



MEMORANDUM

Office of the City Attorney

LEGISLATIVE ITEM NO. 990713

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TO: Mayor and City Commission **DATE:** January 24, 2000
FROM: Marion J. Radson, City Attorney **SECOND READING**
CITY ATTORNEY

SUBJECT: Ordinance No. 0-00-30, Petition No. 170ZON-99PB
An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain lands within the City from "RSF-1: 3.5 units/acre single-family residential district" to "RMF-6: 10-15 units/acre multiple-family residential district" and "CON: conservation district" ; located in the vicinity of the 400 block of Southeast 25th Street, east of Southeast 24th Street; providing a severability clause; providing a repealing clause; and providing an effective date.

Recommendation: The City Commission adopt the proposed ordinance.

STAFF REPORT

The application for a rezoning is for a vacant, 5-acre parcel (this parcel has a western 5 acres that is not part of this petition). The subject parcel is located in the 400-block of Southeast 25th Street, east of Southeast 24th Street. The 5-acre western portion of this parcel carries an MUL (mixed-use low) land use and MU-1 (mixed-use low intensity) zoning. The parcel adjacent to the south carries a single-family residential land use and an RSF-1 (3.5 units per acre single-family residential district) zoning. The parcel to the north carries a residential single-family land use and RSF-4 (8 dwelling units per acre) zoning. The parcel adjacent to the east carries a single-family residential land use and an RSF-1 (3.5 dwelling units per acre) zoning. All adjacent parcels are currently undeveloped.

The application would change the zoning of the western portion of the parcel (approximately 4 acres) from single-family to multi-family, and, because of floodplain considerations, change the eastern portion of the parcel (approximately 1 acre) from single-family to conservation.

The parcel is affected by the floodplain environmental overlay district for that portion proposed as conservation. It is not affected by the Central Corridors district.


Currently, Regional Transit System bus route 7 (and a bus stop for this route) is within one-quarter mile of the parcel. The parcel is served by sidewalks along Hawthorne Road and on Southeast 24th Street. This arterial contains a "shared street-oriented bicycle route" (a parking lane that is a shared bicycle lane). In addition, on-street bicycle lanes are found on Southeast 24th Street.

Multi-family residential land use and zoning categories are often placed next to or within activity centers, because higher-density residential development in centers supports transportation choice objectives and the economic health of the center. The subject parcel falls within the Hawthorne Road Activity Center.

The Plan Board reviewed the petition and recommends approval.

Public notice was published in the Gainesville Sun on November 2, 1999. Letters were mailed to surrounding property owners on November 3, 1999. The Plan Board held a public hearing November 18, 1999. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 170ZON-99 PB. Plan Board vote 7-0

Prepared and
Submitted by:



Marion J. Radson
City Attorney

MJR/afm

Passed on first reading by a vote of 5-0.