Gainesville

PB-19-146 ZON Rezoning Legistar #190981

Brittany McMullen, AICP

November 18, 2021

PB-19-146 ZON Rezoning

Address: Northwest of the intersection of

SW 43rd Street and SW 24th Avenue

Property size: +/- 20.73 acres

Existing Zoning:

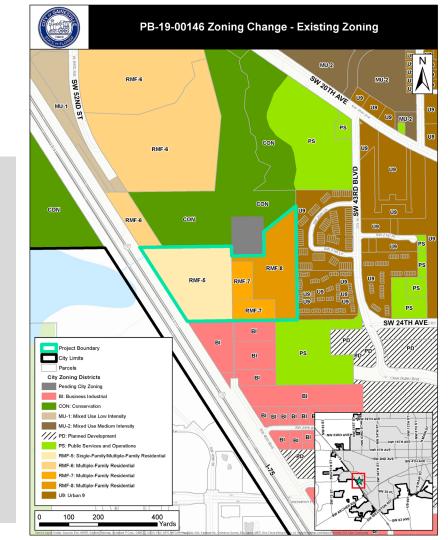
RMF-5: Single/Multi-Family (up to 12 du/ac)

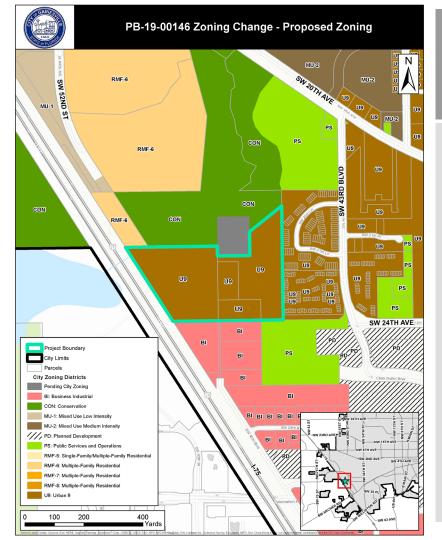
RMF-7: Multi-Family (8-14 du/ac)

RMF-8: Multi-Family (8-20 du/ac)

Request: eda, Agent. Rezone property from RMF-5, RFM-7 & RMF-8 to Urban 9 Transect Zone.

Proposed Zoning: U9 (100/125(SUP) du/acre)





Staff recommends Approval

Meets Review Criteria Sec. 30-3.15

- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- 3. The character of the district and its suitability for particular uses.
- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.
- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.
- The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.
- F. The needs of the city for land areas for specific purposes to serve population and economic activities.
- 6. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- I. The goals, objectives, and policies of the Comprehensive Plan.
- . The facts, testimony, and reports presented at public hearings.

Recommendation:

Staff – Approve petition
City Plan Board – Approve with modifications:
-The portion of the property with the recommended land use of Mixed-Use Residential (MUR) should be zoned U5;
-The portion of the property with the recommended land

use of Urban Mixed-Use (UMU) should be zoned U8.

City Commission 8/5/21 - Approve as presented by applicant.

PB-19-00146 Zoning Change - Proposed Zoning SW 20TH AVE US US RMF-6 PS RMF-6 RMF-6 PS PS SW 24TH AVE Project Boundary ы City Limits City Zoning Districts ы Pending City Zoning BI: Business Industrial CON: Conservation MU-1: Mixed Use Low Intensity MU-2: Mixed Use Medium Intensity /// PD: Planned Development PS: Public Services and Operations RMF-5: Single-Family/Multiple-Family Residential RMF-6: Multiple-Family Residential RMF-7: Multiple-Family Residential RMF-8: Multiple-Family Residential 400

Applicant Request & Staff Recommendation:

Table V - 2: Building Form Standards within Transects.

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
A. BLOCK STANDARDS										
Block perimeter	2,600′							2,000′	1,600'	
(max feet)	2,000							2,000	1,000	
B. LOT CONFIGURATION										
Lot width (min	34'	18'							18'	18'
feet)			10							10
C. DEVELOPMENT INTENSITY										
Nonresidential										
building coverage	60%	80%							90%	100%
(max)										
Residential density										
by right/with bonus ²	8	15	20	20	75	50/60	50/60	CO /00	100/125	150/175
(max units per	8	15	20	20	/5	50/60	50/60	60/80	100/125	150/175
acre)										
D. BUILDING FRONTAGE										
	AGE									
Primary frontage (min)	50%	60%							70%	80%
Secondary										
frontage (min)	30%	40%							50%	60%
E. BUILDING PLACEN	ΛΕΝΤ									
min-max from										
curb										
min landscape/min										
sidewalk/min										
building frontage										
Storefront Street	20'-25'							20'-25'	20'-25'	
Storenont Street	5'/10'/5'	5′/10′/5′							5'/10'/5'	4'/10'/5'
Principal Street	17'-37'	17'-27'							17'-27'	17'-27'
6'/6'/5' 6'/6'/5'							6'/6'/5'	6'/6'/5'		
Thoroughfare	19'-100'	19'-100'							19'-100'	19'-100'
Street	6'/6'/5'	8'/6'/5'							8'/6'/5'	8'/6'/5'
Local Street	15'-35'	15'-20'							16'-21'	15'-20'
5'/5'/5' 5'/5'/5'							5'/6'/5'	4'/6'/5'		
F. BUILDING SETBAC	.KS									
Side interior	5'	5'	5'	5'	5'	5'	5'	0'	0'	0'
setback (min)										

PB-19-00146 Zoning Change - Existing Zoning SN SOLITAVE 000 000 MICS RMF-6 PS RMF-6 RMF-6 U5 **U8** PS PS SW 24TH AVE: ы Project Boundary City Limits ы Parcels City Zoning Districts ы Pending City Zoning BI: Business Industrial CON: Conservation BI BI BI BI MU-1: Mixed Use Low Intensity MU-2: Mixed Use Medium Intensity ///, PD: Planned Development PS: Public Services and Operations RMF-5: Single-Family/Multiple-Family Residential RMF-6: Multiple-Family Residential RMF-7: Multiple-Family Residential RMF-8: Multiple-Family Residential U9: Urban 9 100 200 400

City Plan Board Recommendation.

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TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
A. BLOCK STANDARDS										
Block perimeter				2,	,600'				2,000′	1,600'
(max feet)										
B. LOT CONFIGURATION									Г	
Lot width (min feet)	34'				18′				18′	18′
C. DEVELOPMENT INTENSITY										
Nonresidential building coverage (max)	60%				80)%			90%	100%
Residential density by right/with bonus ² (max units per acre)	8	15	20	20	75	50/60	50/60	60/80	100/125	150/175
D. BUILDING FRONT	AGE									
Primary frontage (min)	50%				60%				70%	80%
Secondary frontage (min)	30%				40%				50%	60%
E. BUILDING PLACEN	MENT									•
min-max from curb min landscape/min sidewalk/min building frontage										
Storefront Street	20'-25' 5'/10'/5'				20'-25' 5'/10'/5'				20'-25' 5'/10'/5'	20'-25' 4'/10'/5'
Principal Street	17'-37' 6'/6'/5'				17'-27' 6'/6'/5'				17'-27' 6'/6'/5'	17'-27' 6'/6'/5'
Thoroughfare	19'-100'				19'-100'				19'-100'	19'-100'
Street	6'/6'/5'				8'/6'/5'				8'/6'/5'	8'/6'/5'
Local Street	15'-35' 5'/5'/5'				15'-20' 5'/5'/5'				16'-21' 5'/6'/5'	15'-20' 4'/6'/5'
F. BUILDING SETBAC										
Side interior setback (min)	5′	5′	5′	5′	5′	5′	5′	0′	0'	0'