

SW 2nd Street Reclassification (PB-19-72 ZON)



City of Gainesville 
City Commission Public Hearing
November 7, 2019



REQUEST:

Reclassify SW 2nd Street's
urban zone street type
from Storefront Street
to Local Street



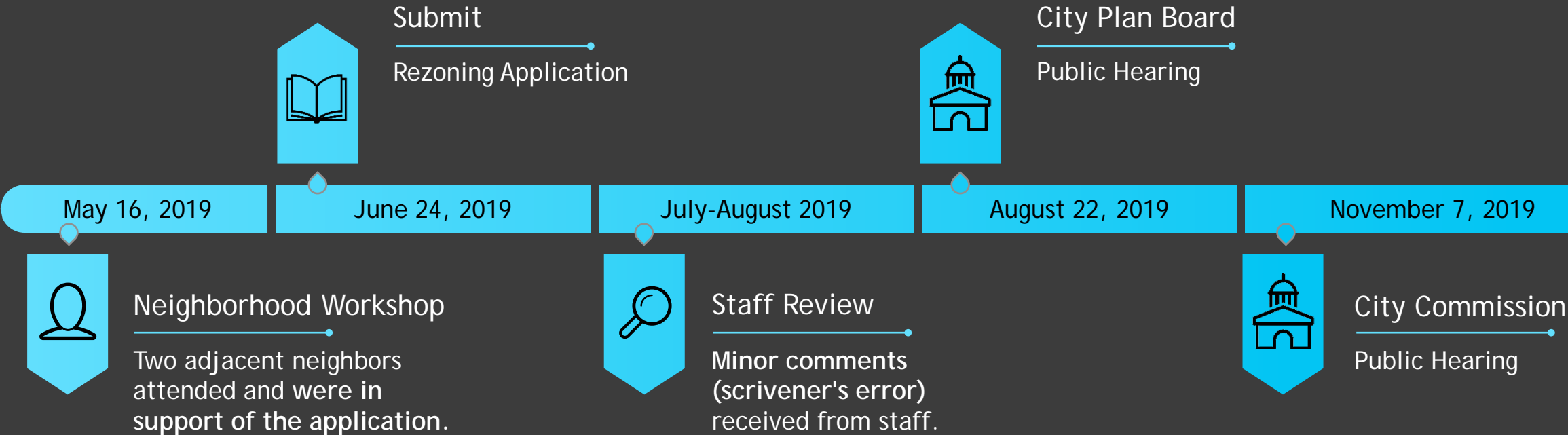


INTENT:

- Classify SW 2nd St. consistent with anticipated redevelopment patterns
- Enhance redevelopment efforts within the City's downtown core



PROJECT TIMELINE



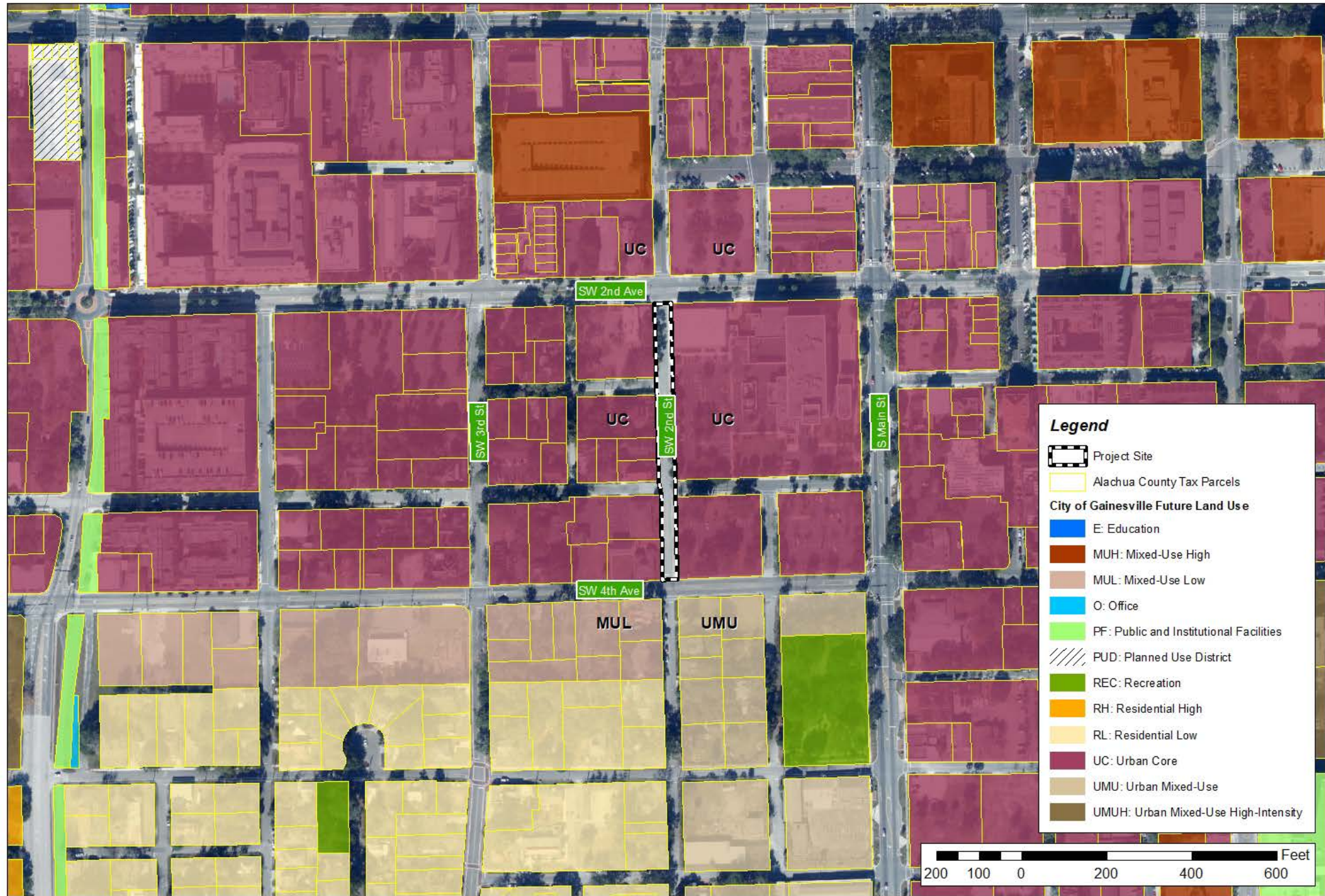
Aerial Map



Future Land Use Map

Similar Streets within the Urban Center FLU & DT Zoning District also have a Local Street Designation:

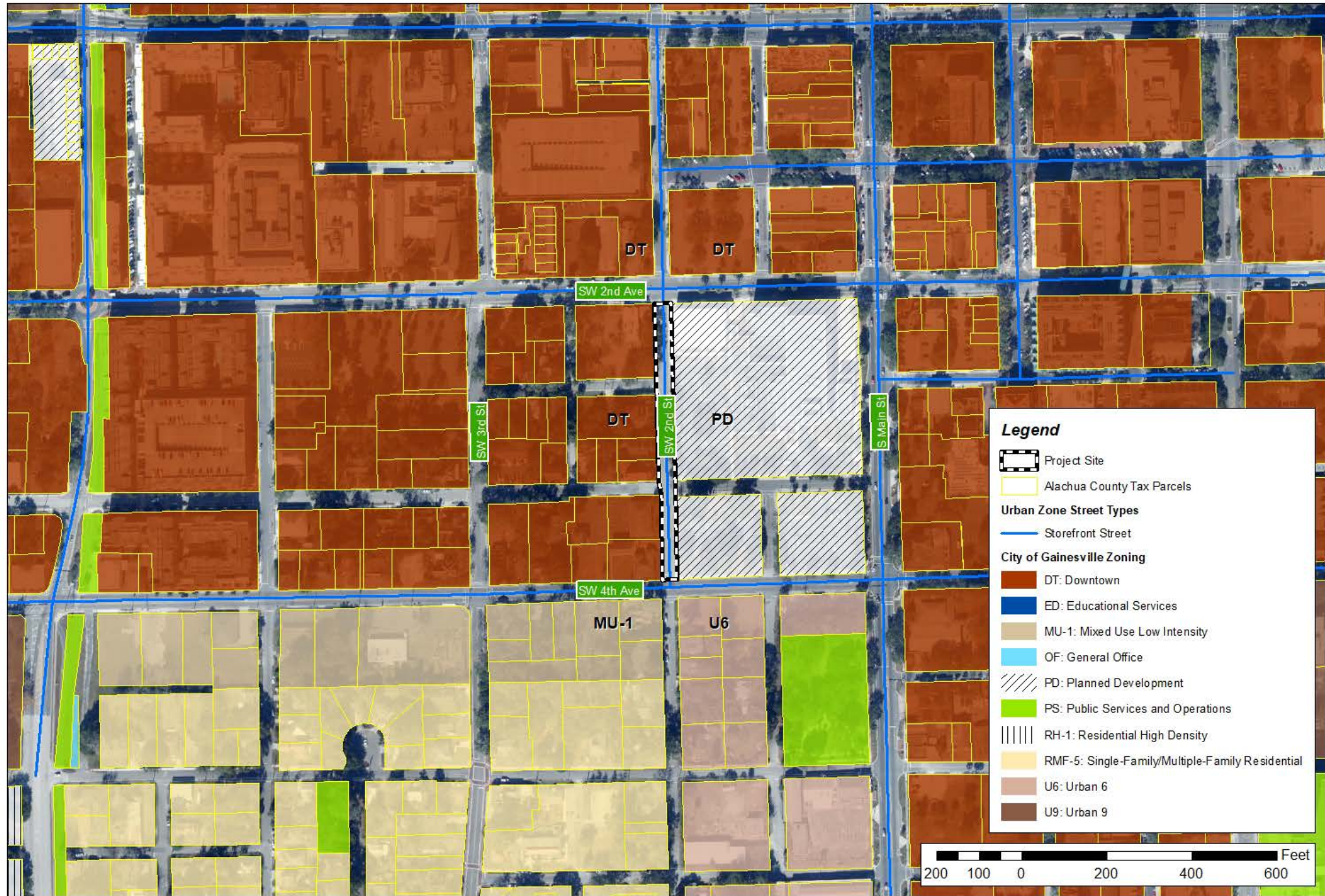
- SW 3rd Street
- SW 5th Street
- SW 3rd Avenue
- SW 2nd Terrace
- SW 2nd Place



Zoning Map

Similar Streets within the Urban Center FLU & DT Zoning District also have a Local Street Designation:

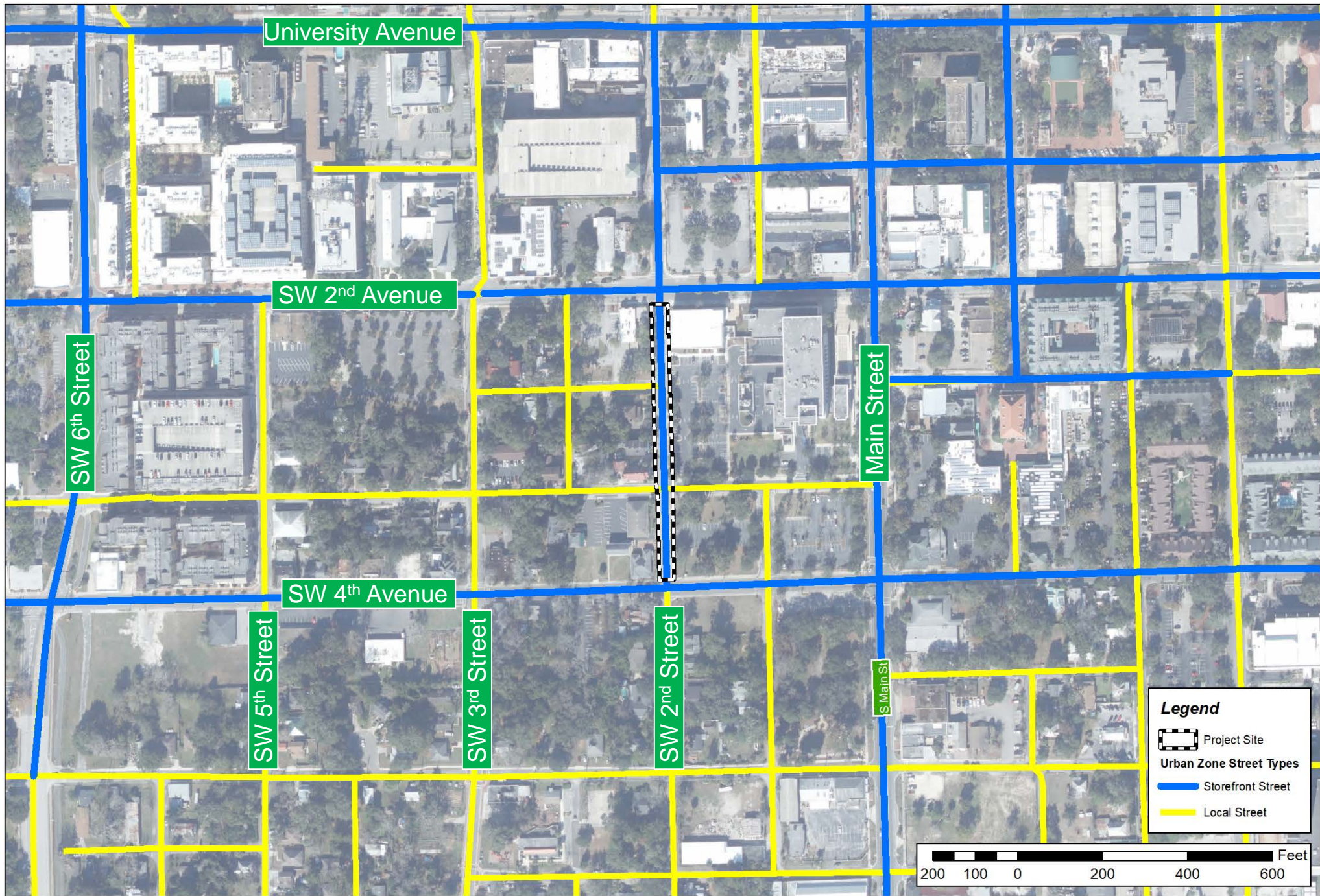
- SW 3rd Street
- SW 5th Street
- SW 3rd Avenue
- SW 2nd Terrace
- SW 2nd Place



Existing Urban Zone Street Type Map

Similar Streets within the Urban Center FLU & DT Zoning District also have a Local Street Designation:

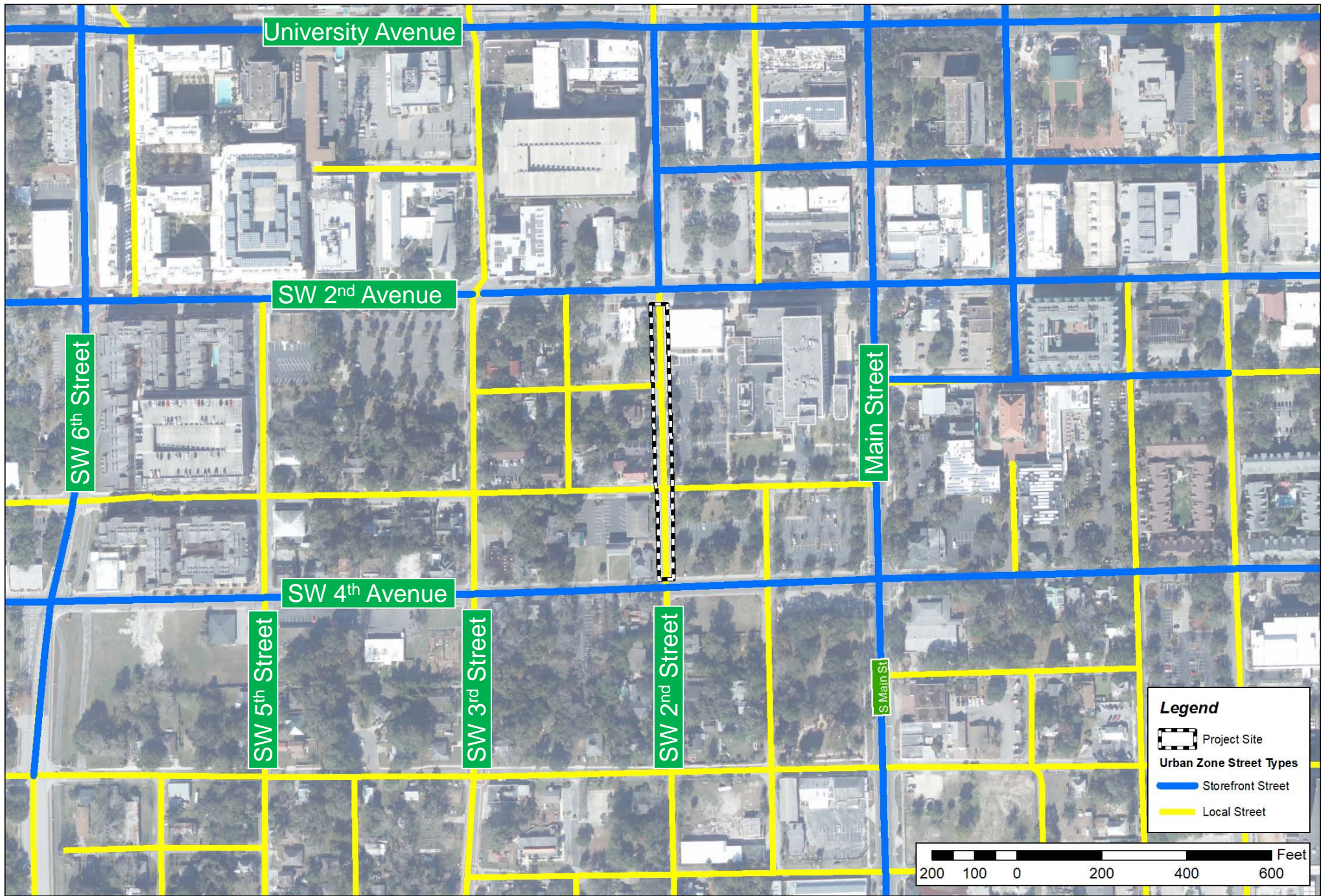
- SW 3rd Street
- SW 5th Street
- SW 3rd Avenue
- SW 2nd Terrace
- SW 2nd Place



Proposed Urban Zone Street Type Map

Similar Streets within the Urban Center FLU & DT Zoning District also have a Local Street Designation:

- SW 3rd Street
- SW 5th Street
- SW 3rd Avenue
- SW 2nd Terrace
- SW 2nd Place



Storefront Street



W Univ. Avenue, east of 6th Street

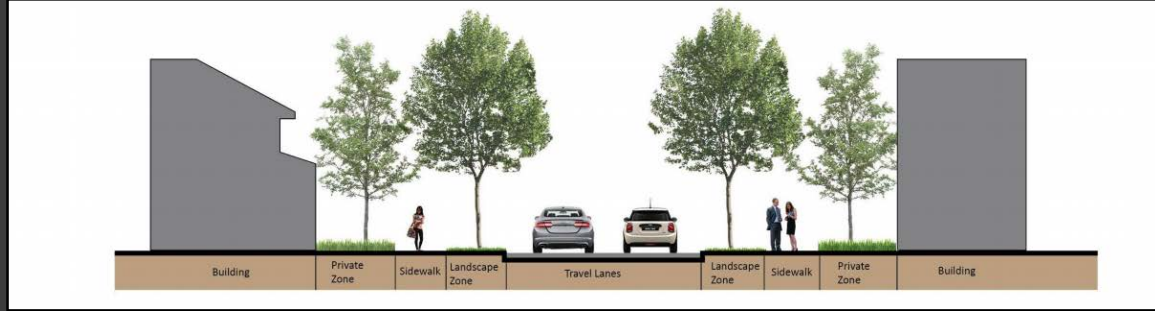


SW 2nd Avenue, east of SW 6th Street



SE 1st Street, north of SE 2nd Place

Local Street



SW 3rd Street, north of SW 4th Avenue



SW 5th Street, south of SW 2nd Avenue



SE 3rd Avenue, west of SW 2nd Street

Existing Conditions Subject Corridor



SW 2nd Street and SW 2nd Avenue



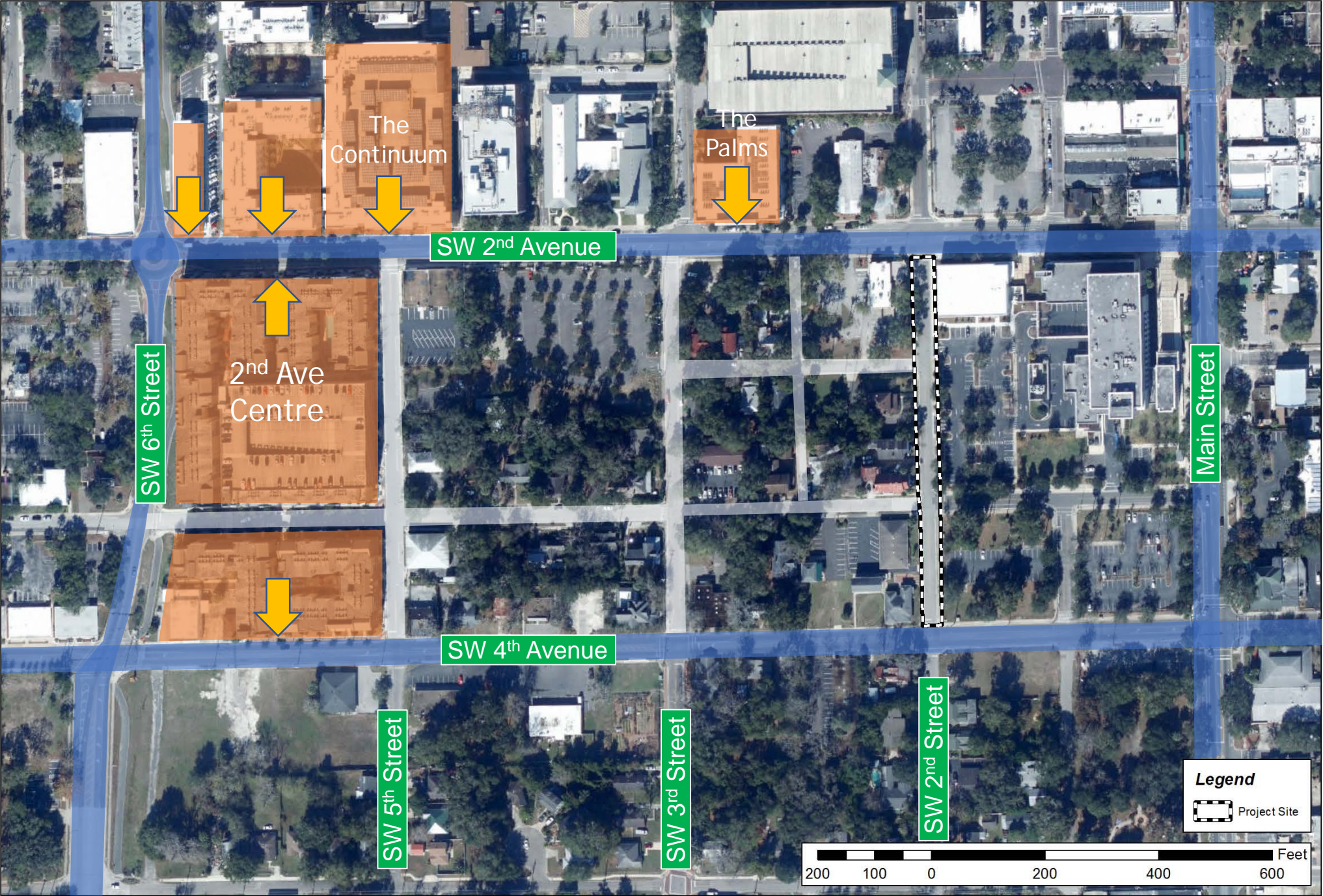
SW 2nd Street and SW 3rd Avenue



SW 2nd Street and SW 4th Avenue

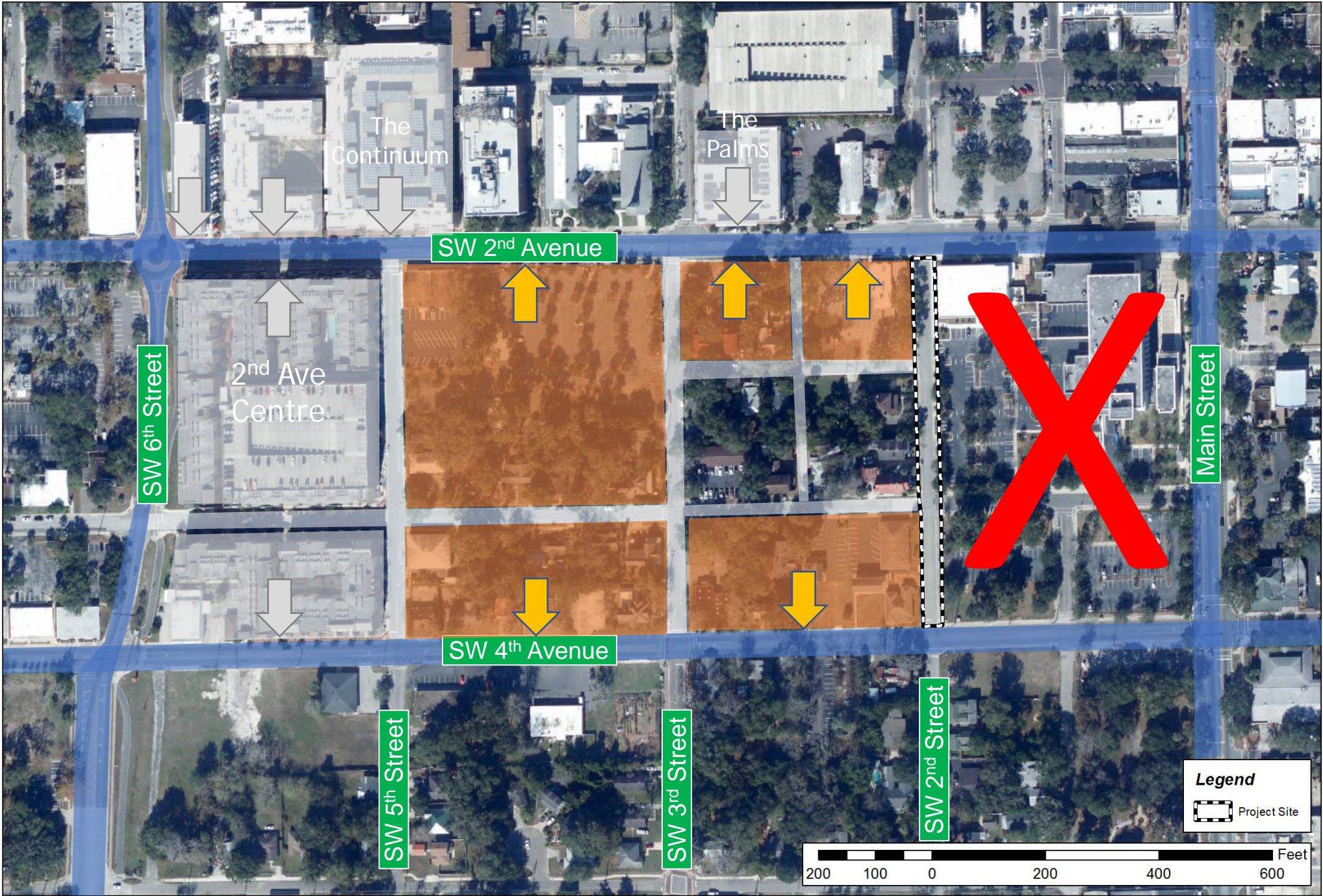
Area
Redevelopment

Storefront



Potential
Redevelopment

Storefront



SW 2nd Street -
Existing Conditions

SW 2nd Street



±5 ft. Wide
Sidewalk

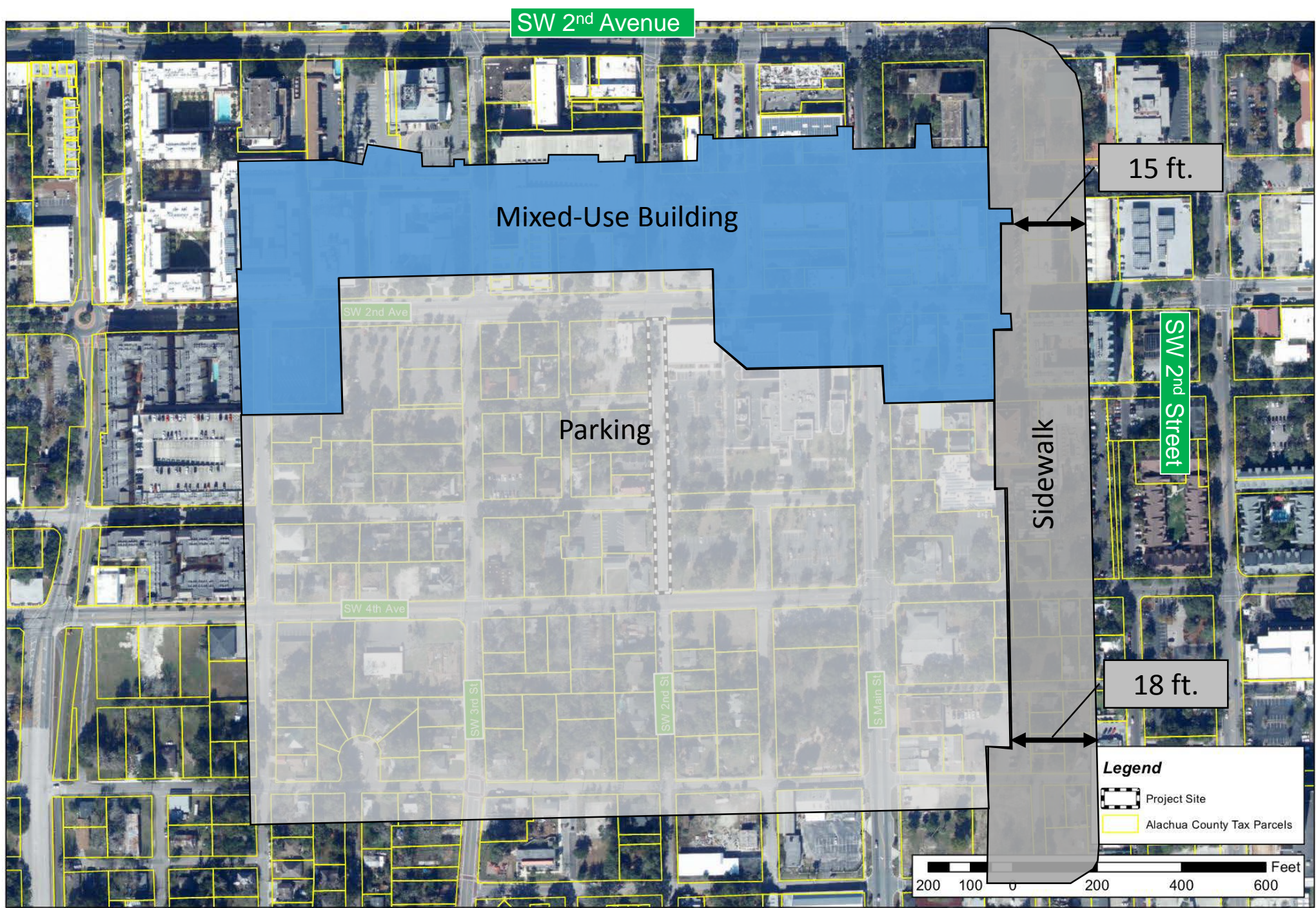
Development Standards

Local

Building Placement:
Min. 15 ft. from back of curb

Sidewalk will be paved from back of curb to front of building

Parking area will be screened per LDC



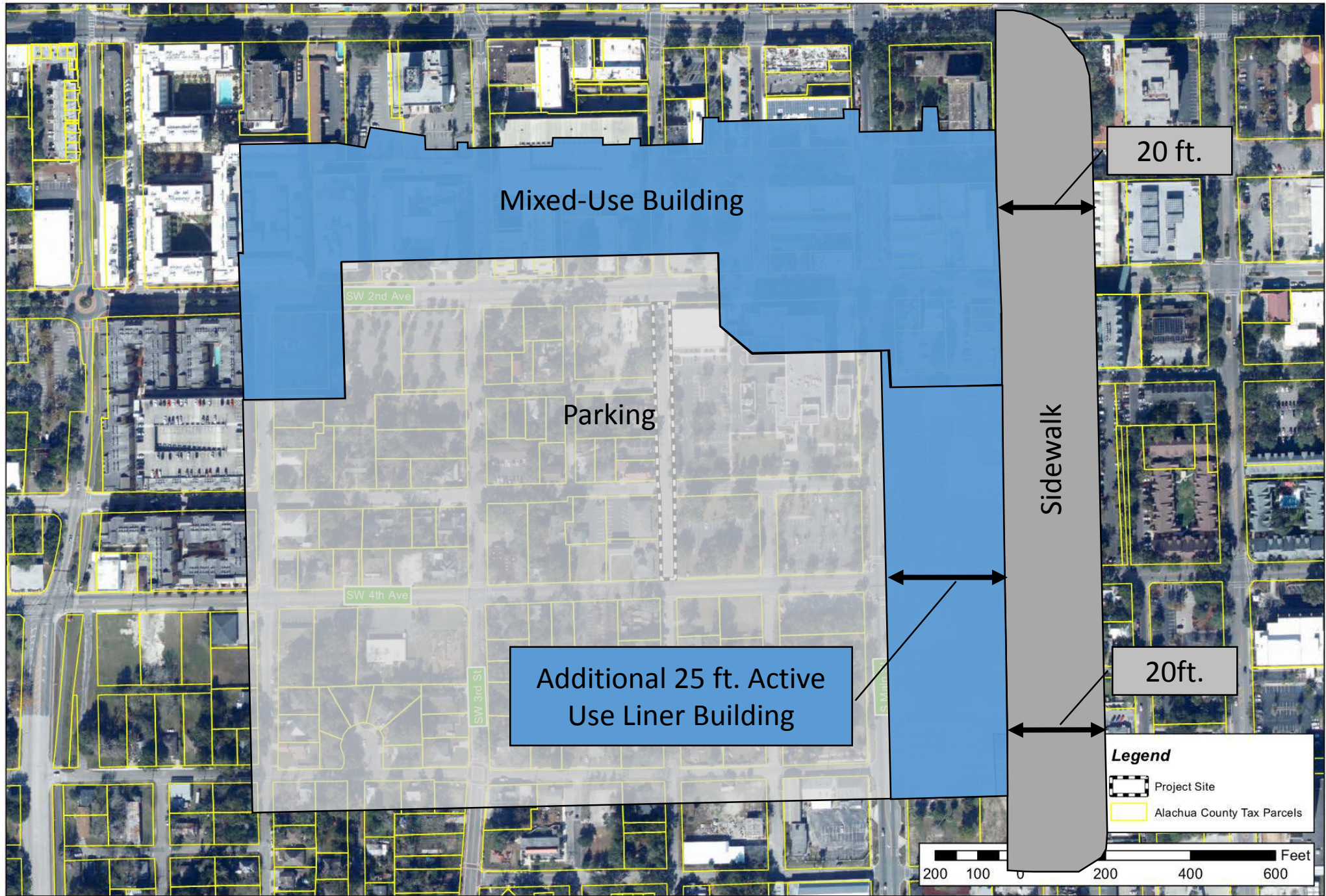
Development Standards

Storefront

Building Placement:
Min. 20 ft. from back of curb

Ground level parking must be wrapped by minimum 25 ft. deep active ground floor use

Loss of important parking spaces



SW 2nd Street -
Proposed Conditions

SW 2nd Street



Consistency with the Comprehensive Plan

Future Land Use Element

- Goal 2
- Objective 2.1
- Policy 2.1.1.a.-d.

The proposed application supports redevelopment and infill within the City's core downtown area.

- **City's Professional Planning Staff Recommendation:**

Approve PB-19-72 ZON

Summary

- Local street classification is most consistent with both present and anticipated future conditions.
- Local Street classification will maintain minimum 10 ft. wide pedestrian area.
- Majority of redevelopment along this segment of SW 2nd Street will be oriented towards either SW 2nd Ave. or SW 4th Ave.
- Other comparable streets, i.e. SW 3rd St. and SW 5th St., are also classified as local streets.
- Enhances redevelopment and infill efforts in the City's core downtown area.

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