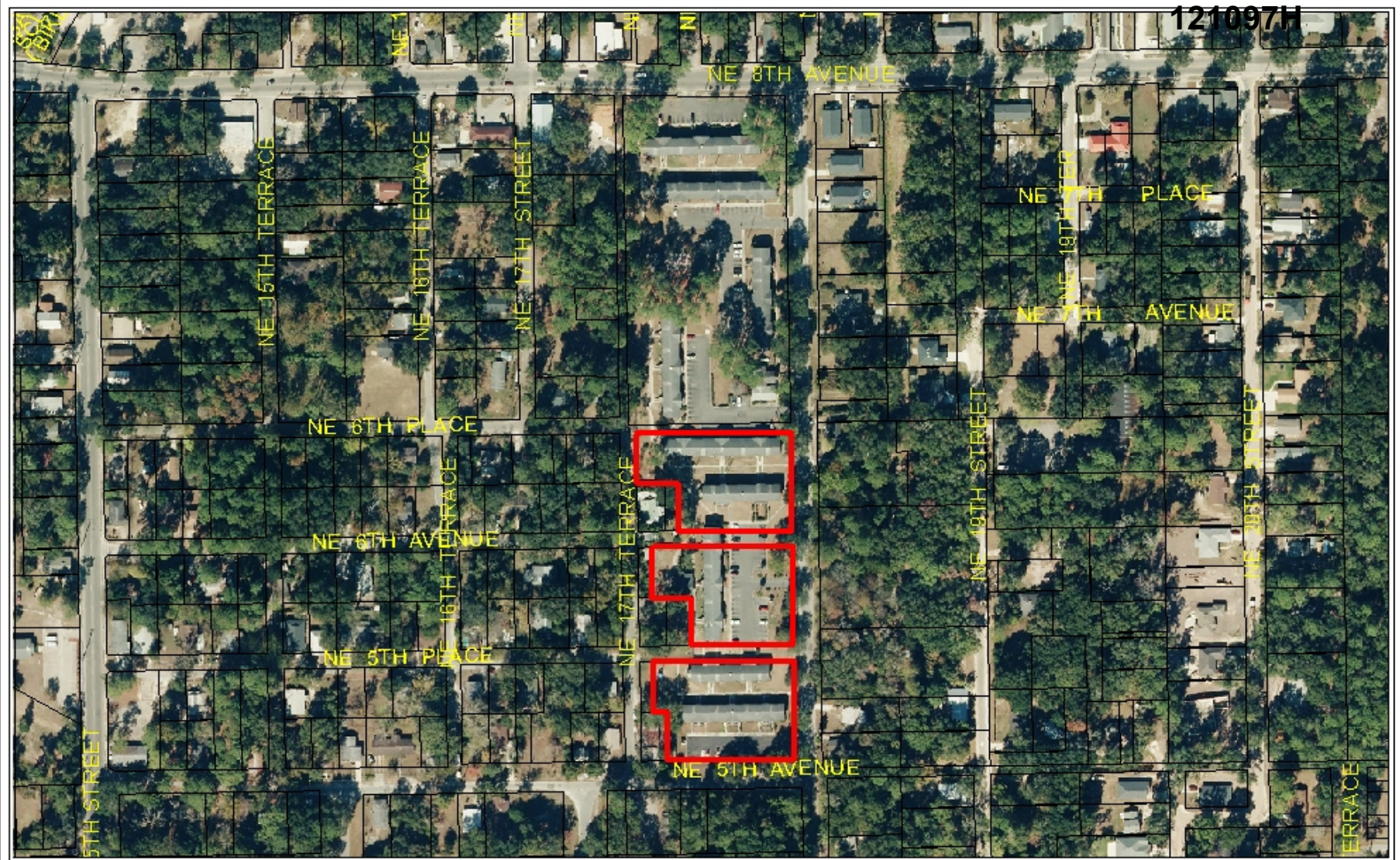





Planning and Development Services

PB-13-27 ZON

**Presentation to City Commission
July 18, 2013
Legistar # 121097**



AERIAL PHOTOGRAPH

 No Scale	Name	Petition Request	Map(s)	Petition Number
	Cousseaux, Hewett & Walpole, agent for Gardenia Garden Apartments Limited Partnership	Rezone property from RMF-5 (12 units/acre multiple family district) to RMF-7 (8-21 units per acre multiple family district)	3954	PB-13-27 ZON

Site Information

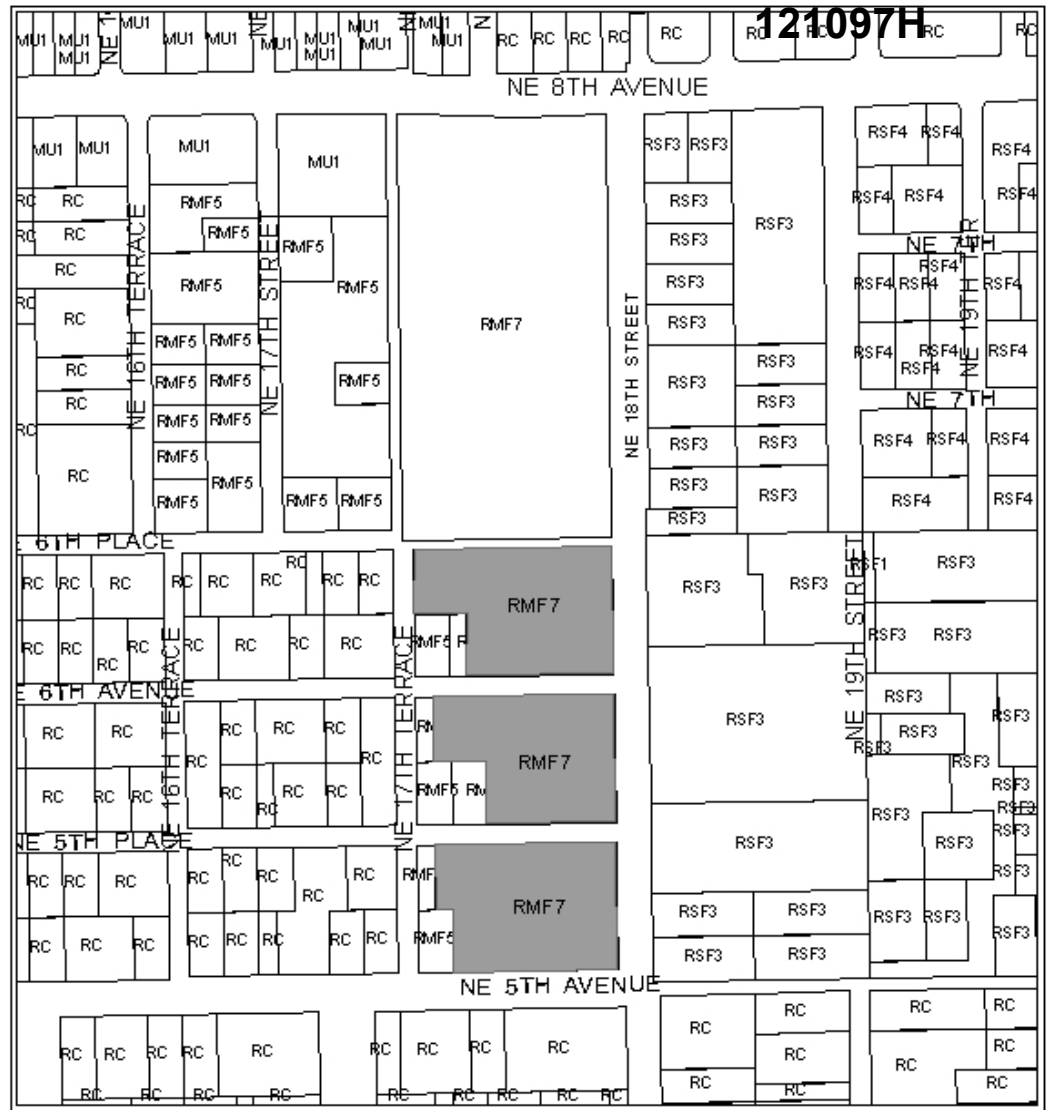
- **±3.47 acres of a 7.41-acre parcel**
- **Southern portion of Gardenia Gardens Apartments (built 1968)**
- **Split zoning RMF-5 (3.47-acres) and RMF-7 (3.94-acres)**
- **52 units located on 3.47 acre portion**
- **Existing density exceeds current zoning (non-conforming)**

Proposed zoning

Current zoning	Proposed zoning
RMF-5: 12 units/acre single-family/multiple-family residential district	RMF-7: 8-21 units/acre multiple-family residential district

City of Gainesville Zoning Districts


RSF-3	5.8 units/acre Single-Family Residential
RSF-4	8 units/acre Single-Family Residential
RMF-5	12 units/acre Single-Family/Multiple-Family Residential
RMF-7	8-21 units/acre Multiple-Family Residential
RC	12 units/acre Residential Conservation
MU-1	8-30 units/acre Mixed Use Low Intensity



Area
under petition
consideration

----- Division line between two zoning districts

PROPOSED ZONING

	Name	Petition Request	Map(s)	Petition Number
	Causseaux, Hewett & Walpole, agent for Gardenia Garden Apartments Limited Partnership	Rezone property from RMF-5 (12 units/acre multiple family district) to RMF-7 (8-21 units per acre multiple family district)	3954	PB-13-27 ZON

1210978



121097H



121097H



- Existing density of the 3.47-acres exceeds the maximum density of the RMF-5 zoning as a result of citywide zoning changes circa 1992
- The rezoning from RMF-5 to RMF-7 is consistent with the Comprehensive Plan by removing the nonconforming status of the property and implementing the related small-scale land use change (Ord. 121096)
- The RMF-7 zoning will limit the density by right for the entire parcel to 103 units thereby increasing the total allowable density by approximately 3 units above the current developed density (100 units)

Recommendation

- **Approve Petition PB-13-27 ZON and adopt Ordinance 121097**
- **Plan Board voted 6-0 to approve Petition PB-13-27 ZON**