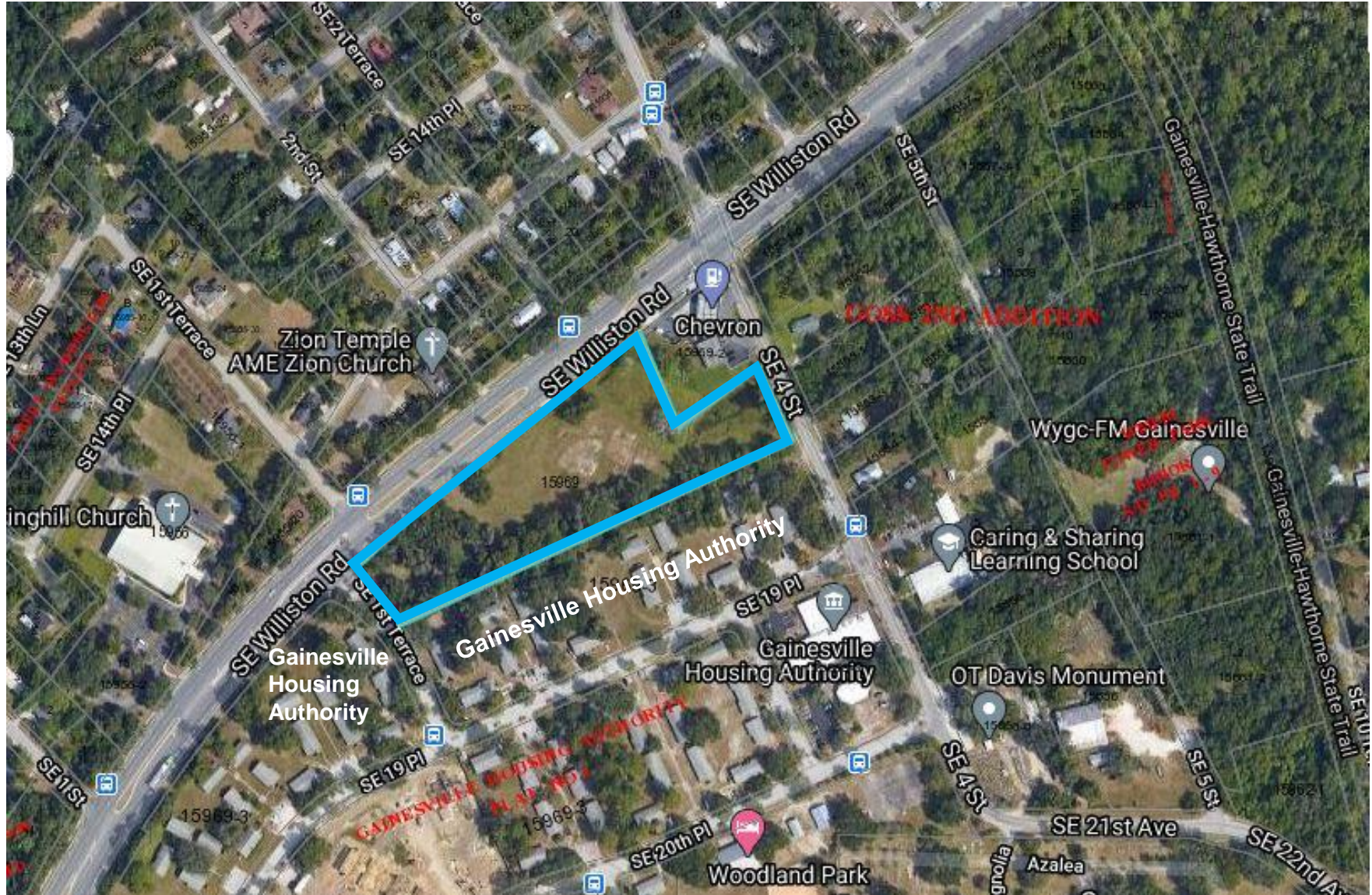




**Rezoning Change  
PB-20-3 ZON  
Ordinance 200726**

City Commission May 20, 2021

# Site Location: 100 - 400 Block of SE Williston Road



# Proposed Changes

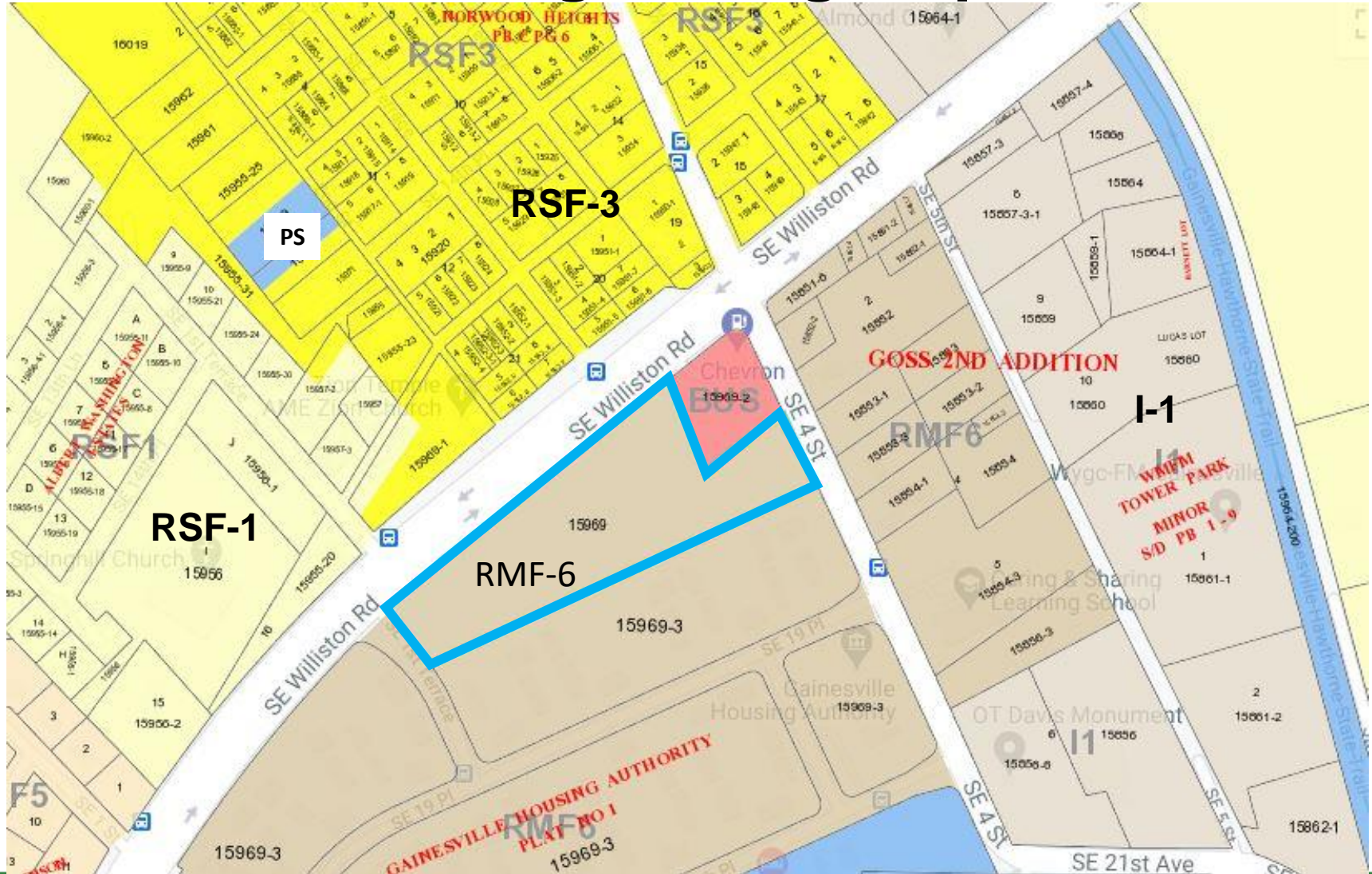
## Change Zoning Map from RMF-6 to MU-1

- Maximum density by right increase from 10 units per acre to 30 units per acre
- Non-residential uses are allowed in MU-1
- Related to Petition PB-20-115 LUC to change the land use category from RM to MUL

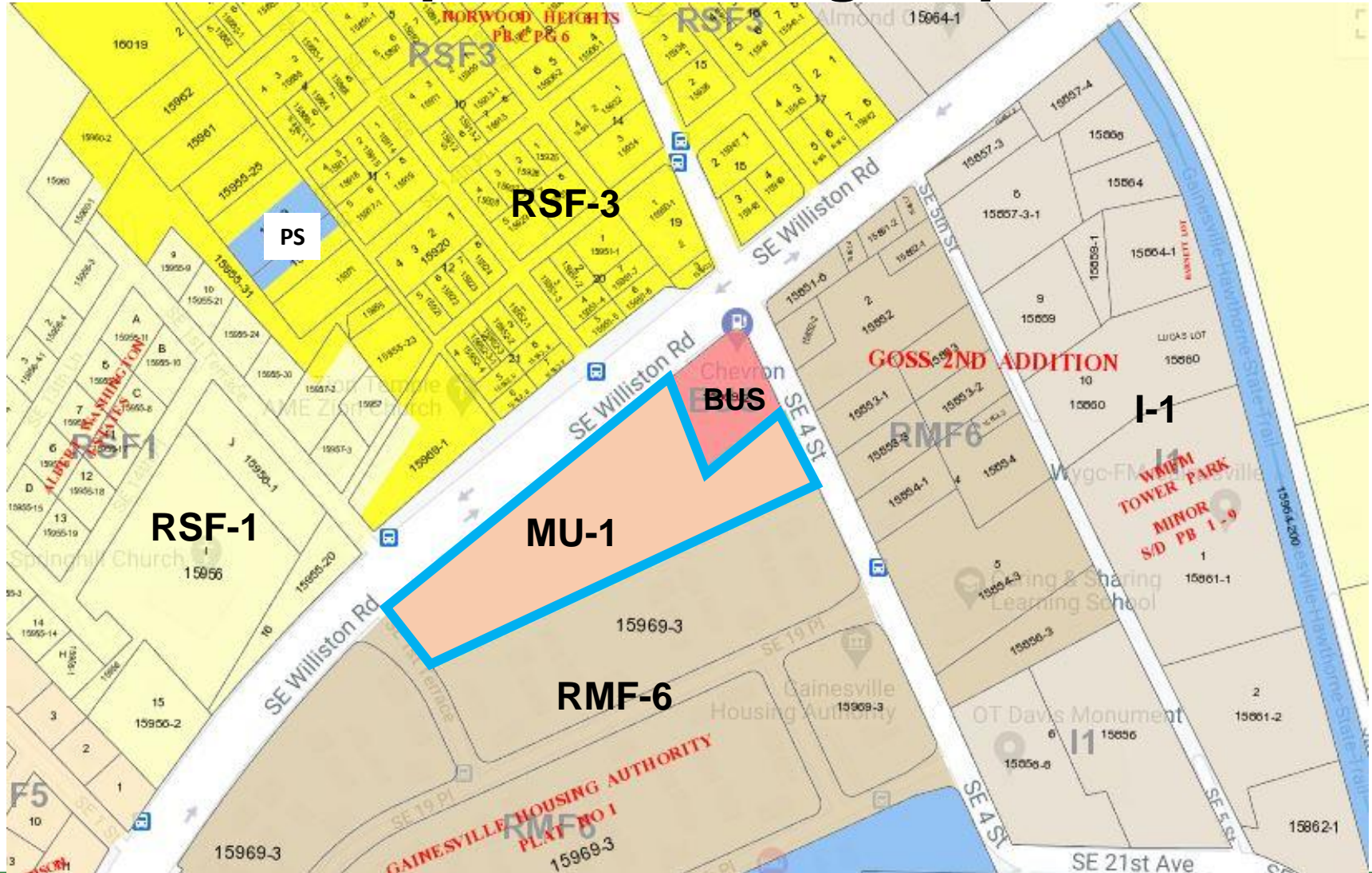
# Property Description

- Property Size: 4.46 acres
- Current Use: Vacant
- Tax Parcel Number: 15969-000-000
- Current zoning (RMF-6) allows multi-family residential
- Proposal is to change the zoning to MU-1 to allow a mix of residential & non-residential uses
- Located in Zone A of TMPA & Enterprise Zone

# Existing Zoning Map



# Proposed Zoning Map



# Permitted Uses in MU-1

- Residential uses in the MU-1 zoning district are generally the same as those allowed in the RMF-6 zoning district
- Additional non-residential uses allowed by right include:
  - Restaurants & drive-through facilities
  - Retail sales
  - General offices & medical offices
  - Alcoholic beverage establishments
  - Health services
  - Veterinarians

USES	RMF-6	MU-1
Assisted living facilities	P	P
Attached dwellings (up to 6 attached units)	P	P
Alcoholic beverage establishment	-	P
Bed and breakfast establishments	P	P
Business Services	-	P
Day care centers	P	P
Gas station	-	S
Health services	-	P
Liquor Store	-	S
Multi-family dwelling	P	P
Office	-	P
Office (medical, dental, or other health-related service)	-	P
Multi-family dwellings	P	P
Places of religious assembly	P	P
Restaurant & Drive-through facility	-	P
Retail Sales	-	P
Schools (elementary, middle and high)	P	P
Skilled Nursing Facility	S	P
Single-family dwellings	P	P
Vehicle Services	-	S
Veterinary Services	S	P

# Environmental Review

- Basic Review revealed no wetlands, strategic ecosystem, floodplain, or regulated natural or archaeological resources
- Soils on the site are suitable for urban development

# Consistency with Comp Plan

- MUL land use category & MU-1 zoning are compatible & MU-1 implements the proposed MUL future land use category
- FLUE Objective 4.1: Appropriate location for mixed-use development consistent with surrounding properties & in keeping with the surrounding character & environmental conditions of the site
- FLUE Policy 1.2.3: The City should encourage mixed-use development, where appropriate
- FLUE Objective 1.5: Infill development that discourages urban sprawl

# Criteria for Review of Rezoning Proposals

- **Compatibility of permitted uses & allowed intensity & density with surrounding existing development**
  - The MF uses permitted in MU-1 are compatible with the existing multi-family uses S and W of the site in terms of density
  - Residential properties to the N are separated by Williston Road (4-lane divided highway)
  - There is abutting Commercial property to the east
  - The non-residential uses in MU-1 are neighborhood serving and compatible with the surrounding residential uses

# Criteria for Review of Rezoning Proposals

- **Character of the district & its suitability for particular uses**
  - MU-1 district is characterized by allowing a mix of residential and neighborhood-serving non-residential uses.
  - The district is suitable for residential uses (single-family, duplexes, townhouses, medium-intensity multi-family) and neighborhood serving non-residential uses that are compatible with surrounding uses.
  - Non-residential/neighborhood serving services allowed in the MU-1 district can provide goods and services to nearby residential properties.

# Criteria for Review of Rezoning Proposals

- **The proposed zoning district of the property in relation to surrounding properties & other similar properties**
  - The proposed MU-1 zoning district is surrounded on the east, south, & west by multi-family zoned properties.
  - Properties to the north with RSF-1 zoning are separated by Williston Road (a 4-lane divided highway).
  - The proposed MU-1 zoning is a transitional zoning district between higher intensity commercial zoning and residential zoning.

# Criteria for Review of Rezoning Proposals

- **Conservation of the value of buildings & encouraging the most appropriate use of land throughout the city**
  - Subject property is currently vacant
  - Given the surrounding uses, the most appropriate use of land is mixed-use for this property to allow both residential and neighborhood-serving non-residential uses.
  - Non-residential uses on the property can serve the needs for goods and services from the surrounding residential areas.

# Criteria for Review of Rezoning Proposals

- **Applicable portions of any current city plans & programs such as land use, trafficways, recreation, schools, neighborhoods, stormwater management & housing**
  - Subject property is in TMPA Zone A that “promotes redevelopment & infill in the eastern portion of the City and the area near UF.” This rezoning will support the infill goals of the City.
  - Also located in the City’s Enterprise Zone that provides incentives for development within the zone
  - Also located in the City’s Opportunity Zone, which is a community investment tool to encourage long-term investments in low-income urban communities.

# Criteria for Review of Rezoning Proposals

- **The needs of the City for land areas for specific purposes to serve population & economic activities**
  - Limited vacant land in the MU-1 zoning district is available & suitable for development
  - According to City staff, only 24.7 acres of MU-1 is in SE Gainesville (that represents 7.1% of the MU-1 acreage in the City)
  - MU-1 zoning may provide neighborhood serving goods and services to surrounding residential areas in East Gainesville

# Criteria for Review of Rezoning Proposals

- **Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning**
  - The Woodland Park development abutting to the south and adjacent to the west has a phased master plan for redevelopment approved. Redevelopment is phased through the year 2024.
  - Woodland Park will have a net increase of 132 new multi-family units. These units will provide residential support for neighborhood-serving uses in the proposed MU-1 rezoning site.

# Criteria for Review of Rezoning Proposals

- **Goals, objectives, and policies of the Comprehensive Plan**
  - Proposed MU-1 zoning implements the proposed MUL future land use category
  - Supports FLUE Policy 1.2.3 for encouragement of mixed-use development, where appropriate
  - Supports FLUE Objective 1.5 discouraging urban sprawl
  - Supports Objective 4.1 Establish land use designations that allow sufficient acreage for various uses
  - Supports Transportation Mobility Policy 10.1.3 that promotes redevelopment & infill in TMPA Zone A

# Criteria for Review of Rezoning Proposals

- **Facts, testimony, and reports presented at public hearings**
  - Neighborhood Workshop held on 9/30/20
  - Presented to the City Plan Board with associated reports as backup material
  - Will be presented to the City Commission for public hearing

# Criteria for Review of Rezoning Proposals

- **Application to rezone to a transect zone shall meet additional criteria**
  - Not applicable because this is not a rezoning to a transect zone

# Summary

- Rezone property from RMF-6 to MU-1
- Related to Petition PB-20-115 LUC to change the land use category to MUL for consistency
- **Staff Recommendation: Approval**
- **Plan Board: Approve (6-0; 1 abstention)**
- **Applicant requests approval of Petition PB-20-3 ZON & Ordinance 200726**