

Item No. 5**Date:** January 18, 2007**To:** City Plan Board**From:** Planning Division Staff

Subject: **Petition 194ZON-06 PB.** Saul Silber. Rezone property from RSF-2 (4.6 units/acres single-family residential district) to RMF-7 (8-21 units/acre multiple-family residential district). Located at 400 Northeast 11th Street, 410 Northeast 11th Street and 401 Northeast 10th Street. Related to Petition 193LUC-06 PB.

Recommendation

Staff recommends approval of Petition 194ZON-06 PB.

Explanation

The subject property is 1.4 acres and is currently a developed multi-family housing development.

The property currently has single-family residential zoning. This petition would simply make the existing housing on the property conform with underlying zoning in a location that is appropriate for the proposed RMF-7 zoning.

The proposed multi-family residential zoning is compatible with that of the surrounding residential properties, which include residential single-family (RSF-2, 4.6 du/ac) and residential multi-family (RMF-7, 8-21 du/ac). Existing, surrounding development consists of single-family and multi-family homes and apartments. This petition is related to Petition 193LUC-06PB, which proposes residential medium density land use.

Character of the District and Suitability

The adjacent properties, land use and zoning designations are compatible with the proposed multi-family residential designation.

Conservation of the Value of Buildings and Encouraging Appropriate Uses of Land

Rezoning the subject properties would promote the retention of the existing buildings, and encourage appropriate use of the land.

Applicable Portions of Current City Plans

There are no relevant City plans.

Needs of the City for Land Areas for Specific Purposes to Serve Population and Economic Activities

There is a need for higher density residential development in near-downtown locations such as this.

Whether there have been Substantial Changes in the Character or Development of Areas In or Near Area Under Consideration

There have been no recent developments, or changes to land use or zoning in the immediate vicinity.

Applicable Policies from the Gainesville Comprehensive Plan

Future Land Use Element

Goal 4

The Land Use Element shall foster the unique character of the City by directing growth and redevelopment in a manner that uses neighborhood centers to provide goods and services to City residents; protects neighborhoods; distributes growth and economic activity throughout the City in keeping with the direction of this element; preserves quality open space and preserves the tree canopy of the City. The Land Use Element shall promote statewide goals for compact development and efficient use of infrastructure.

Objective 4.1

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Residential Medium-Density (8-30 units per acre). This land use classification shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-intensity residential facilities to accommodate special need

populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

Objective 4.10

Eliminate uses inconsistent with the adopted Future Land Use Plan.

Policy 4.10.1 The City shall continue to have land development regulations that eliminate or control those uses that are found to be inconsistent with the Future Land Use Plan. Land development regulations shall address the continued existence of legal non-conforming uses, and amortization schedules for signs and street graphics.

Existing Land Use Plan Classification	SF
Existing Zoning	RSF-2
Purpose of Request	Make existing development conform to zoning.
Location	400 & 410 NE 11 th St & 401 NE 10 th St.
Size	1.4 acres
Existing Use	Multi-family residential.

Surrounding Land Uses

North	single-family residential
South	apartments
East	single-family residential
West	single-family residential

Surrounding Controls

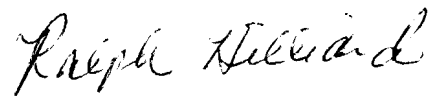
	Existing Zoning	Existing Land Use
East	RSF-2	SF
South	RMF-7	RM
West	RSF-2	SF
North	RSF-2	SF

City Plan Board
Petition 194ZON-06 PB
January 18, 2007

Summary

The proposed rezoning to RMF-7 is recommended for approval.

Respectfully submitted,





A handwritten signature in cursive script that reads "Ralph Hilliard".

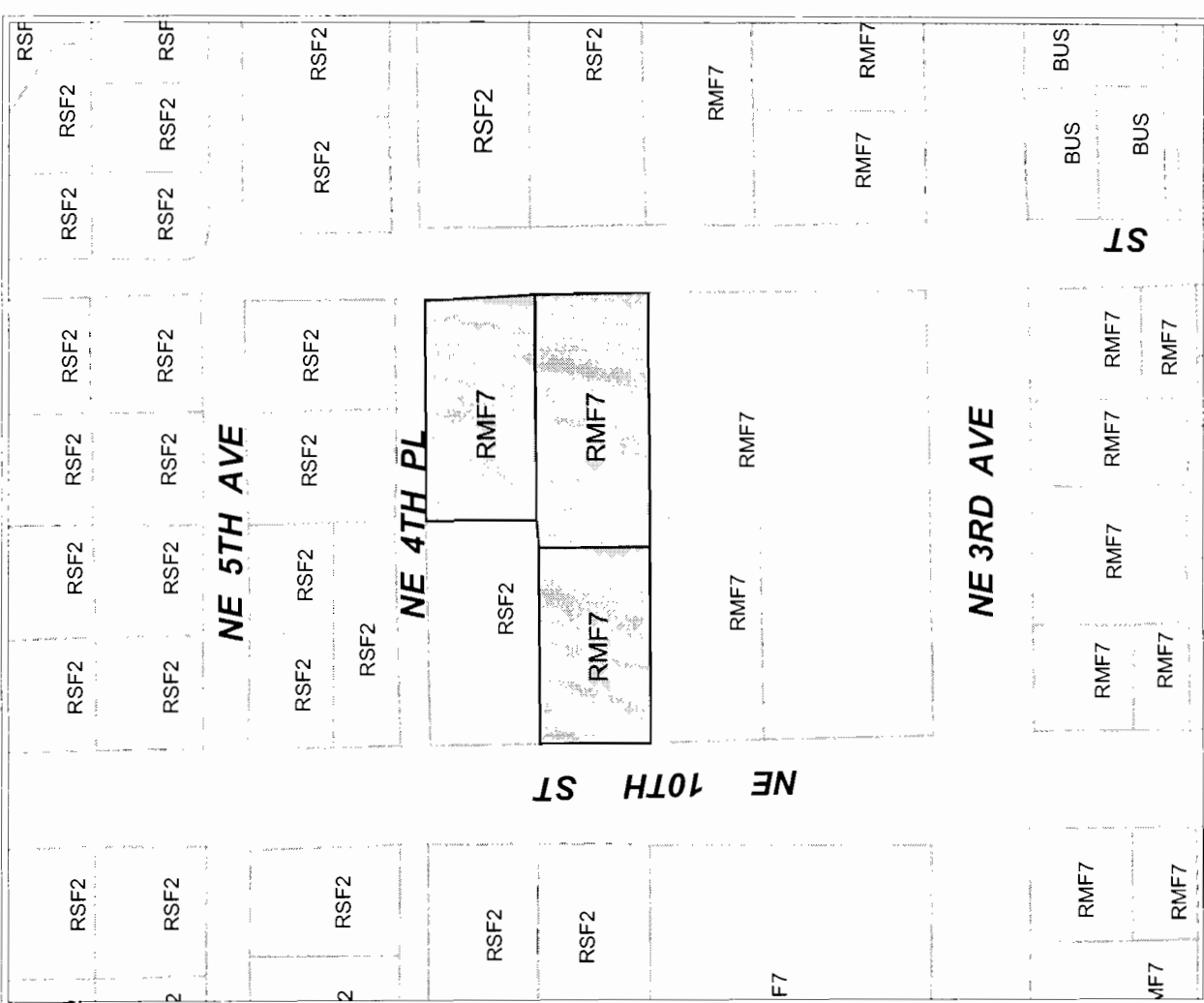
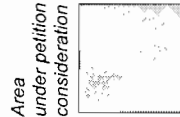
Ralph Hilliard
Planning Manager

RW:DM:DN

Attachment

Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
 - RSF2 Single-Family Residential (4.6 du/acre)
 - RSF3 Single-Family Residential (5.8 du/acre)
 - RSF4 Single-Family Residential (8 du/acre)
 - RMF5 Residential Low Density (12 du/acre)
 - RC Residential Conservation (12 du/acre)
 - MH Mobile Home Residential (12 du/acre)
 - RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
 - RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
 - RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
 - RMU Residential Mixed Use (up to 75 du/acre)
 - RH1 Residential High Density (8-43 du/acre)
 - RH2 Residential High Density (8-100 du/acre)
 - OR Office Residential (up to 20 du/acre)
 - OF General Office
 - PD Planned Development
 - BUS General Business
 - BA Automotive-Oriented Business
 - BT Tourist-Oriented Business
 - MU1 Mixed Use Low Intensity (8-30 du/acre)
 - MU2 Mixed Use Medium Intensity (12-30 du/acre)
 - UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
 - UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
 - CCD Central City District
 - W Warehousing and Wholesaling
 - I1 Limited Industrial
 - I2 General Industrial
 - AGR Agriculture
 - CON Conservation
 - MD Medical Services
 - PS Public Services and Operations
 - AF Airport Facility
 - ED Educational Services
 - CP Corporate Park
-  Historic Preservation/Conservation District
 Special Area Plan
 Division line between two zoning districts
 City Limits



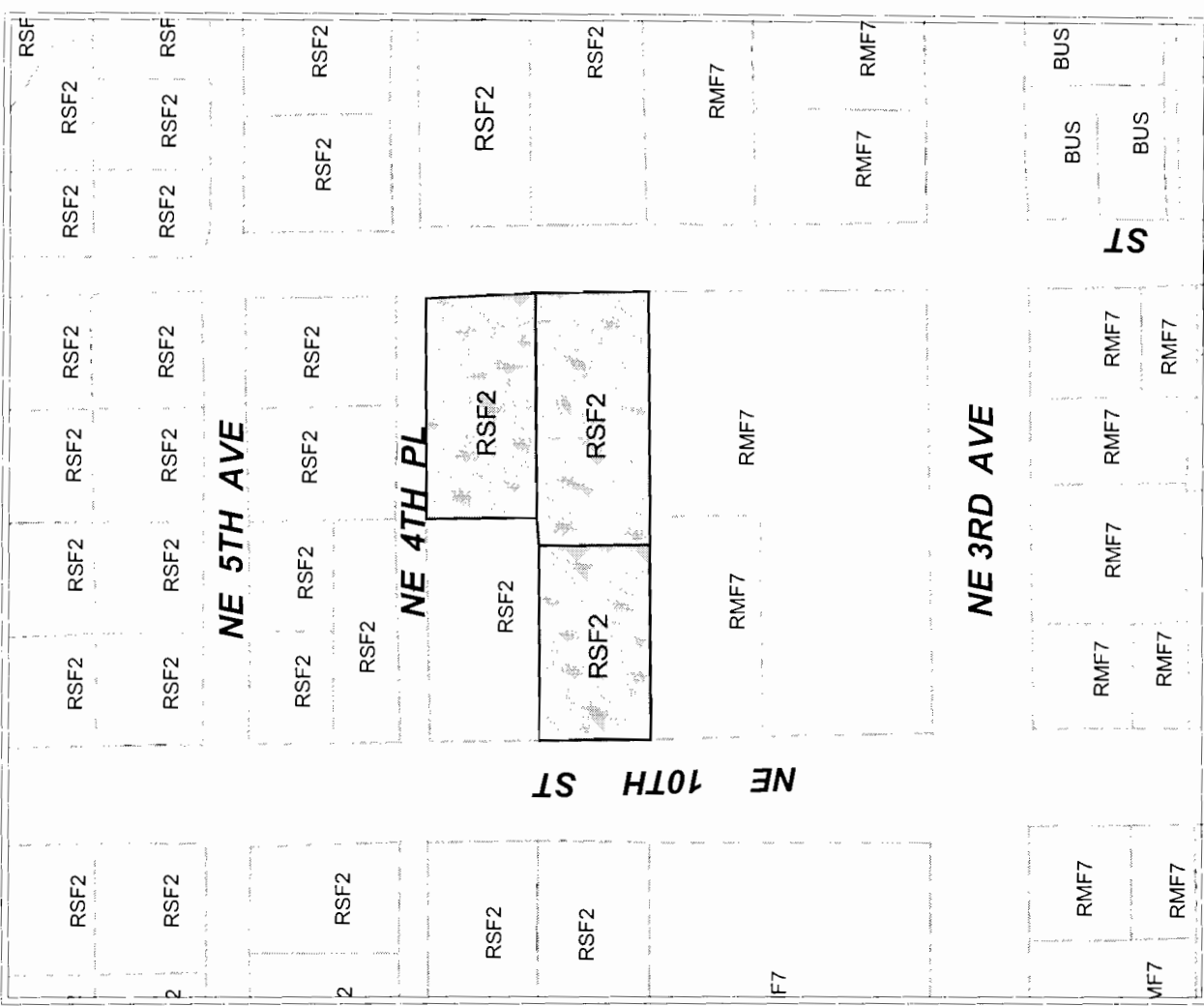
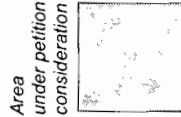
PROPOSED ZONING

Name	Petition Request	Map(s)	Petition Number
Saul Silber, applicant	Rezone from RSF2 to RMF7	3953	194ZON-06PB

Zoning District Categories

- RSF1 Single-Family Residential (3.5 du/acre)
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EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
Saul Silber, applicant	Rezone from RSF2 to RMF7	3953	194ZON-06PB



No Scale



AERIAL PHOTOGRAPH

Name	Petition Request	Map(s)	Petition Number
Saul Silber, applicant	Rezone from RSF2 to RMF7 Change FLUM from SF to R-M	3953	193LUC-06PB 194ZON-06PB



No Scale

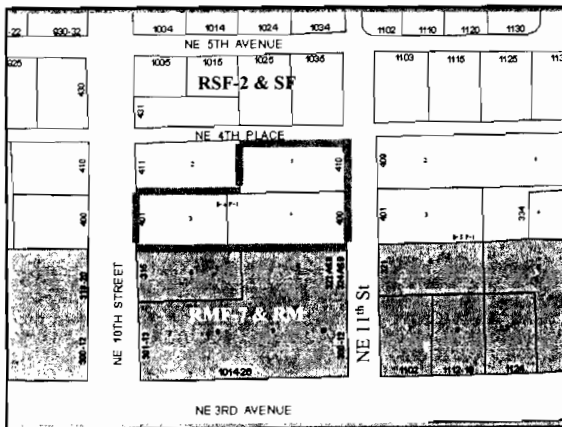
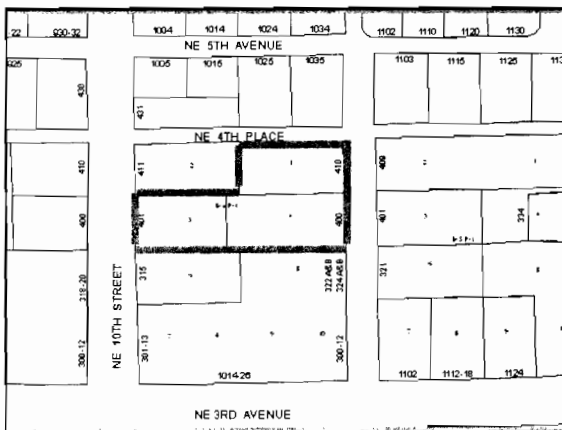
060855

Rezoning from RSF-2 to RMF-7 & Land Use from SF to RM

193LUC-06PB & 194ZON-06PB

Highlights

- 1.4 ac in size
- Near downtown, compatible development
- Zoning & LU change needed to make existing development conform



Recommendation

PB voted 4-1 to deny, saying
Landlord License insufficient to
justify zoning/LU change, &
recommends CC consider the
waiving Landlord Licenses to non-
conforming MF

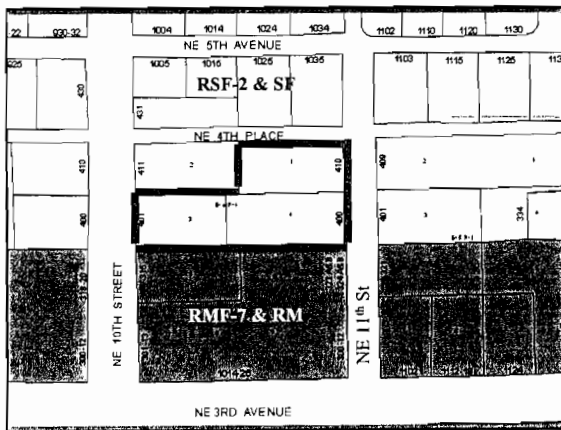
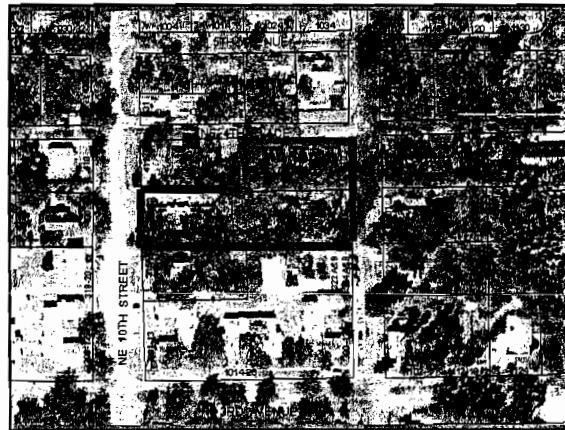
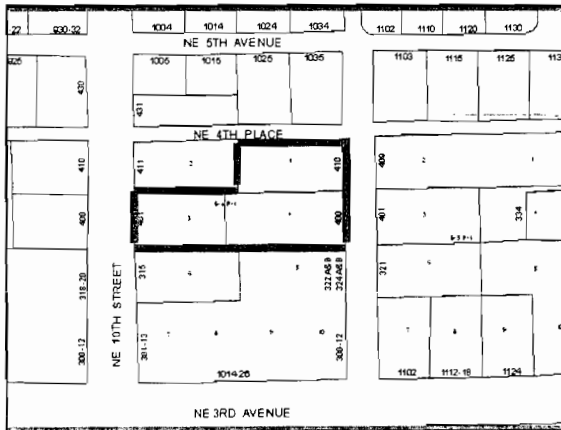
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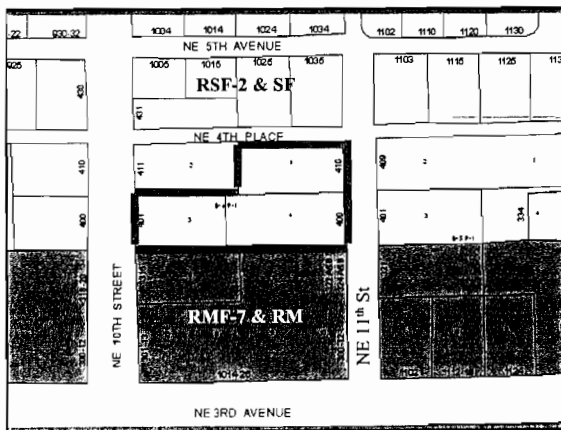
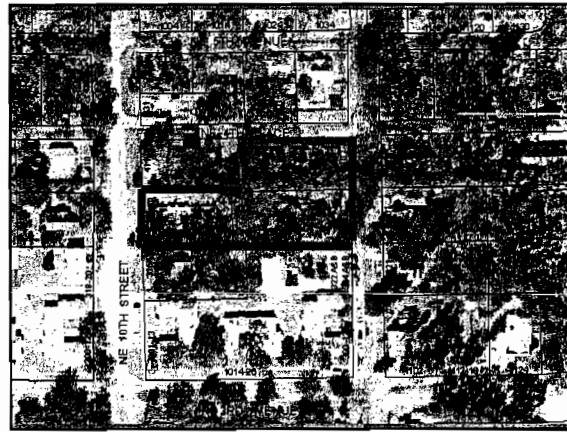
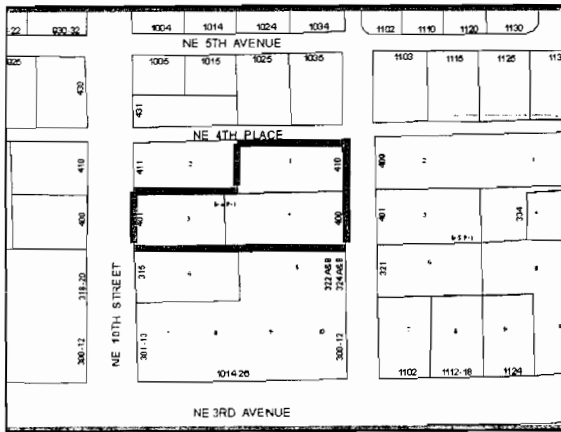
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Please see petition 193LUC-06PB for scope and details.

Motion By: David Gold	Seconded By: Jon Reiskind
Moved To: Deny	Upon Vote: 5 – 1. (Nay: A. Tecler)