



Legislation Text

File #: 070907., **Version:** 1

REZONING - OAKBROOK WALK (B)

Ordinance No. 0-08-11, Petition No. 88ZON-07PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property within the City, as more specifically described in this Ordinance, from "Planned Development" to "UMU-1: Urban mixed use district 1"; located in the vicinity of 1331 SW 13th Street; retaining the Special Area Plan for Southwest 13th Street Overlay District classification; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT STAFF MEMORANDUM

This request is to change the zoning on a parcel that is part of the Oakbrook Walk planned development to Urban Mixed-Use-1 (UMU-1). A related petition (132PDA-07PB) has been submitted to remove the subject property which is located at 1331 SW 13th Street from the planned development. Approval of Petition 88ZON-07PB is contingent upon approval of Petition 132PDA-07PB.

The current zoning on the subject property is PD (Planned Development). The current land use category is Urban Mixed-Use 1 (UMU-1: up to 75 units per acre). The proposed zoning of UMU-1 is fully consistent with the existing future land use category. The subject property is approximately 1.1 acre in size and it is located in the SW 13th Street Special Area Plan. A large portion of the parcel falls within the 10-year flood channel and some lies within the 100-year floodplain. This will severely limit future development potential for the parcel.

The subject property is currently improved with a structure containing three units. One unit serves as an office for Oakbrook Walk, and the other two units are apartments. This use is consistent with both the existing PD zoning and the proposed zoning.

In 2005 (Ordinance 041061), the City amended the Future Land Use Map and zoning of 550 acres of land located in the College Park/University Heights area and an area bounded by Archer Road and Depot Avenue to the north, SW 6th Street to the east and SW 16th Avenue to the south to the new Urban Mixed Use categories. The area was designated for high intensity use or high residential densities to spur redevelopment efforts. The subject property fell within this area for land use and zoning change.

Properties surrounding the subject parcel received land use categories of either UMU-1 or UMU-2 and zonings of UMU-1 or UMU-2. The subject property did receive the UMU-1 land use category designation at that time (November 2005), but the zoning on the property remained PD because it was part of the Oakbrook Walk PD.

The original Oakbrook Walk PD was established in September 1986 (Ordinance 3248). The PD was amended in October 1987 to add additional acreage to the planned development (Ordinance 3378).

The Oakbrook Walk PD was further amended in May 2001 (Ordinance 000618) to add the subject property and to allow one of the units to serve as an on-site management office for Oakbrook Walk. This is consistent with the existing use at the site.

Planning staff finds that rezoning the subject parcel to UMU-1 is consistent with the future land use category and the character and surrounding zoning in the area. This is an area targeted for redevelopment.

The Plan Board discussed the petition and recommended that the requested zoning change be approved.

Public notice was published in the Gainesville Sun on December 31, 2007. The Plan Board held a public hearing on January 17, 2008.

CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of February 25, 2008, authorized the City Attorney to draft and the Clerk of the Commission to advertise the proposed ordinance rezoning the property.