



Planning and Development Services

PB-15-90 ZON

**City Commission
January 7, 2016**

Legistar No. 150445

Presentation by Dean Mimms, AICP

Rezoning

PB-14-90 ZON	Existing	Proposed
Zoning (15 ac)	RMF-7 (8-21 units/ac multiple- family res'l)	RMF-5 (up to 12 units/acre single- family/multiple-family res'l)

150445G



AERIAL PHOTOGRAPH



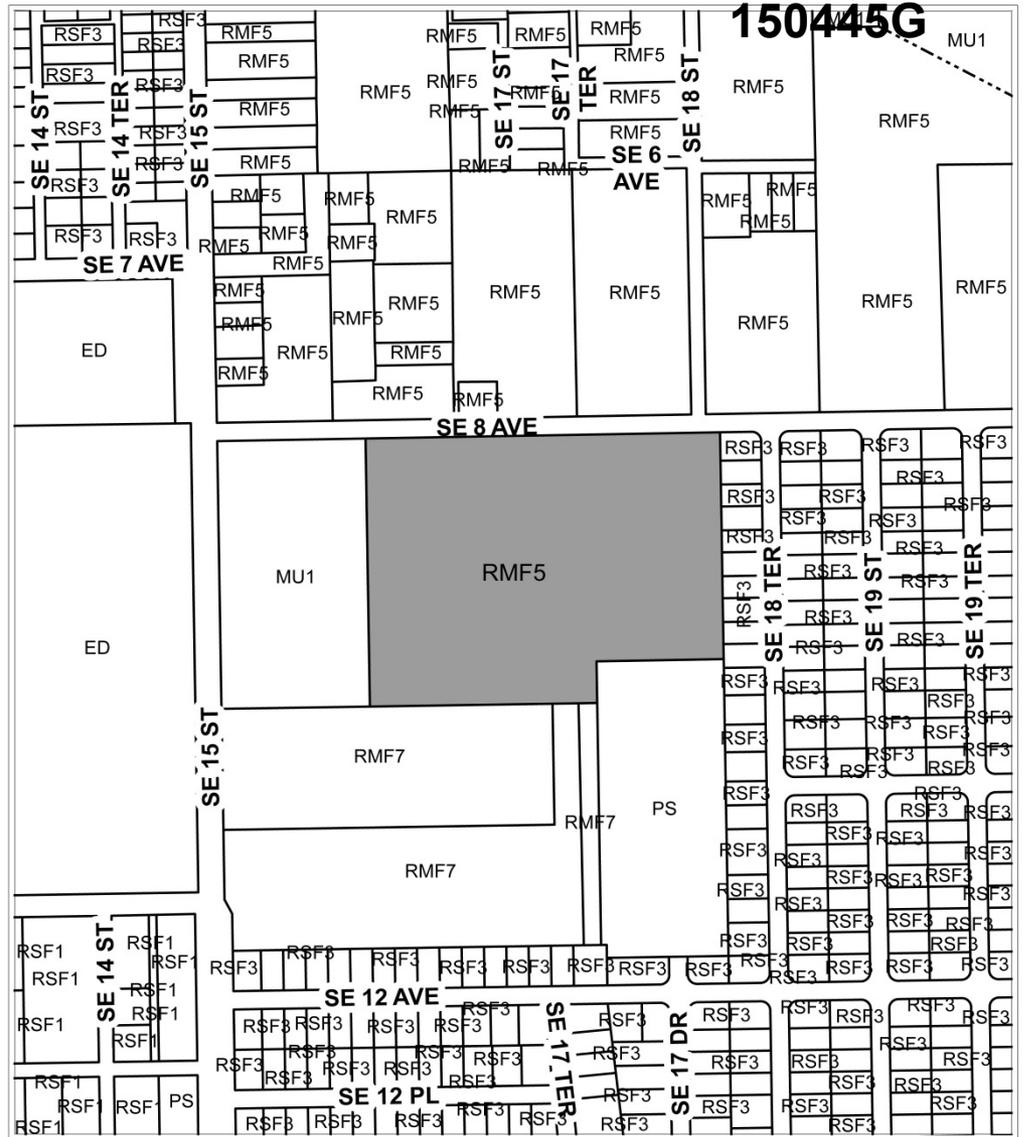
Name	Petition Request	Petition Number
eda-engineers-surveyors-planners, inc., agent for the City of Gainesville	Rezone property from RMF-7: 8-21 units/acre multiple-family residential district to RMF-5: 12 units/acre single/multiple family residential district	PB-15-90 ZON

City of Gainesville Zoning Districts

RSF1	3.5 units/acre Single-Family Residential
RSF3	5.8 units/acre Single-Family Residential
RMF5	12 units/acre Single-Family/Multiple Family Residential
RMF7	8-21 units/acre Multiple-Family Medium Density Residential
MU1	8-30 units/acre Mixed Use Low Intensity
PS	Public Services and Operations
ED	Educational Services

----- Division line between two zoning districts

Area
under petition
consideration



PROPOSED ZONING

	Name	Petition Request	Petition Number
 No Scale	eda-engineers-surveyors-planners, inc., agent for the City of Gainesville	Rezone property from RMF-7: 8-21 units/acre multiple-family residential district to RMF-5: 12 units/acre single/multiple family residential district	PB-15-90 ZON

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South into Site



Petition / Background

- **Site of former Kennedy Homes apartment complex that suffered major fire in previous decade**
- **Property purchased by City of Gainesville in 2007**
- **December 2014: CRA approved redevelopment plan for 38 single-family homes (attached & detached) for vacant, urban infill site**
- **RMF-5 zoning needed because of 8-unit/acre minimum density required by existing RMF-7 zoning**

Key Points – ZON

- **Proposed RMF-5 zoning consistent w/Comprehensive Plan and supports residential development in appropriate location**
- **Proposed RMF-5 zoning consistent w/City's urban infill & redevelopment goals, and needed for implementing CRA redevelopment plan**

City Plan Board to City Commission

Approve Petition PB-15-90 ZON
(Plan Board voted 5-0)

Staff to City Commission

Approve Petition & Ordinance