







Planning and Development Services

PB-13-27 ZON

Presentation to City Commission July 18, 2013 Legistar # 121097



AERIAL PHOTOGRAPH

ų u	Name	Petition Request	Map(s)	Petition Number
No Scale	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)		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 (nonconforming)



GAINE VILLE Proposed zoning 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

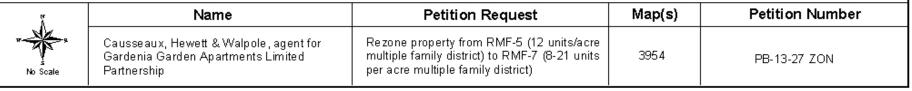
RMF-7 8-21 units/acre Multiple-Fámily Residential RC 12 units/acre Residential Conservation MU-1 8-30 units/acre Mixed Use Low Intensity

R121097HRC RC RC RC ١ĸd MU1 MU1 RC. NE 8TH AVENUE RSF4 RSF4 ksf3 ksf3 MU1 MU1 MU1 RSF4 MU1 RSF4 RSF4 rksF4l RSF3 RMF5 RSF3 FMF5 RC RSF3 RMF5 NE 744H RSF4 RSF4 RC RSF3 RMF5 RMF5 STREET RC RMF7 RSF3 RMF5 RMF5 RSF4 RSF4 RSF4 RSF3 RMF5 RMF5 RMF5 18TH RSF3 NE 7TH RC RSF3 RMF5 RMF5 RSF4 RSF4 lRSF4 빚 RSF3 RSF3 RMF5 RC RMF5 RSF3 RSF3 RMF5 (RMF5 RSF4 RSF4 RMF5 RSF3 BIH PLACE RSF3 RC RC. lac. RC RIC. RC kc. RSF3 lkc. RSF3 RMF7 RSF3 ksF3 RC kc. RC lkc. RC RC 6TH_AVEN∰É RSF3 RSF3 **R**SF3 RC RC RC. RSF3 RC RMF7 RSF3 ~|RMF|5RN| RC RC ķс. lRC. RSF3 IE 5TH PLAS RSF3 RSF3 RC RC RC lac. RC RC RMF7 RSF3 RSF3 RSF3 RSF3 ķsra RC RC RC RC. RC. RC kc. RSF3 RSF3 NE 5TH AVENUE RC RC RC RC RC RC RC. RC RC RC RC. RC RC RC RC TROTROTEC RO

Area under petition consideration

Division line between two zoning districts

PROPOSED ZONING











Key Issues

- 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