



Legislation Text

File #: 110800., **Version:** 3

REZONING - AMENDMENT TO SPECIAL AREA PLAN; VICINITY OF 515 NW 13TH TERRACE (B)

Ordinance No. 110800; Petition No. PB-12-12 ZON

An ordinance amending the Special Area Plan for College Park in the City of Gainesville Land Development Code; by deleting and replacing the "Master Plan & Regulating Plan for New Construction" map to reflect an amended building type for property located in the vicinity of 515 NW 13th Terrace, as more specifically described in this ordinance, from Type III - House to Type I - Shopfront/Office/Apartment; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance amends the College Park Special Area Plan (SAP) "Master Plan & Regulating Plan for New Construction" map in the City of Gainesville Land Development Code by changing property located in the vicinity of 515 NW 13th Terrace, as more specifically described in the ordinance, from Type III - House to Type I - Shopfront/Office/Apartment.

Appendix A - Special Area Plans, Section 3 - Special Area Plan for College Park of the Land Development Code includes a map of the boundaries of the College Park SAP showing the four designated building types (Type I-Shopfront/Office/Apartment; Type II-Apartment/House; Type III-House; and Type IV-Civic) regulated by the associated special area plan. The property (which is located within the College Park/University Heights Redevelopment District) is currently designated Type III-House, which prohibits principal, non-residential uses.

This amendment to the College Park SAP will facilitate redevelopment of the site by expanding the allowable uses of the property from a single use (House) to a mix of uses (Shopfront/Office/Apartment). Additionally, the property is contiguous to three Type I designated lots to the east, southeast, and south, which comprise the remainder of the block. Designating the property a Type I building allows the opportunity for redevelopment of the entire block and provides greater design flexibility.

After public notice was published in the Gainesville Sun on February 7, 2012, the City Plan Board held a public hearing on February 23, 2012, and by a vote of 7-0, recommended approval of this petition.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. Should this ordinance pass on first reading, second and final reading will be held on Thursday, June 7, 2012. This ordinance shall become effective immediately upon final adoption; however, the map amendment shall not become effective until the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 110798 becomes effective as provided therein.