

# City of Gainesville

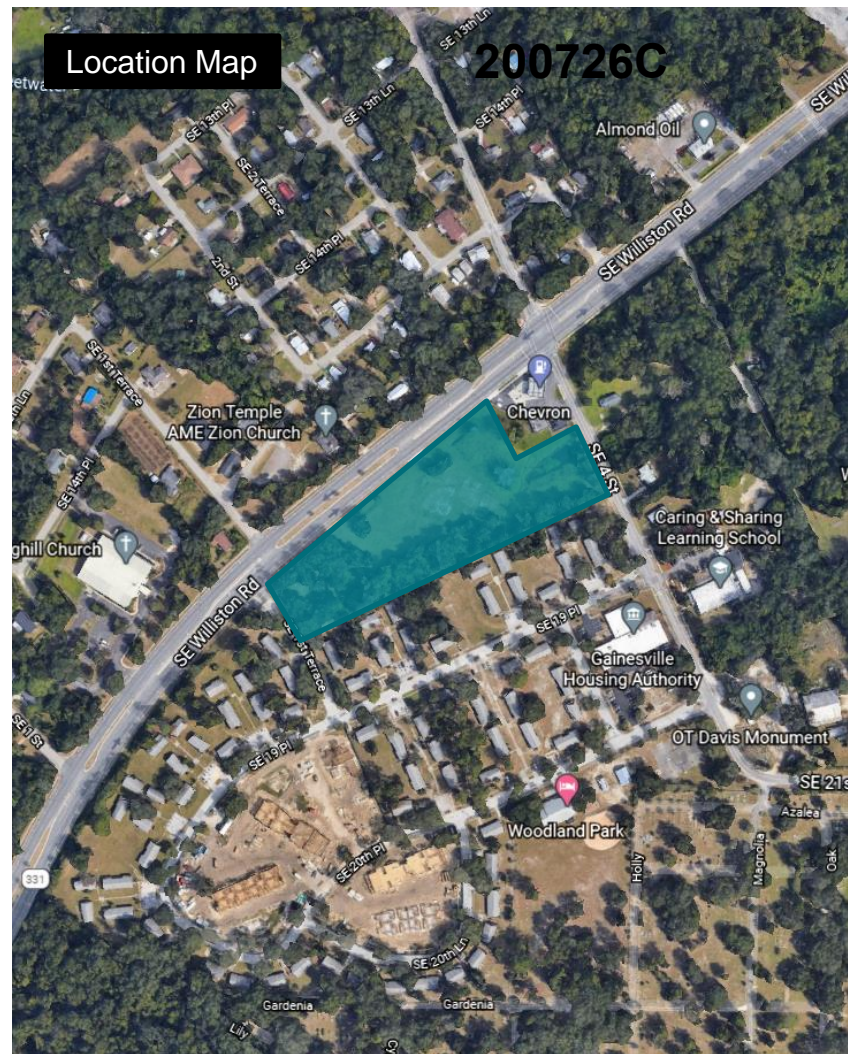
PB-20-00003 ZON SE Williston  
Rezoning

Legistar #200726

Department of Sustainable Development

Nathaniel Chan

May 20<sup>th</sup>, 2021



# Rezoning

Agent of Applicant: eda consultants, inc.  
 Address: 423 SE Williston Rd.  
 Current Use: Vacant  
 Current Zoning: Residential Multi-Family (RMF-6)  
 Current Land Use: Residential Medium (RM)  
 Property Size: 4.46 +/- acres  
 Related Petitions: PC-20-00115 LUC

Subject Property

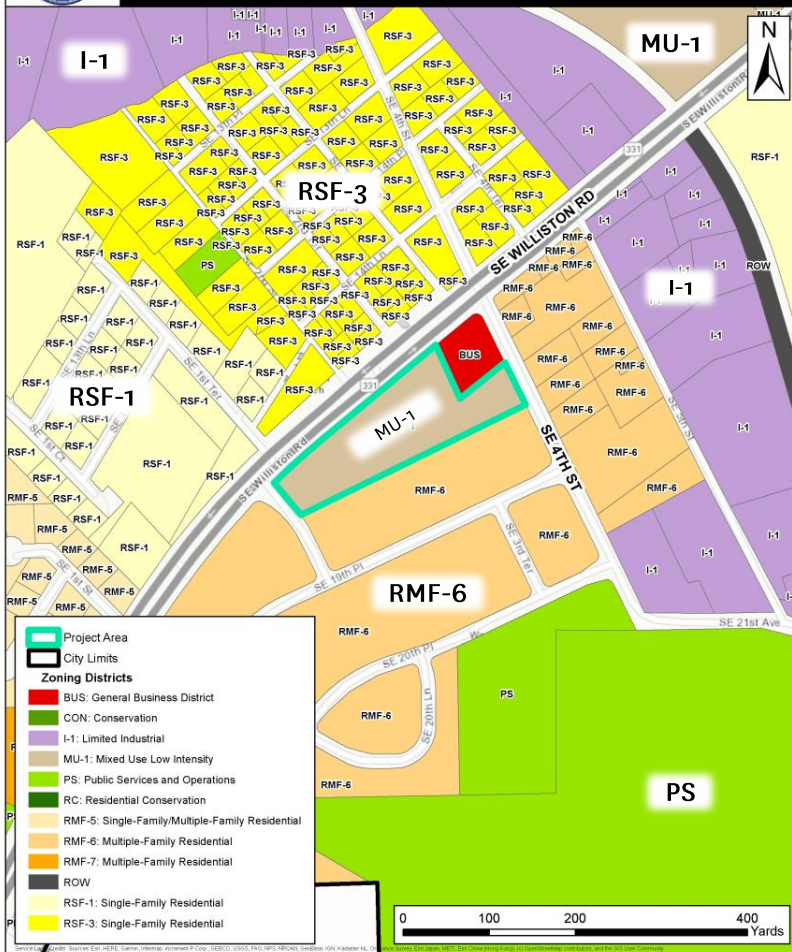
	EXISTING USE(S)	ZONING DESIGNATION(S)
North	Immediate North: SE Williston Rd. North of SE Williston: SF Residential, Place of Religious Assembly	Residential Single-Family (RSF-3)
South	Multi-Family Residential; Gainesville Housing Authority (Woodland Park)	Multiple-Family Residential (RMF-6)
East	Immediate East: SE 4 <sup>th</sup> St, Gas Station East of SE 4 <sup>th</sup> : SF Residential	General Business District (BUS); Multiple- Family Residential (RMF-6)
West	Immediate West: SE 1 <sup>st</sup> Terrace West of SE 1 <sup>st</sup> Terrace: Multi-Family Residential; Gainesville Housing Authority (Woodland Park)	Multiple-Family Residential (RMF-6)







## PB-20-00003 SE Williston - Proposed Zoning



# Staff recommends **Approval** of Petition PB-20-00003 ZON SE Williston

## Meets Review Criteria

1. Compatibility of permitted uses and allowed intensity and density with surrounding existing development
2. Character of the district and its suitability for particular uses
3. The proposed zoning districts of the property in relation to surrounding properties and other similar properties
4. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city
5. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing
6. The needs of the city for land areas for specific purposes to serve population and economic activities
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

## Date

## Action

1/28/2021

Petition approved by City Plan Board

5/20/2021

Petition heard by City Commission

TBD

Second reading of petition/ordinance

# Thank You

# APPENDIX A:

Comprehensive Plan Goals, Objectives, and Policies

# Consistency with the Comprehensive Plan

The proposed rezoning of the subject property from RMF-6 to MU-1 is consistent with the goals, policies, and objectives of the Comprehensive Plan, as outlined below:

## **Future Land Use Element**

### **Policy 1.1.3**

Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

### **Policy 1.2.3**

The City should encourage mixed-use development, where appropriate.

### **Objective 1.5**

Discourage the proliferation of urban sprawl.

### **Policy 1.5.7**

The Future Land Use Map should designate appropriate areas for multi-family residential development in close proximity to neighborhood centers and important transit routes. When appropriate and in a way not detrimental to single-family neighborhoods, the City should encourage the establishment of residential, retail, office, and civic uses within 1/4 mile of the center of neighborhood centers as an effective way to reduce car trips and promote transit, walking, and bicycling.

### **Objective 4.1**

The City shall establish land use categories that allow sufficient acreage for residential, commercial, mixed-use, office, industrial, education, agricultural, recreation, conservation, public facility, and institutional uses at appropriate locations to meet the needs of the projected population and that allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites. Land use categories associated with transect zones are intended to encourage a more efficient and sustainable urban form by allowing a range of housing, employment, shopping and recreation choices and opportunities in a compact area of the City.

# APPENDIX B:

Maps and Tables



## PB-20-00003 SE Williston - Existing Zoning

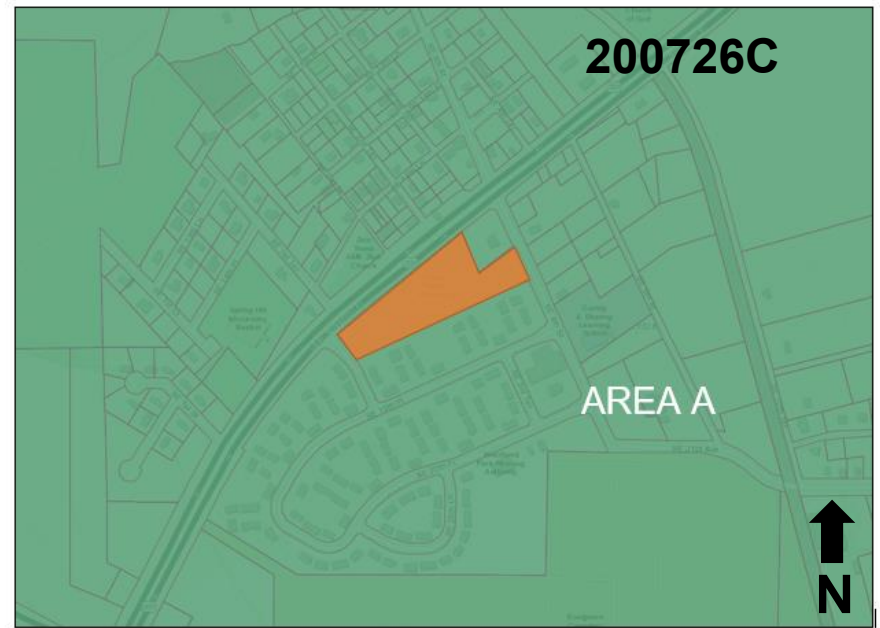


## PB-20-00003 SE Williston - Proposed Zoning





# Transportation Mobility Program Area (TMPA)



## LEGEND

Transportation Mobility Program Area



Subject Property

# Permitted Use Comparison Table

## LEGEND:

P = Permitted by right; S = Special Use Permit;  
A = Accessory; Blank = Use not allowed

1 = Only when accessory to and in the same building as health services or offices of physicians, dentists, and other health practitioners.

2 = Accessory to and in the same building as health services and comprising less than 25% of the gross floor area of the building

3 = Prohibited where adjacent to single-family zoned property.

USES IN RESIDENTIAL DISTRICTS	USE STANDARD <sup>3</sup>	PM <sup>2</sup>	MU-1
Accessory dwelling units	30-5.33	A	A
Adult day care homes	30-5.2	P	P
Assisted living facilities		P	P
Attached dwellings (up to 6 attached units)		P	P
Bed and breakfast establishments	30-5.4	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P
Community residential homes (7-14 residents)	30-5.6	P	P
Community residential homes (over 14 residents)	30-5.6	P	-
Day care centers	30-5.7	P	P
Dormitory, small	30-5.8	P	S
Dormitory, large	30-5.8	S	-
Emergency shelters		P	P
Family child care homes	30-5.10	P	P
Fowl or livestock (as an accessory use)	30-5.36	-	-
Mobile homes		-	-
Multi-family dwellings		P	P
Multi-family, small-scale (2-4 units per building)		P	P
Places of religious assembly	30-5.21	P	P
Libraries		S	-
Public parks		P	S
Schools (elementary, middle and high)		P	P
Simulated gambling establishments		-	-
Single-family dwellings		P	P
Skilled nursing facility		S	P
Social service homes/halfway houses	30-5.25	S	S

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USES IN NONRESIDENTIAL DISTRICTS	USE STANDARDS	F.M.C.	MU-1
Alcoholic beverage establishments	30-5.3	-	S
Armor systems manufacturing and assembly	30-5.16	-	P
Business services		-	P
Car wash facilities	30-5.5	-	S
Civic, social & fraternal organizations		-	P
Drive-through facility	30-5.9	-	P
Equipment sales, rental and leasing, heavy		-	-
Equipment sales, rental and leasing, light		-	-
Food distribution center for the needy	30-5.12	-	-
Food truck	30-5.35	-	P
Fuel dealers		-	S
Funeral homes and crematories		-	P
Gasoline/alternative fuel stations	30-5.13	-	S
Go-cart raceway and rentals (indoor and outdoor)		-	-
Health services		-	P
Hotels and motels		-	S
Ice manufacturing/vending machines	30-5.38	-	-
Industrial	30-5.14	-	-
Job training and vocational rehabilitation services		-	-
Junkyard/salvage yard	30-5.15	-	-
Laboratories, medical and dental		-	P
Large-scale retail		-	-
Light assembly, fabrication, and processing	30-5.16	-	P
Liquor stores		-	P
Medical marijuana dispensing facility		-	P
Microbrewery, Microwinery, Microdistillery <sup>3</sup>	30-5.17	-	S
Mini-warehouses, self-storage		-	-
Museums and art galleries		-	P
Offices		-	P
Offices, medical and dental		-	P
Outdoor storage, principal use	30-5.19	-	-

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USES IN NONRESIDENTIAL DISTRICTS	USE STANDARDS	RMF-6	MU-1
Parking, surface (as a principal use)	30-5.20	-	-
Passenger transit or rail stations		-	S
Personal services		-	P
Public administration buildings		-	P
Public maintenance and storage facilities		-	-
Recreation, indoor		-	P
Recreation, outdoor		-	-
Recycling centers		-	-
Rehabilitation centers	30-5.24	-	S
Research, development, and testing facilities		-	-
Residences for destitute people	30-5.22	-	S
Restaurants		-	P
Retail nurseries, lawn, and garden supply stores		-	P
Retail sales (not elsewhere classified)		-	P
Schools, elementary, middle & high (public & private)		-	P
Schools, professional		-	P
Schools, vocational and trade		-	-
Scooter or electric golf cart sales		-	P
Sexually-oriented cabarets	30-5.23	-	-
Sexually-oriented motion picture theaters	30-5.23	-	-
Sexually-oriented retail store	30-5.23	-	-
Simulated gambling establishments		-	-
Solar generation station	30-5.27	-	-
Truck or bus terminal/maintenance facilities		-	-
Vehicle repair	30-5.28	-	-
Vehicle rental		-	-
Vehicle sales (no outdoor display)		-	-
Vehicle sales (with outdoor display)		-	-
Vehicle services	30-5.28	-	S
Veterinary services	30-5.29	-	P
Warehouse distribution facilities (<100,000 SF)		-	-
Warehouse distribution facilities (>100,000 SF)		-	-
Waste management facilities		-	-
Wholesale trade		-	-
Wireless communication facilities	30-5.30		