

NIMBA Property Rezoning

Petition PB-19-78ZON
190288

Brittany McMullen, AICP
December 5, 2019



Request

- Rezone property from Alachua County Single Family Residential (R-1A): 1-4 du/acre to City of Gainesville Mixed Use Low Intensity (MU-1): 8-30 du/acre.

County

Single-Family Residential
(R-1A): 1-4 du/acre
-5.07 Acres



City

Mixed-Use Low Intensity
(MU-1): 8-30 du/acre
+5.07 Acres

Rezoning

- Option 1: Rezone the property from Alachua County Single Family R-1A: 1-4du/acre to City of Gainesville **Mixed-Use Low-Intensity (MU-1): 8-30 dwelling units per acre.**
- Option 2: Rezone the property from Alachua County Single Family R-1A: 1-4du/acre to City of Gainesville **Residential Multi-family (RMF-8): 8-20 dwelling units per acre.**
- Option 3: Rezone the property from Alachua County Single Family R-1A: 1-4du/acre to City of Gainesville **Residential Single/Multi-family (RMF-5): up to 12 dwelling units per acre.**

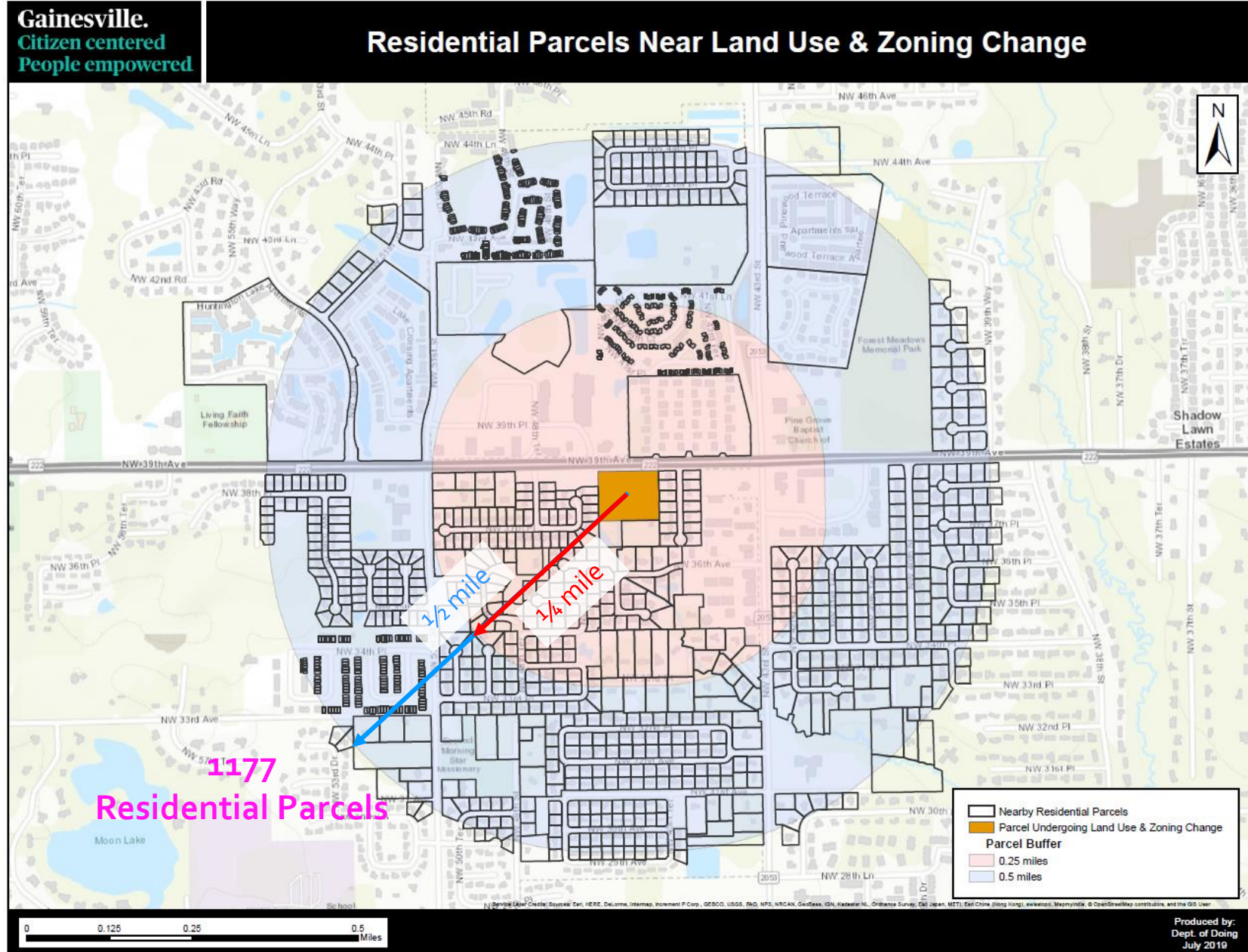
190288B

Overview

Voluntary Annexation 2-21-19



Context



190288B

Character of the district



Permitted Uses

MU-1

- Single and Multi-family residential
- Assisted Living Facility
- Bed and Breakfast Establishments
- Business Services
- Daycare Center
- Offices
- Personal Service
- Drive-through facilities
- Emergency Shelters
- Food Trucks
- Medical and Dental Laboratories
- Museums and Art Galleries
- Family Child Care Homes
- Light assembly, fabrication, processing
- Restaurants
- Retail Sales
- Veterinary Services

Permitted Uses

RMF-8 (8-20 du/acre)

- Single and Multi-family residential
- Adult Daycare Homes
- Assisted Living Facilities
- Bed and Breakfast Establishments
- Community Residential Homes (over 14 residents)
- Day Care Centers
- Dormitory, small
- Emergency Shelters
- Family Child Care Homes
- Places of Religious Assembly
- Public Parks
- Schools

RMF-5 (up to 12 du/acre)

- Single and Multi-family residential
- Adult Daycare Homes
- Assisted Living Facilities
- Bed and Breakfast Establishments
- Community Residential Homes (up to 6 residents)
- Day Care Centers
- Family Child Care Homes
- Places of Religious Assembly
- Public Parks
- Schools

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Development Potential (5.07 Acres)	Density (du/acre)	Total Units
Existing Zoning		
Alachua County Single-Family Residential (R-1A)	1-4 du/acre	5-20
Alachua County Cottage Neighborhood	2-8 du/acre	10-41
Proposed Zoning		
Option 1: City of Gainesville Mixed-Use Low-Intensity (MU-1)	8-30 du/acre	41-152
Option 2: City of Gainesville Multi-family (RMF-8)	8-20 du/acre (Up to 25/acre w/bonuses)	41-101 (Up to 127 w/bonuses)
Option 3: City of Gainesville Single/Multi-Family (RMF-5)	Up to 12 du/acre	Up to 61

Current Max
Development
Potential

Review Criteria


Zoning

1. Compatibility of permitted uses and allowed intensity and density
2. The character of the district and its suitability for particular uses
3. The proposed zoning district of the property in relation to surrounding properties
4. Conservation of the value of buildings
5. The applicable portions of any current city plans and programs
6. The needs of the city for land areas for specific purposes
7. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning
8. The goals, objectives, and policies of the Comprehensive Plan

Recommend Approval

- Option 1: Rezone the property from Alachua County Single Family R-1A: 1-4du/acre to City of Gainesville **Mixed-Use Low-Intensity (MU-1): 8-30 dwelling units per acre.**
- Option 2: Rezone the property from Alachua County Single Family R-1A: 1-4du/acre to City of Gainesville **Residential Multi-family (RMF-8): 8-20 dwelling units per acre.**
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Most equivalent to
County Zoning



Recommendation

Staff Recommendation:

Approve Petition PB-19-78 ZON providing a zoning designation of City of Gainesville **Mixed-Use Low-Intensity (MU-1): 8-30 dwelling units per acre.**

City Plan Board Recommendation:

Approve Petition PB-19-78 ZON providing a zoning designation of City of Gainesville **Residential Single/Multi-Family (RMF-5): up to 12 dwelling units per acre.**