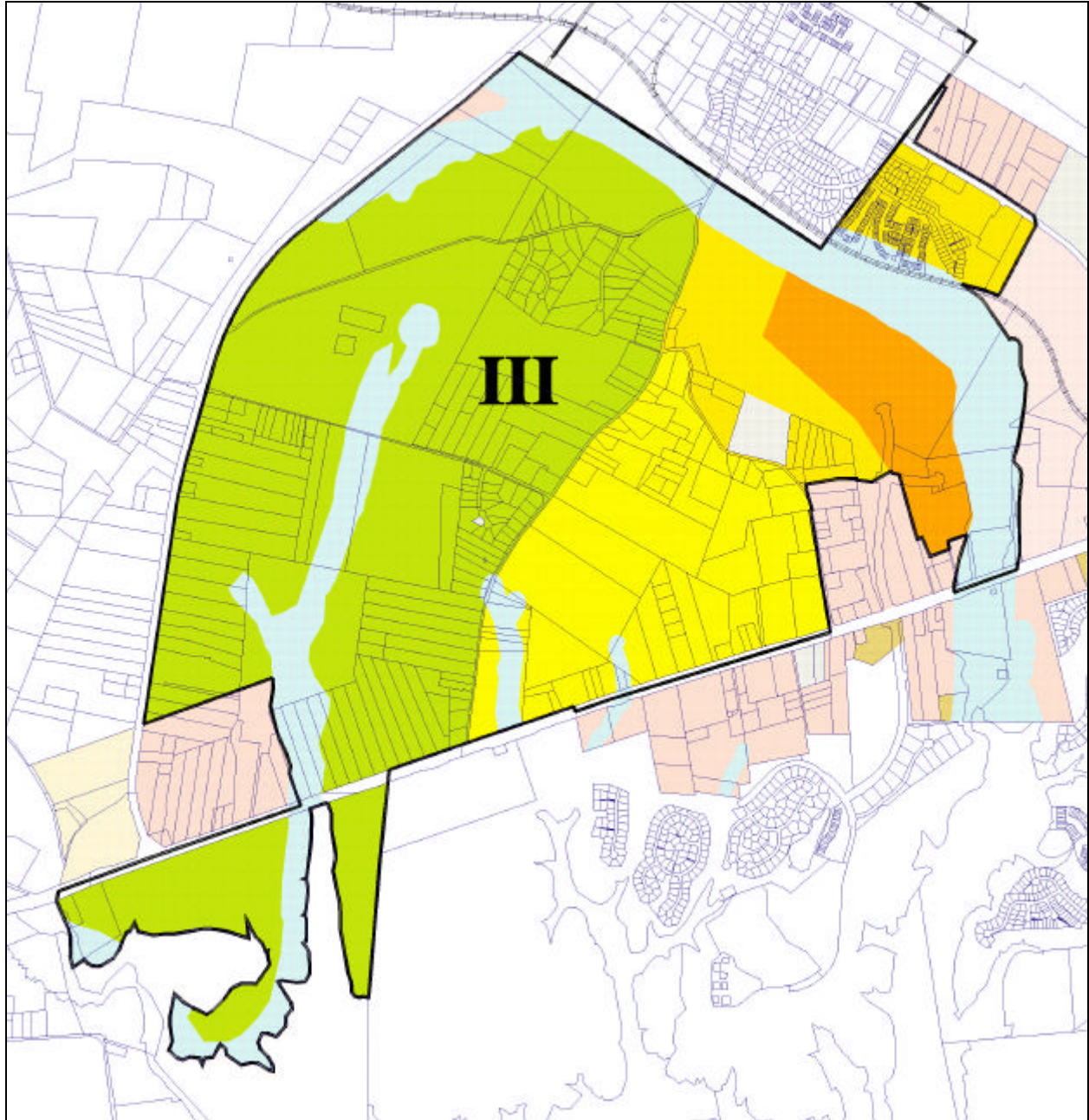
LU-15 Higher density residential land uses are to be located closer to the Town Center and the more dense commercial land use areas of the Sector Plan's eastern portion. Lower residential densities are to be located in the western portion of the sector.

LU-16 Land north of Thoroughfare Road, previously designated for **Community Employment Center (CEC)**, has been changed to **Semi-Rural Residential (SRR)** to provide a less intense land use that will transition to the Agricultural or Estate land use west of Route 15, and be more consistent with surrounding land uses, and sensitive environmental areas.

LU-17 The density range and housing types are:

Suburban Residential High (SRH) - The preferred housing type in this classification is multifamily. The density range is 10-15 dwelling units per gross acre.

I-66/Route 29 Sector Plan
Residential Transition - Area III



Suburban Residential Medium (SRM) - The preferred housing type in this classification is single-family detached, but up to 25 percent of the total land area may be single-family attached. The density range is 4-6 dwelling units per gross acre.

Suburban Residential Low (SRL) - The housing type is single-family detached. The density range is 1-4 units per gross acre.

Semi-Rural Residential (SRR) - Residential development in SRR areas shall occur as single-family dwellings, at a density of 1 dwelling unit per 1-5 gross acres. Where more than two dwelling units are constructed, as part of a residential project in the SRR classification, the average density within that project should be 1 dwelling unit per 2.5 acres on a project-by project basis.

LU-17 Use of **cluster housing** in residential developments is preferred as a means to protect natural vegetation and the topographic features of the area and concentrate construction so as to minimize the intrusion of man-made improvements upon the surrounding environment. The resulting residential density may not be greater than that possible under conventional development standards. Cluster housing requirements of Sections 32-300.50 and 32-300.60 of the Zoning Ordinance apply. Open space created as part of these clusters should be preserved as permanent open space, through creation and dedication of conservation easements.

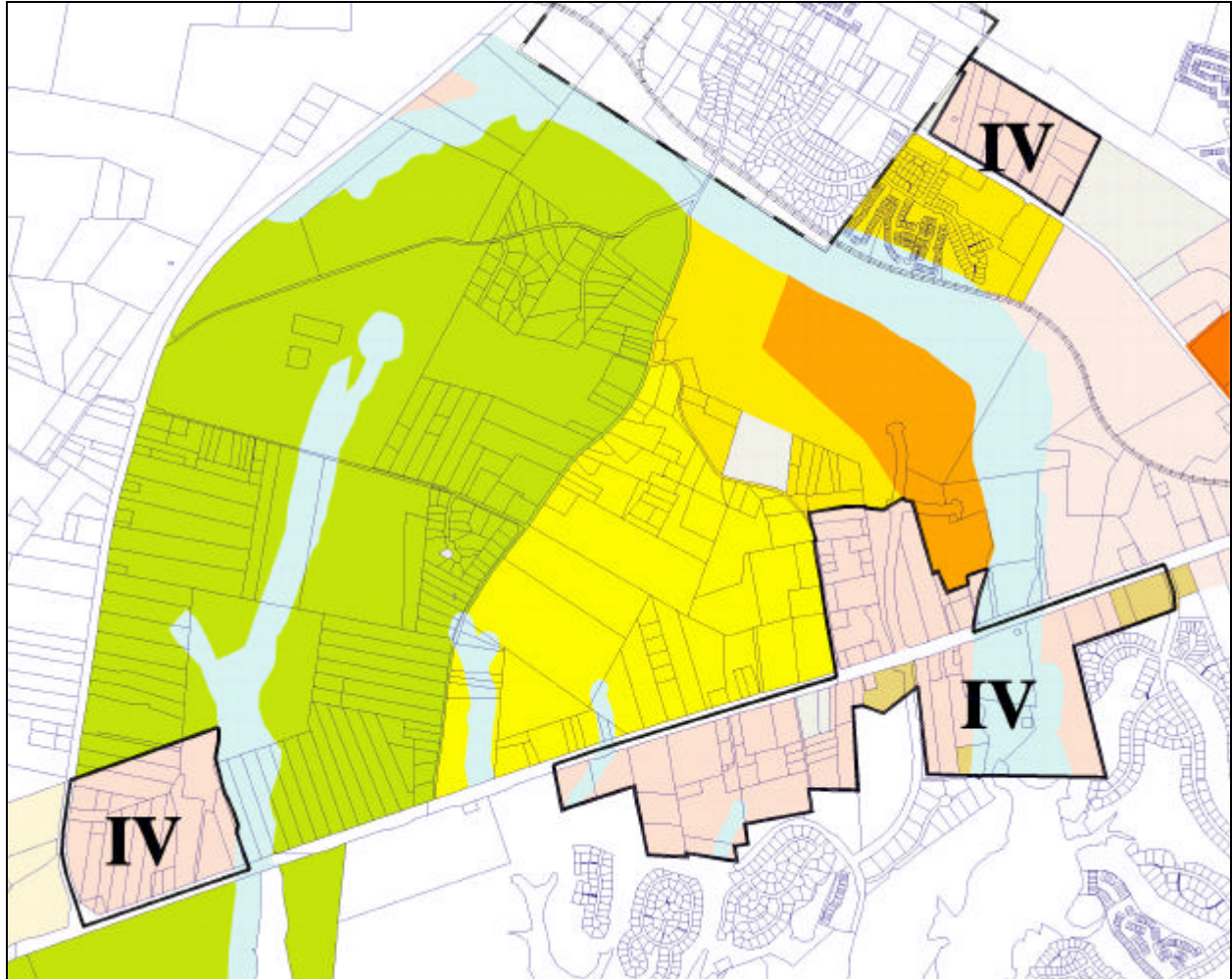
LU-18 Residential development will be screened from Route 29 with natural vegetative buffers so as to reduce visual and noise impacts of the highway.

Employment Center Transition (CEC) - Area IV

LU-19 The land use within this area is Community Employment Center (CEC), dispersed within and adjacent to residential land uses in the western part of the sector. Projects may include low to mid-rise offices, research and development, lodging, and mixed-use projects planned and developed in a comprehensive, coordinated manner. Retail, retail service and/or residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total CEC project area. Retail and retail service use(s) shall be so located within a building or on a site that their primary purpose is to support the needs of those employed within that CEC project or living or working within the mixed-use building. Drive-in/drive-through uses are discouraged. The permitted density range for the nonresidential uses is 0.20-0.50 FAR. Single family detached or multifamily housing, including elderly housing, is permitted at a density of 6-12 units per gross acre. Retail and residential uses can only be developed when part of and secondary to the development of the primary employment use. (See Action ED-6 in the Economic Development and Telecommunications Plan for exceptions to this guidance)

LU-20 For non-mixed use commercial projects, development is to be buffered from residential land uses in such a way as to substantially mitigate traffic, noise and visual impacts on residential areas and historical communities.

I-66/Route 29 Sector Plan
Employment Center - Area IV



Agricultural or Estate (AE) - Area V

LU-21 The purpose of the Agricultural or Estate classification is to protect existing agricultural lands and open space, as well as other important rural environmental and cultural resources, and to provide areas within the County where large-lot residential development is appropriate. The maximum density is one dwelling unit per 10 gross acres.

Other Land Use Considerations

LU-22 All development located next to an ER zone/100 year flood plain will contain vegetative buffer. The natural terrain, drainage, and vegetation will be preserved and protected wherever possible in new residential and commercial developments.

LU-23 In order to promote commuter ride sharing, land has been designated in the Long-Range Land Use Plan for a recommended commuter parking area.

I-66/Route 29 Sector Plan
Agricultural or Estate - Area V

