



Legislation Text

File #: 170484., **Version:** 3

Quasi-Judicial - Rezoning Southwest Corner of SW 52nd Street and SW 20th Avenue (B)

Ordinance No. 170484; Petition PB-17-93 ZON

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 18.5 acres of property generally located at the southwest corner of SW 52nd Street and SW 20th Avenue, as more specifically described in this ordinance, from Planned Development District (PD) and Residential Multi-Family (RMF-6) to Mixed-Use Low-Intensity (MU-1); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

STAFF REPORT

This ordinance will amend the Zoning Map Atlas of the City of Gainesville by rezoning approximately 18.5 acres of undeveloped property in east Gainesville from Planned Development District (PD) and Residential Multi-Family (RMF-6) to Mixed-Use Low-Intensity (MU-1). The proposed MU-1 zoning will encourage development of this undeveloped property in an urbanized area, will allow a mix of residential and non-residential uses, and is compatible with the surrounding area. The northern 4.8 acres (along SW 20th Avenue) of this property received PD zoning in 2012, which currently allows:

- * Uses consistent with the MU-1 district.
- * MAX of 45,000 sq. ft. of non-residential use (20,000 sq. ft. for retail/commercial; 20,000 sq. ft. of office; and 5,000 sq. ft. for a stand-alone bank with drive-through lane), and various other requirements.

This property was undeveloped at the time of the PD approval and remains so today, despite "diligently pursuing potential tenants for half a decade," as stated in the applicant's report. The proposed rezoning to MU-1 includes the adjacent approximately 13.7-acre undeveloped property to the south, which has RMF-6 zoning. The substantially expanded area in combination with the proposed MU-1 zoning will increase the potential amount of both residential and non-residential use relative to the current PD and RMF-6 zoning, and will provide flexibility that is lacking under the current zoning. The proposed rezoning is consistent with the Comprehensive Plan and is supportive of the City's objectives of discouraging urban sprawl, encouraging infill development, and promoting transportation choice.

The City Plan Board held a public hearing on October 26, 2017, where it voted to recommend approval of this rezoning.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearing and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 170483 becomes effective as provided therein.

