The Grove II Rezoning

PB-19-69 ZON | 190290

November 7, 2019

Juan Castillo
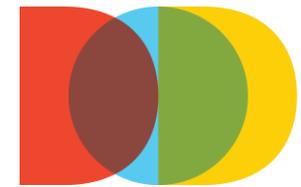
DEPT
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Subject Property

10.53 Acres

Vacant

I-75

Developed Parcel. (The "Grove II" AKA Treebecka. (144 dwelling units per acre).

10.21 Acres

SW 20th Ave.

- **20.74 Acres**
- **Annexed: April, 4th 2019**

DEPT OF DOING

Annexed: April, 4th 2019

Request

- *Section 171.062 of the Florida Statue, Effects of annexations or contractions* states that "if the area annexed was subject to a county land use plan and county zoning or subdivision regulation, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area." Additionally, *The City of Gainesville Comprehensive Plan Policy 1.4.7 – Intergovernmental Coordination Element* reiterates the Florida Statue, "Upon the annexation of any land, the City shall amend the Comprehensive Plan to reflect data and analysis changes, establish land uses on newly annexed areas, and provide services to meet adopted LOS standards.' Resultantly, after a property is annexed into the City of Gainesville, City categories for Land Use and Zoning must be designated for the property. These designations are made by the city boards with the recommendation (s) of staff.

DEPT OF DOING

Request

Rezone property from Alachua County Multi-Family Residential (R-2A): 8-14 dwelling units per acre to City of Gainesville Multi-Family Residential (RMF-8): 8-20 dwelling units per acre.

County

Multi-Family Residential: **8-14** dwelling units per acre

(R-2A)

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City

Multi-Family Residential:

8-20 dwelling units per acre

(RMF-8)

DEPT OF DOING
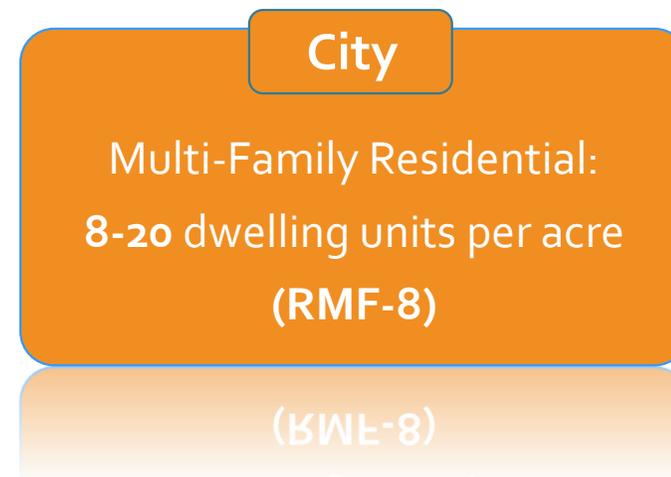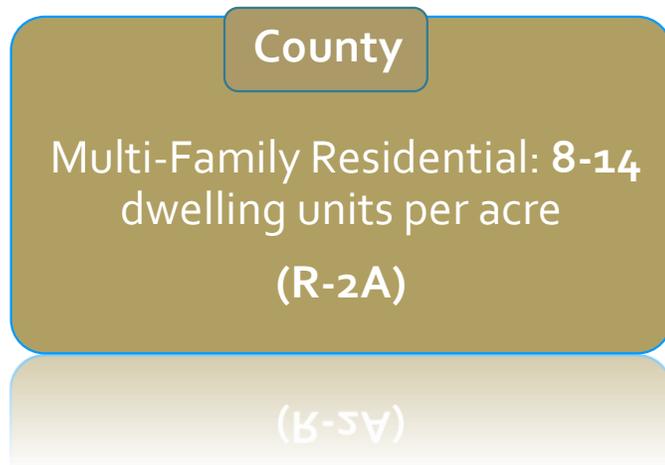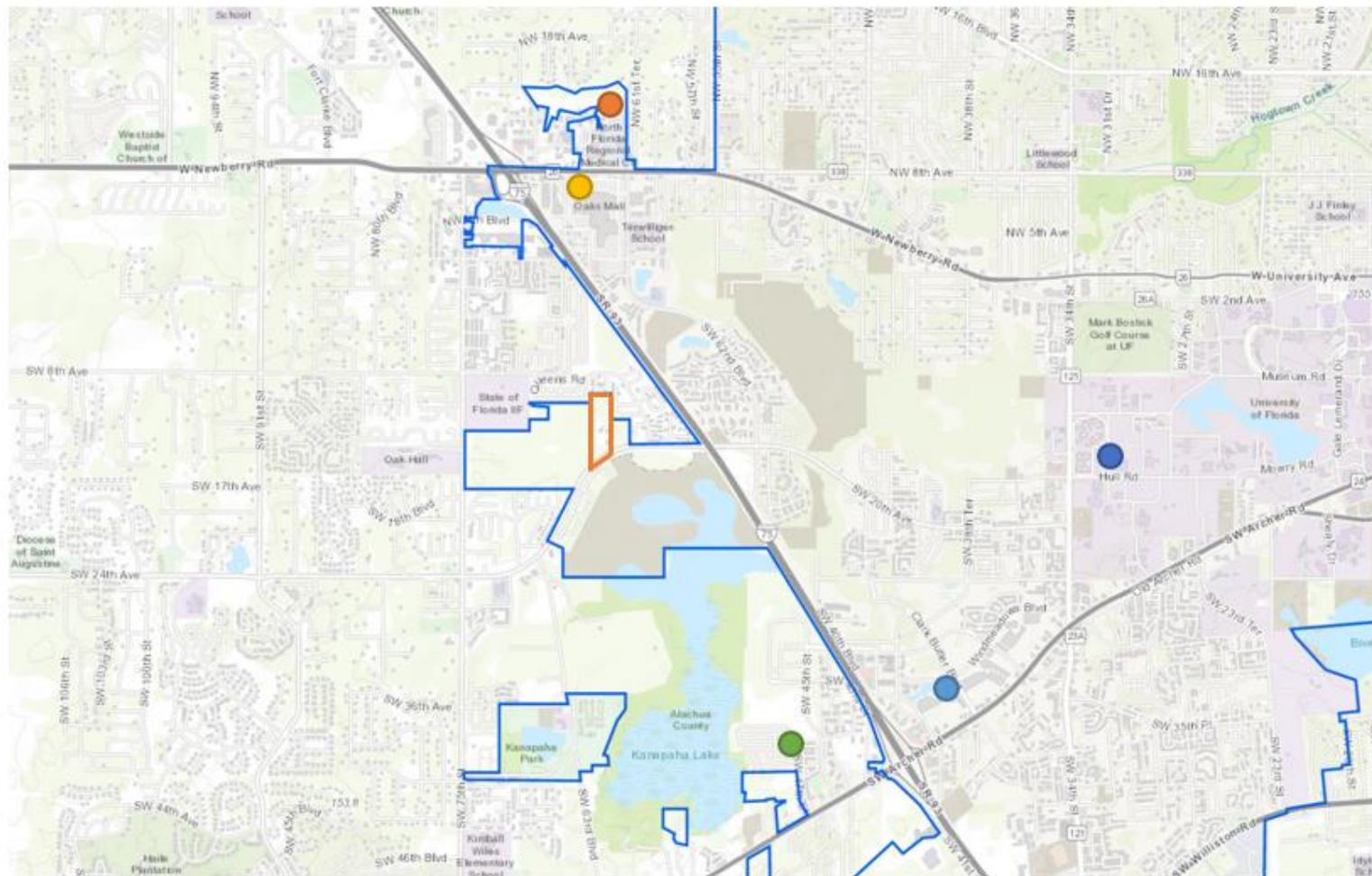
Property Location

Property Boundary · North Florida Regional 🟠 · Oaks Mall 🟡 · Celebration Pointe 🟢

Butler Plaza 🔵 · University of Florida 🔵

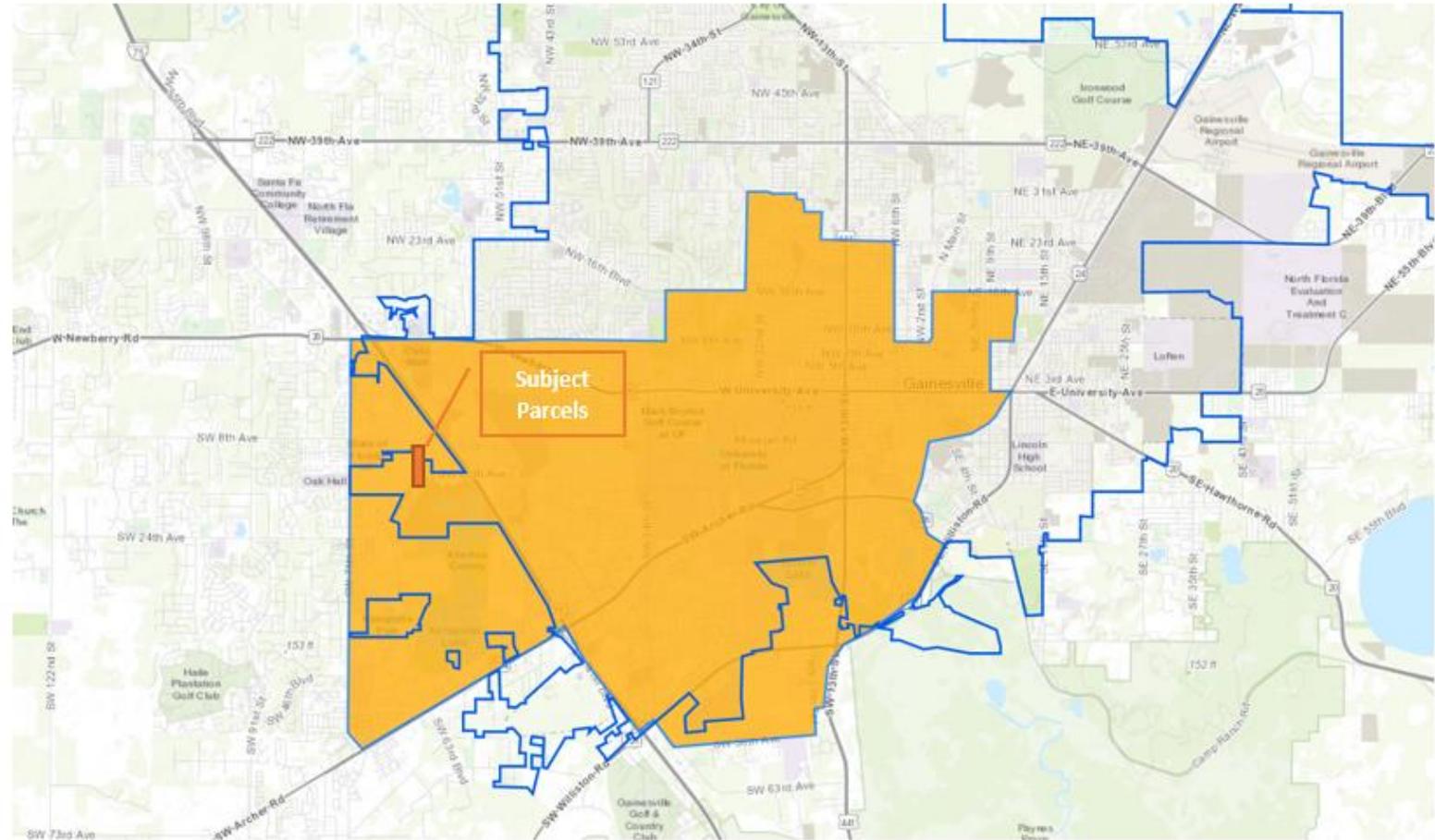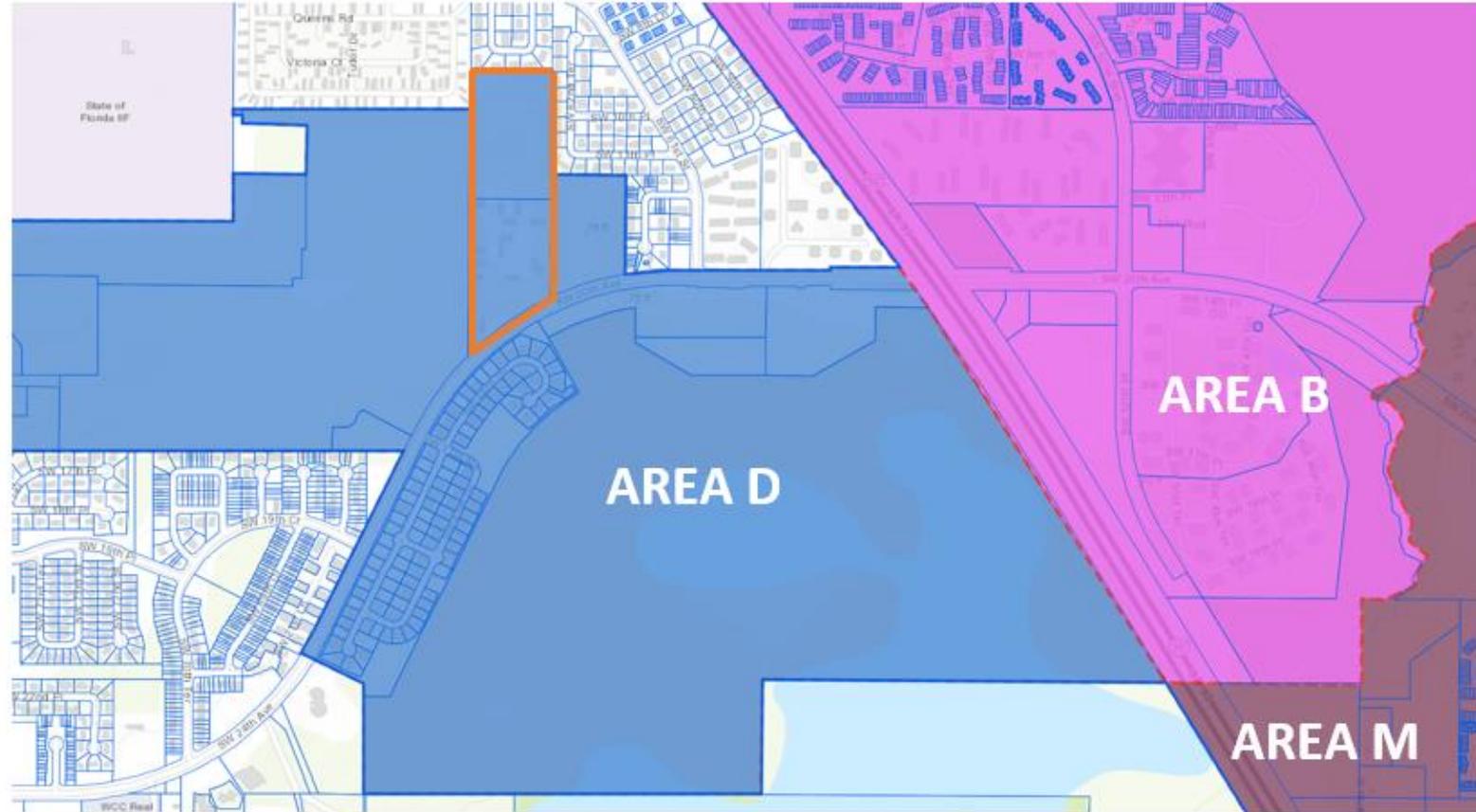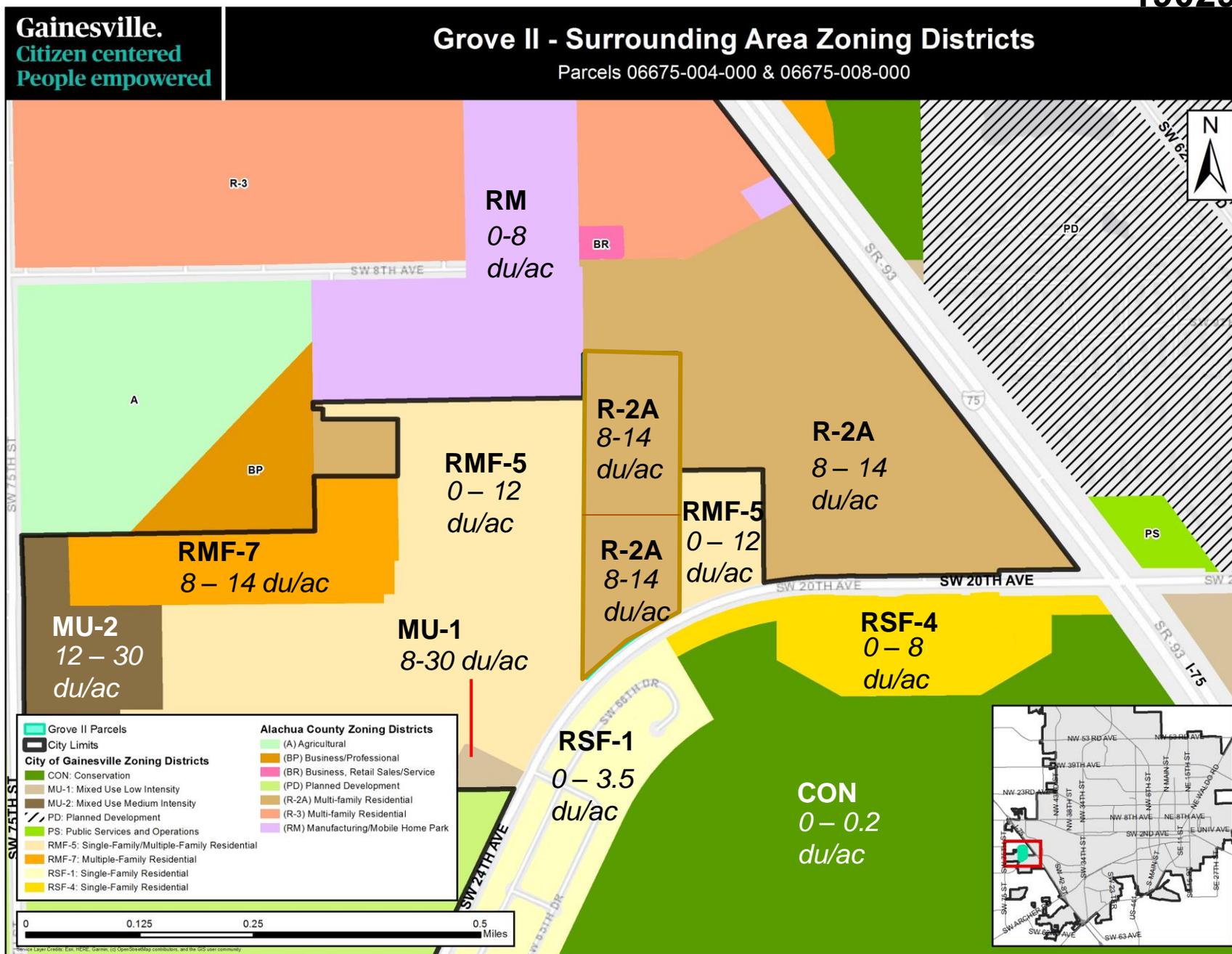DEPT OF DOING

Property Location

Bedroom limit based on the development's maximum residential density allowed by the zoning district multiplied by a 2.75 multiplier.
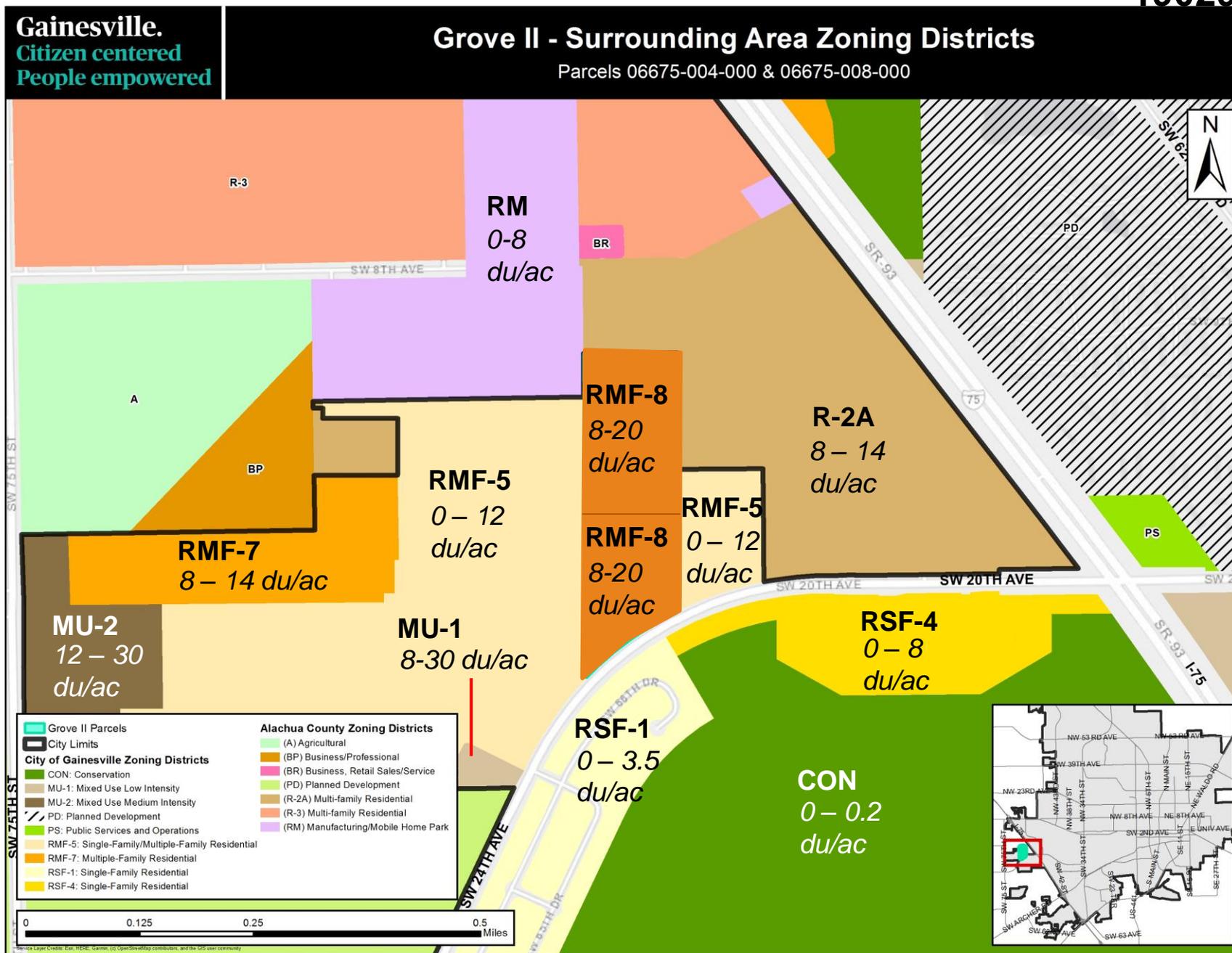
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Property Location

Existing Zoning

Gainesville. Citizen centered People empowered

Grove II - Surrounding Area Zoning Districts

Parcels 06675-004-000 & 06675-008-000

DEPT OF DOING

Staff Analysis

Compatibility of permitted uses and allowed intensity and density with surrounding existing development and the proposed zoning district of the property in relation to surrounding properties and other similar properties.

Permitted uses (City):
Adult day care homes
Assisted living facilities
Attached dwellings (up to 6 attached units)
Bed and breakfast establishments
Community residential homes
Day care centers
Dormitory, small
Emergency Shelters
Family Child Care Homes
Multi-Family dwellings
Places of religious assembly
Public Parks
Schools
Single-Family dwelling

Permitted uses (County):
Adult day care homes (L)
Agriculture (L)
Assisted living (L)
Child Care Center (L)
Civic organizations / places of worship (L)
Community Garden
Community Residential home (L)
Dormitory
Family child care center (L)
Fraternity or Sorority house
Minor utilities (L)
Museum (L)
Multi-Family dwellings
Rooming house
Single-Family dwelling
Public Parks

DEPT OF DOING

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Consistency with Comprehensive plan

Consistent with Comprehensive Plan

- Can provide a diversity of housing types from single family to multifamily **(Policy 1.1.3)**

- Discourages the proliferation of urban sprawl **(Objective 1.5)**

DEPT OF DOING

Land Development Code

16 | **Section 30-3.14. Rezoning Criteria.**

17 | Applications to rezone property shall be reviewed according to the following criteria:

18 | A. Compatibility of permitted uses and allowed intensity and density with surrounding existing
19 | development.

20 | B. The character of the district and its suitability for particular uses.

21 | C. The proposed zoning district of the property in relation to surrounding properties and other similar
22 | properties.

23 | D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout
24 | the city.

25 | E. The applicable portions of any current city plans and programs such as land use, traffic ways,
26 | recreation, schools, neighborhoods, stormwater management and housing.

27 | F. The needs of the city for land areas for specific purposes to serve population and economic
28 | activities.

29 | G. Whether there have been substantial changes in the character or development of areas in or near
30 | an area under consideration for rezoning.

31 | H. The goals, objectives, and policies of the Comprehensive Plan.

32 | I. The facts, testimony, and reports presented at public hearings.

33 | J. Applications to rezone to a transect zone shall meet the following additional criteria:

34 | 1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate
35 | transition between zones.

36 | 2. The area shall have had a change in growth and development pattern to warrant the rezoning to
37 | a more or less urban T-Zone.

1 | 3. The request shall be consistent with the overall City of Gainesville vision for growth and
2 | development as expressed in the City of Gainesville Comprehensive Plan.

3 | 4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of 10 acres.

DEPT OF DOING

Area Characteristics

SW 20th Ave facing east. Notice the available bike lanes.

DEPT OF DOING

Area Characteristics

SW 20th Ave facing west. Notice the available bike lanes. However, no sidewalks on the north side of the street. Sidewalk are available on the south side.

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Area Characteristics

Existing multi-family development "The Grove II" now known as Treebecka.

DEPT OF DOING

Area Characteristics

In total, there's 144 dwelling units on the southern parcel.

DEPT OF DOING

Approval

Approve petition **PB-19-69 ZON** to rezone parcels **06675-004-000** and **06675-008-000** from County <u>R-2A zoning</u> to City <u>RMF-8 zoning</u>

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Staff Analysis

Consistency with the Comprehensive Plan

Future Land Use Element

Goal 1 – Improve the quality of life and achieve a superior, sustainable development pattern in the city by creating and maintaining choices in housing, offices, retail, and workplaces, and ensuring that a percentage of land uses are mixed, and within walking distance of important destinations.

Housing Element

Overall Goal – Encourage a sufficient supply of adequate, decent, safe, sanitary, healthy and affordable rental and owner-occupied housing for all income groups.

Conservation

Policy 2.4.10.d – Allowing for, or requiring the clustering of development away from environmentally significant resources.

DEPT OF DOING