

City of  
**Gainesville**

PB-19-146 ZON

Rezoning

Legistar #190981

**Brittany McMullen, AICP**

November 18, 2021

# PB-19-146 ZON

## Rezoning

**Address:** Northwest of the intersection of SW 43rd Street and SW 24th Avenue

**Property size:** +/- 20.73 acres

**Existing Zoning:**

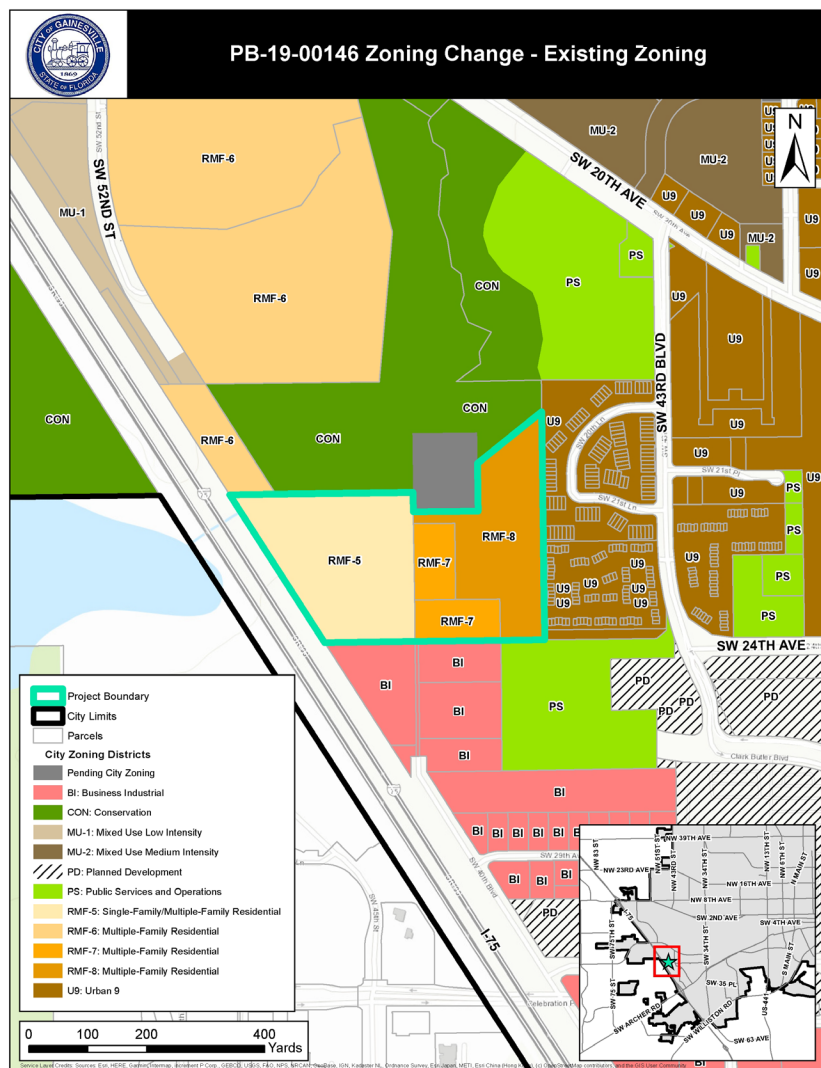
RMF-5: Single/Multi-Family (up to 12 du/ac)

RMF-7: Multi-Family (8-14 du/ac)

RMF-8: Multi-Family (8-20 du/ac)

**Request:** eda, Agent. Rezone property from RMF-5, RFM-7 & RMF-8 to Urban 9 Transect Zone.

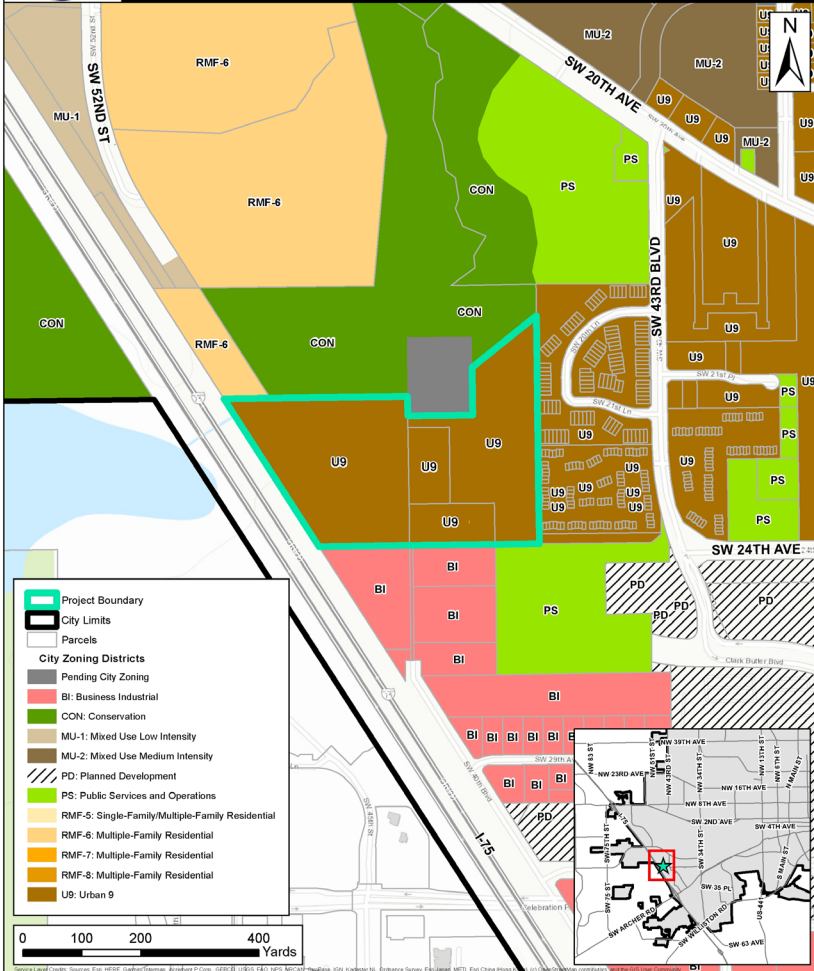
**Proposed Zoning:** U9 (100/125(SUP) du/acre)





# 190981D Staff recommends Approval

## Meets Review Criteria Sec. 30-3.15



- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- B. The character of the district and its suitability for particular uses.
- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.
- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.
- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.
- F. The needs of the city for land areas for specific purposes to serve population and economic activities.
- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- H. The goals, objectives, and policies of the Comprehensive Plan.
- I. The facts, testimony, and reports presented at public hearings.

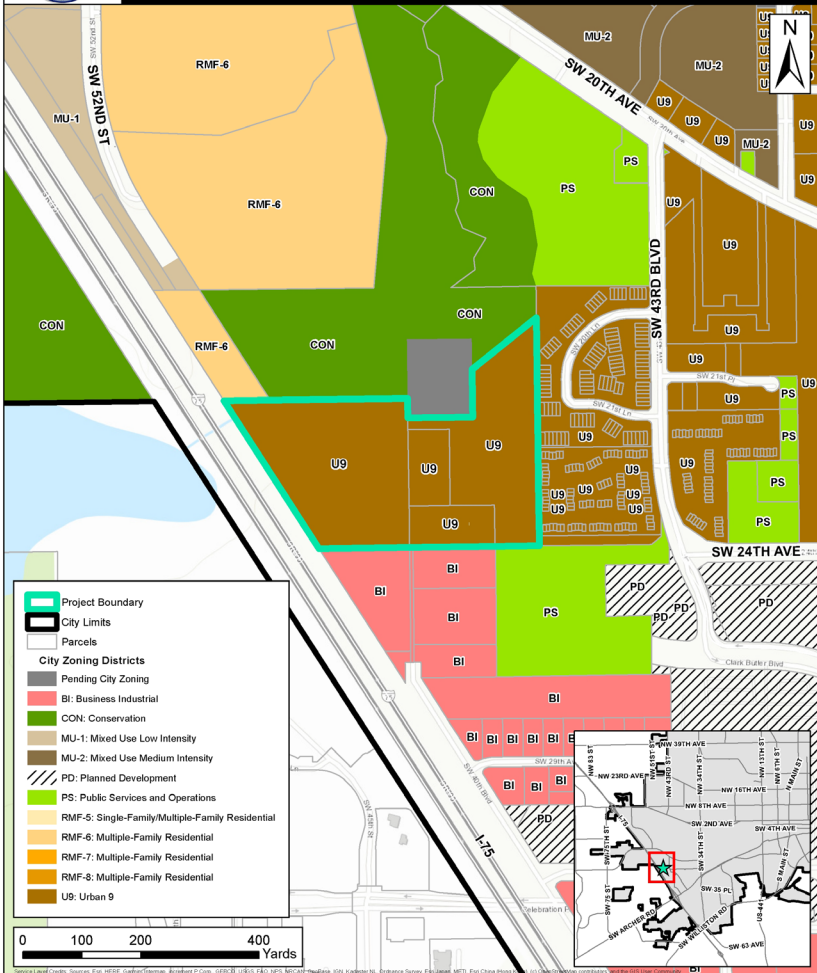
# Recommendation:

**Staff – Approve petition**

**City Plan Board – Approve with modifications:**

- The portion of the property with the recommended land use of Mixed-Use Residential (MUR) should be zoned U5;**
- The portion of the property with the recommended land use of Urban Mixed-Use (UMU) should be zoned U8.**

**City Commission 8/5/21 - Approve as presented by applicant.**



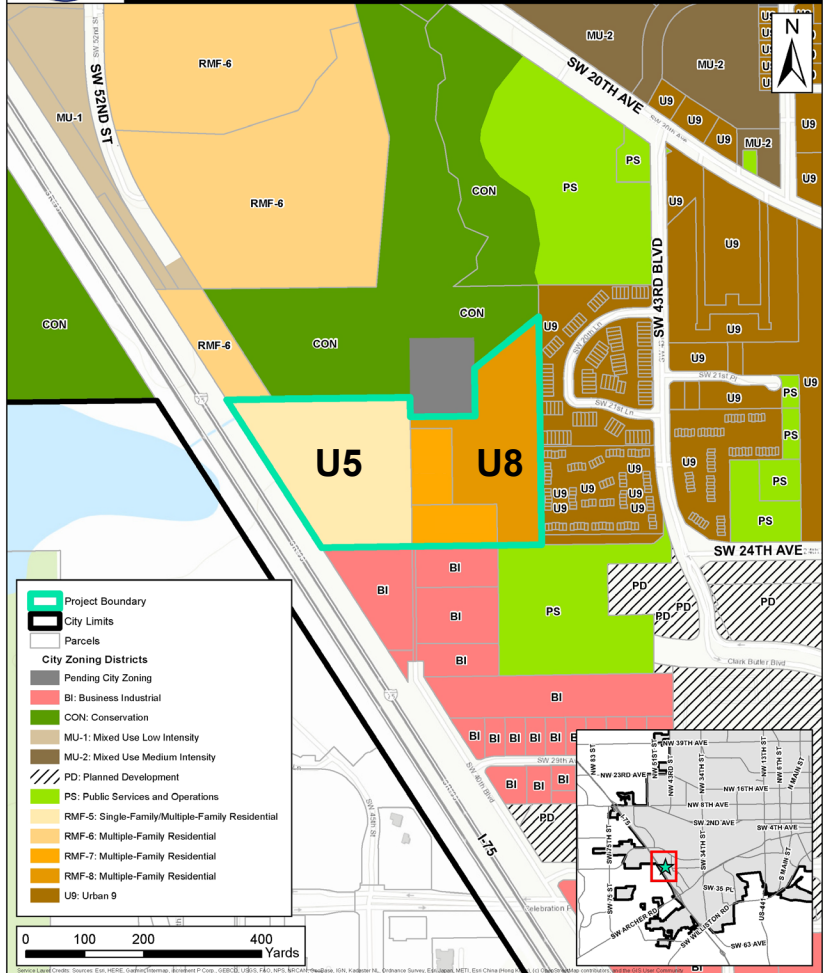
# Applicant Request & Staff Recommendation: 190981D

Table V - 2: Building Form Standards within Transects.

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
<b>A. BLOCK STANDARDS</b>										
Block perimeter (max feet)	2,600'								2,000'	1,600'
<b>B. LOT CONFIGURATION</b>										
Lot width (min feet)	34'	18'						18'	18'	
<b>C. DEVELOPMENT INTENSITY</b>										
Nonresidential building coverage (max)	60%	80%						90%	100%	
Residential density by right/with bonus <sup>2</sup> (max units per acre)	8	15	20	20	75	50/60	50/60	60/80	100/125	150/175
<b>D. BUILDING FRONTAGE</b>										
Primary frontage (min)	50%	60%						70%	80%	
Secondary frontage (min)	30%	40%						50%	60%	
<b>E. BUILDING PLACEMENT</b>										
min-max from curb										
min landscape/min sidewalk/min building frontage										
Storefront Street	20'-25' 5'/10'/5'		20'-25' 5'/10'/5'				20'-25' 5'/10'/5'		20'-25' 4'/10'/5'	
Principal Street	17'-37' 6'/6'/5'		17'-27' 6'/6'/5'				17'-27' 6'/6'/5'		17'-27' 6'/6'/5'	
Thoroughfare Street	19'-100' 6'/6'/5'		19'-100' 8'/6'/5'				19'-100' 8'/6'/5'		19'-100' 8'/6'/5'	
Local Street	15'-35' 5'/5'/5'		15'-20' 5'/5'/5'				16'-21' 5'/6'/5'		15'-20' 4'/6'/5'	
<b>F. BUILDING SETBACKS</b>										
Side interior setback (min)	5'	5'	5'	5'	5'	5'	5'	0'	0'	0'



PB-19-00146 Zoning Change - Existing Zoning



190981D  
City Plan Board Recommendation

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