

TO: City Plan Board

Item Number: 9

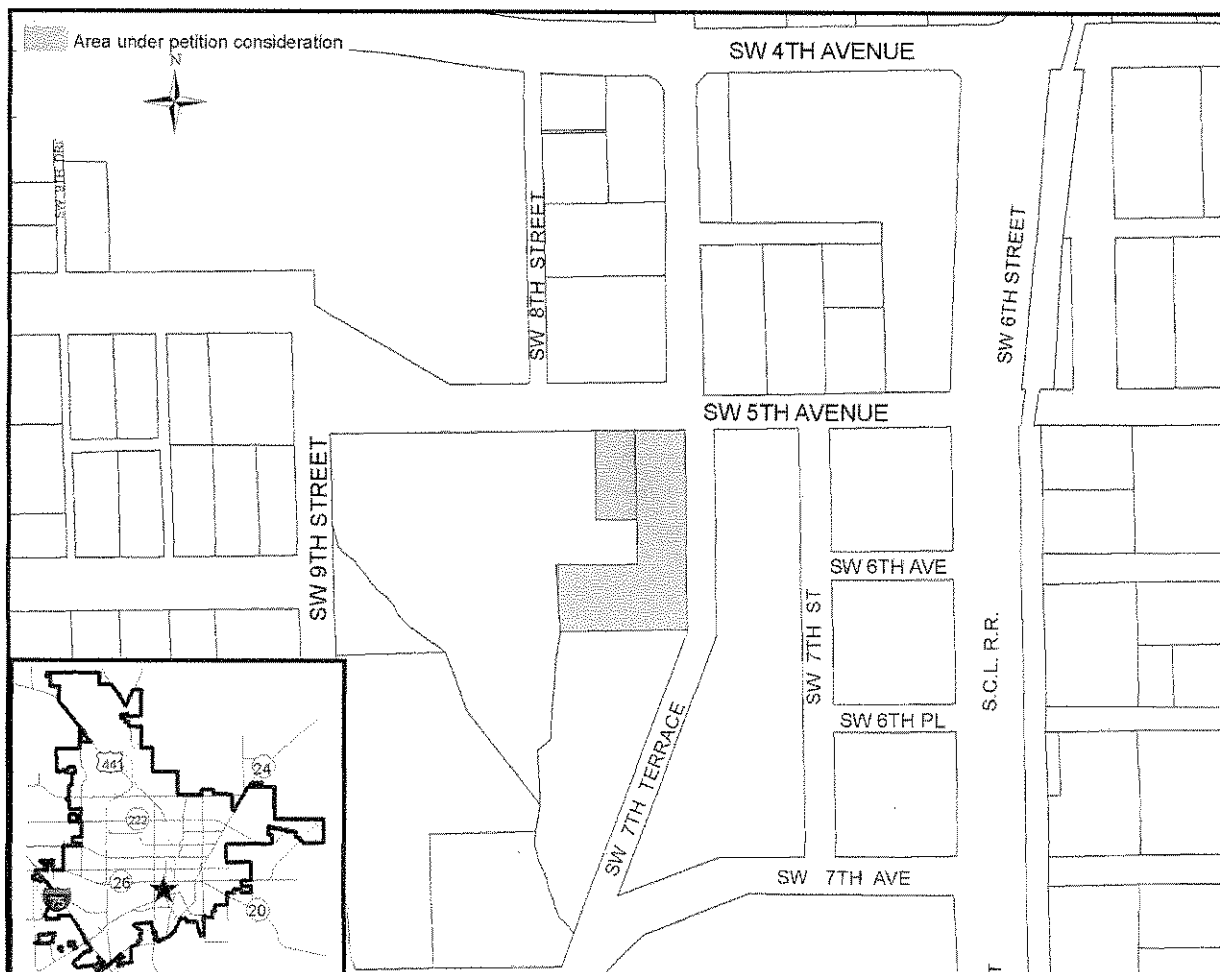
FROM: Planning & Development Services Department
 Staff

DATE: January 24, 2013

SUBJECT: Petition PB-12-171 TCH. City Plan Board. Amend the Land Use and Building Type Matrix figure in the Land Development Code Appendix A; Section 6. Special Area Plan for University Heights to remove properties located at 717 and 721 SW 5th Avenue from the University Heights Special Area Plan. Related to PB-12-165 LUC and PB-12-166 ZON.

Recommendation

Staff recommends approval of Petition PB-12-171 TCH.



Petition PB-12-171 TCH
January 24, 2013

Discussion

This zoning petition proposes to remove two properties located at 717 and 721 SW 5th Avenue (see map on page 1) from the University Heights Special Area Plan (SAP) by amending the boundary of the Land Use and Building Type Matrix figure in the Land Development Code Appendix A; Section 6. Special Area Plan for University Heights. The properties currently lie within the boundaries of the University Heights SAP (Exhibit A-1). The University Heights SAP Land Use and Building Type Matrix figure identifies those properties regulated by the provisions of the Special Area Plan.


This amendment is necessitated by the concurrent small-scale land use and rezoning Petitions PB-12-165 LUC and PB-12-166 ZON. These petitions are proposing to amend the City of Gainesville Future Land Use Map from Residential High-Density (8-100 units/acre) (RH) to Urban Mixed-Use 2 (UMU-2: 10- 100 units/acre; and up to an additional 25 units/acre by special use permit) and rezone the properties from RH-1 (8-43 units/acre residential high density district) to UMU-2 (10-100 units/acre; and up to an additional 25 units/acre by special use permit urban mixed-use district). As a result of these petitions, the properties will be incorporated into the University Heights UMU-2 zoning district boundary which contains specific regulations on UMU-2 zoned property that are identified by Figure 1.0 District Boundary Map – University Heights in Land Development Code Sec. 30-65.2. Removing the properties from the boundaries of the University Heights SAP is needed to avoid conflicts between the SAP provisions and the UMU-2 zoning regulations.

Exhibits A-1 and A-2 depict the existing and proposed boundary of the University Heights SAP. The properties are located within the College Park/University Heights Redevelopment District. This petition will facilitate redevelopment of the site within the framework of the UMU-2 zoning districts and assist the implementation of the related Petitions PB-12-165 LUC and PB-12-166 ZON.

Key Issues

- The properties are located within the University Heights SAP.
- Removing properties from the University Heights SAP is necessary for consistency with the proposed land use category and zoning district change in Petitions PB-12-165 LUC and PB-12-166 ZON.

Respectfully submitted,


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List of Exhibits

Exhibit A-1: University Heights SAP Land Use and Building Type Matrix figure: Existing

Exhibit A-2: University Heights SAP Land Use and Building Type Matrix figure: Proposed

Exhibit B-1: Application for University Heights SAP amendment