



City of Gainesville

*City Commission Meeting:
October 21, 2021*

Petition PB-21-13 TCH, David Coffey, Agent for South Main, LLC. Proposed text amendment to the Land Development code, Sec. 30-3.14.J.4., Rezoning Criteria, to delete the 10-acre minimum parcel size requirement for the owner of a parcel, not adjacent to a Transect Zone, to file an application for rezoning to Transect.

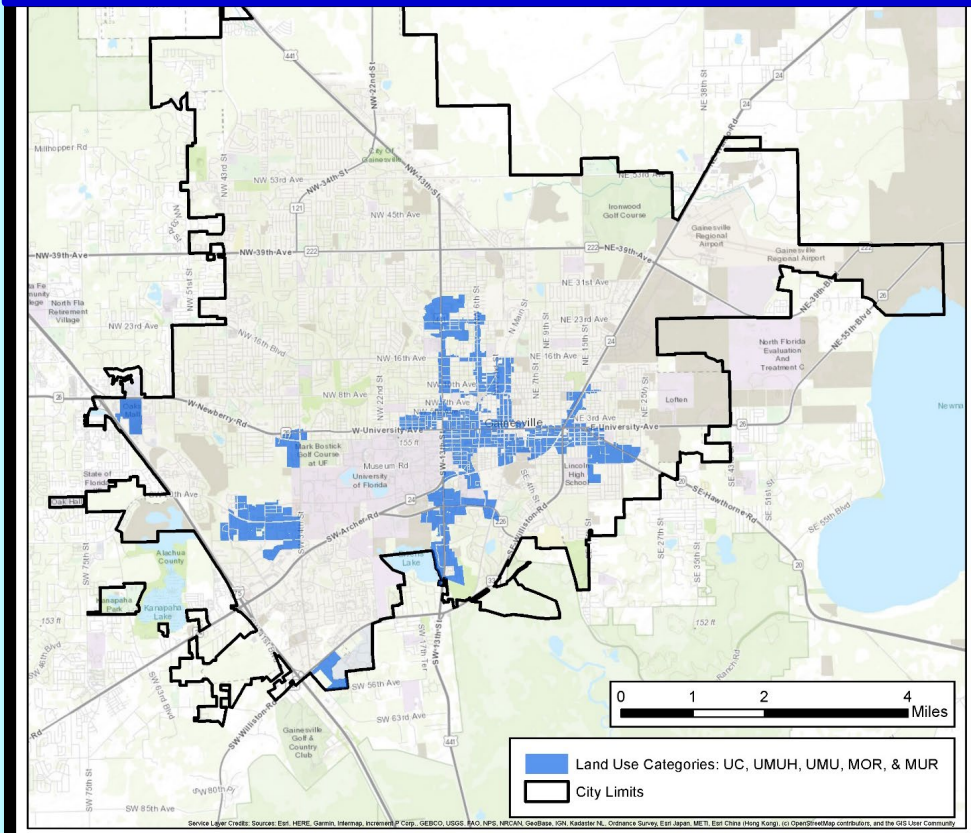
At a joint meeting of the City Commission and City Plan Board, in 2019, this text change was identified as one that should be addressed.

Legistar # 200877

Department of Sustainable Development

Prepared by Lawrence Calderon

DISTRIBUTION OF OFFICE AND NONRESIDENTIAL TRANSECT LAND USES DISTRICTS



FEATURES OF TRANSECT AREAS

- ❖ Moderate to intense activity areas
- ❖ A variety of mixed uses including residential
- ❖ Multi-modal transportation options with

THOSE FEATURES ARE CLEARLY MORE EFFECTIVE IN ESTABLISHING SUCCESSFUL TRANSECT AREAS

Strong consideration should therefore be given to how they apply to parcels seeking rezoning and land use changes.

Lot size should not be the strongest indicator.

Some Factors Considered in the Analysis:

- 1. Initial application of Transect was not based on parcel size**
- 2. Current criteria leaves few opportunities to find parcel of ten acres or more to initiate a Transect-type development.**
- 3. Successfully developed areas of less than 10 acres.**
- 4. The criterion seems contrary to many goals, objectives and policies of the Comprehensive Plan**
- 5. Zoning regulations based on lot or parcel size do not facilitate Affordable Housing, or for that matter sustainable developments.**
- 6. The planning profession and associated literature do not specifically advocate size as a criterion for rezoning to Transect.**



1200 on 5th

apts

PROPOSED ORDINANCE MODIFICATIONS

❖ Sec.30-3.14 J.1 - 4. Rezoning Criteria (Added Language) (~~Language to be Removed~~)

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

1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate transition between zones, with characteristics and redevelopment potential supporting a coherent expansion of nearby transects. Such elements must include a street system compliant with City standards, sidewalks, pedestrian circulation, lighting systems, and utility infrastructure.
2. The area shall have had a change in growth and development pattern to warrant the rezoning to a more or less urban T-Zone.
3. The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.
- ~~4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of ten acres.~~



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The City Plan Board reviewed the petition and approved it unanimously.

Legistar # 200877

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City Plan Board's Recommendation

Approve Petition PB-21-13 TCH.

Staff's Recommendation

Adopt the City Plan Board's recommendation, approving Petition PB-21-13 TCH with Ordinance # 200877.

**Staff's Recommendation to the
City Plan Board**

Approve Petition PB-21-13 TCH, forwarding a recommendation of approval to the City Commission.

A lush green forest scene with a pond and reeds. The text "THE END" is overlaid in the center in a blue, outlined font. The background is filled with dense green foliage, including tall reeds and various trees. The foreground shows a large pile of dry, brown reeds on the right side. The overall atmosphere is serene and natural.

THE END



City of
Gainesville

*City Plan Board Meeting:
March 25, 2021*

Petition PB-21-13 TCH, David Coffey, Agent for South Main, LLC. Proposed text amendment to the Land Development code, Sec. 30-3.14.J.4., Rezoning Criteria, to delete the 10-acre minimum parcel size requirement for the owner of a parcel, not adjacent to a Transect Zone, to file an application for rezoning to Transect.

*Text Change with
City-wide Implications
Legistar # 200877*

Department of Sustainable Development

Prepared by Lawrence Calderon

Sec. 30-3.14. Rezoning criteria.

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

- 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.