



Rezoning
6224 SW 20th Avenue
PB-20-66 ZON & Ordinance 200253

City Commission December 3, 2020

Site Location: 6224 SW 20th Avenue



Proposed Changes

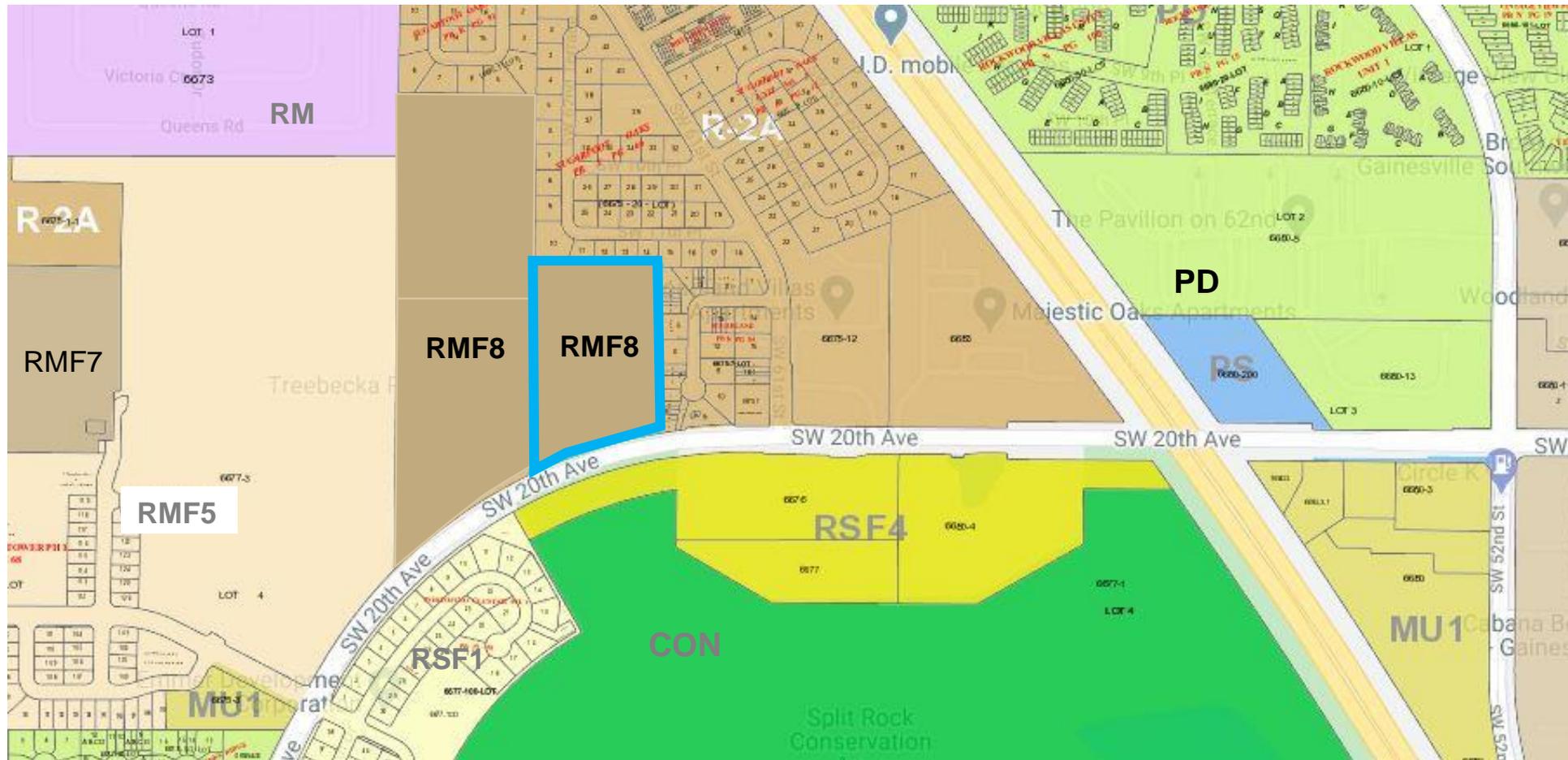
Change Zoning Map from RMF-5 to RMF-8

- Maximum density increase from 12 units per acre to 20 units per acre
- Related to Petition PB-20-67 LUC to change the land use category from RL to RM

Property Description

- Property Size: 8.33 acres
- Current Use: Vacant
- Annexed into Gainesville in 2017
- West of I-75 on the north side of SW 20th Avenue
- Tax Parcel Number: 06675-006-000
- Current zoning (RMF-5) allows multi-family residential as would the proposed zoning
- Located in Zone D of TMPA & UF Context Area

Proposed Zoning Map



Permitted Uses in RMF-8

- Uses in the RMF-8 zoning district are generally the same as those allowed in the RMF-5 zoning district
- Uses include:
 - Multi-family dwellings
 - Places of religious assembly
 - Schools
 - Libraries
 - Parks
 - Assisted Living facilities

USES	RMF-5	RMF-6 to 8
Accessory dwelling units	A	A
Adult day care homes	P	P
Assisted living facilities	P	P
Attached dwellings (up to 6 attached units)	P	P
Bed and breakfast establishments	P	P
Community residential homes (up to 6 residents)	P	P
Community residential homes (7 to 14 residents)	-	P
Community residential homes (over 14 residents)	-	P
Day care centers	P	P
Dormitory, small	-	P
Dormitory, large	-	S
Emergency shelters	-	P
Family child care homes	P	P
Multi-family dwellings	P	P
Multi-family, small-scale (2-4 units per building)	P	P
Places of religious assembly	P	P
Libraries	S	S
Public parks	P	P
Schools (elementary, middle and high)	P	P
Single-family dwellings	P	P
Skilled nursing facility	-	S
Social service homes/halfway houses	-	S

Environmental Review

- Basic Review revealed no wetlands, strategic ecosystem, or regulated natural or archaeological resources
- Small area of FEMA Flood Zone A on the SW border of the property
- Soils on the site are suitable for urban development

Consistency with Comp Plan

- RM land use category & RMF-8 zoning implements the proposed RM future land use category
- FLUE Objective 4.1: Appropriate location for medium-density residential consistent with surrounding properties & in keeping with the surrounding character & environmental conditions of the site
- FLUE Policy 1.1.3: Proposed change will allow for a range of residential unit types
- FLUE Objective 1.5: Infill development that discourages urban sprawl

Criteria for Review of Rezoning Proposals

- **Compatibility of permitted uses & allowed intensity & density with surrounding existing development**
 - The MF uses permitted in RMF-8 are compatible with the existing multi-family uses N, E, and W of the site
 - Densities on surrounding properties are similar to what is allowed in the RMF-8 zoning district

Criteria for Review of Rezoning Proposals

- **Character of the district & its suitability for particular uses**
 - RMF-8 is suitable for residential uses (single-family, duplexes, townhouses, medium-intensity multi-family) that currently exist surrounding the property.
 - A limited number of other uses such as Places of Religious Assembly, schools, & Assisted Living Facilities are allowed in the zoning district and are considered suitable in medium density residential areas.

Criteria for Review of Rezoning Proposals

- **The proposed zoning district of the property in relation to surrounding properties & other similar properties**
 - The proposed RMF-8 zoning district is located east of property with the same zoning. Properties to the north & east have Alachua County zoning with a similar zoning density.

Criteria for Review of Rezoning Proposals

- **Conservation of the value of buildings & encouraging the most appropriate use of land throughout the city**
 - Subject property is currently vacant
 - Given the surrounding uses, the most appropriate use of land is multi-family for this property
 - Higher density residential on this property helps support transit use and provides residential support for nearby commercial and employment centers

Criteria for Review of Rezoning Proposals

- **Applicable portions of any current city plans & programs such as land use, trafficways, recreation, schools, neighborhoods, stormwater management & housing**
 - Subject property is in TMPA Zone D & will be required to meet transportation mobility criteria when developed
 - Also located in the UF Context Area & will have to meet transit capital cost requirements
 - Current roadway improvements under construction in the area include new sidewalks on SW 20th Avenue

Criteria for Review of Rezoning Proposals

- **The needs of the City for land areas for specific purposes to serve population & economic activities**
 - Limited vacant land in the RMF-8 zoning district is available & suitable for development
 - Will provide housing opportunities in close proximity to UF, Butler Plaza, Oaks Mall, & Celebration Pointe

Criteria for Review of Rezoning Proposals

- **Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning**
 - Property abutting to the west was annexed in 2019 & designated RMF-8
 - Roadway improvements & sidewalks are under construction along the property frontage & surrounding area (including a new traffic signal)
 - Ongoing new construction at the Tanglewood Development west of the property along SW 20th Avenue

Criteria for Review of Rezoning Proposals

- **Goals, objectives, and policies of the Comprehensive Plan**
 - Proposed RMF-8 zoning implements the proposed RM future land use category
 - Supports FLUE Policy 1.1.3 for diverse housing
 - Supports FLUE Objective 1.5 discouraging urban sprawl
 - FLUE Policy 1.5.7 designating appropriate areas for multi-family development
 - Objective 4.1 Establish land use designations that allow sufficient acreage for various uses (including residential)

Criteria for Review of Rezoning Proposals

- **Facts, testimony, and reports presented at public hearings**
 - Neighborhood Workshop held on 5/11/20
 - City Plan Board public hearing on 8/27/20
 - City Commission for public hearing on 12/3/20

Criteria for Review of Rezoning Proposals

- **Application to rezone to a transect zone shall meet additional criteria**
 - Not applicable because this is not a rezoning to a transect zone

Summary

- Rezone property from RMF-5 to RMF-8
- Related to Petition PB-20-67 LUC to change the land use category to RM for consistency
- **Staff Recommendation: Approval**
- **Plan Board Recommendation: Approval**
- **Applicant requests approval of Petition PB 20-66 ZON & Ordinance 200253**