



Legislation Text

File #: 090651., **Version:** 0

Southwest Annexation Rezoning (B)

Petition PZ-09-146ZON. City of Gainesville. Southwest Annexation Rezoning. Rezone the annexed lands from multiple Alachua County zoning districts (Agricultural (A); Single family, low density (R-1a); Single family, low density (R-1c); Multiple family, medium density (R-2); Multiple family, medium-high density (R-2a); Multiple family, high density (R-3); Business and professional (BP); Retail sales and services (BR); Highway oriented business services (BH); Automotive oriented business (BA); Industrial services and manufacturing (MS and MP); Planned development (PD); Manufactured mobile home park (RM); Residential professional (RP); and Conservation (C-1)) to multiple City of Gainesville zoning districts (RMF-5:12 units/acre single-family/multiple-family residential; RMF-8: 8-30 units/acre multiple-family residential; RH-2: 8-100 units/acre residential high density; BUS: General business; MU-2: 12-30 units/acre mixed use medium intensity; UMU-1: Up to 75 units/acre urban mixed-use; BI: Business industrial; CON: Conservation; PS: Public services and operations; and PD: Planned Development). Located in the vicinity of Southwest 20th Avenue and Southwest Archer Road, east of Interstate 75 and west of SW 34th Street; and consisting of approximately 690 acres. Related to PB-09-145 LUC.

This petition requests the rezoning of a large area of southwest Gainesville. The subject area represents lands annexed by the City in ten separate annexations between 2005 and 2008, located in the vicinity of SW 20th Avenue south to Archer Road. The two largest annexations are the SW 20th Avenue annexation and the Butler Plaza annexation (but this petition excludes those parcels that are part of the Butler Plaza Planned Development).

This petition accomplishes two goals: first, it proposes City zoning designations to annexed lands that currently have County designations; and second, it represents the first step in implementation of the Urban Village, adopted by the MTPO in April 2008. Staff selected two of the highest density residential and mixed-use zoning districts available in the current land development regulations in order to follow the recommendation of the MTPO: UMU-1 zoning along the SW 34th Street and SW 38th Terrace corridors, and RH-2 zoning for the primarily residential areas along SW 20th Avenue, SW 24th Avenue, SW 43rd Street, and Windmeadows Boulevard.

Conservation zoning is proposed for the northern portion of the subject area. This area includes Hogtown Creek, wetlands, and the ten-year flood channel. It is largely forested and undeveloped, with the exception of one residence accessed from the neighborhood to the north.

The lands adjacent to the interstate along the southern portion of SW 43rd Street were deemed appropriate for Business Industrial zoning. This district is intended for office, business, commercial, and industrial uses, which largely reflects the existing uses found in this area.

For the remainder of the annexation areas, staff selected the zoning category deemed most appropriate to reflect existing and surrounding land uses. These include a range of residential densities, mixed-use, commercial, planned developments, and public facilities.

Public notice was published in the Gainesville Sun on November 10, 2009. The Plan Board held a public hearing on December 7, 2009.

None.

City Plan Board to City Commission - The City Commission approve Petition PZ-09-146ZON with the proposed changes from RH-2 to UMU-1 as discussed during the hearing, and find that it is consistent with the Comprehensive Plan and the land development regulations. The Plan Board voted 6-0.

Staff to City Commission - The City Commission approve Petition PZ-09-146ZON as recommended by the City Plan Board.

Staff to City Plan Board - Approve Petition PZ-09-146ZON.