



Legislation Text

File #: 100865., **Version:** 2

REZONING - 1703 NORTH MAIN STREET (B)

Ordinance No. 100865, Petition No. PB-11-27 ZON

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 the zoning category of “BA: Automotive-oriented business district” to “BUS: General business district”; located in the vicinity of 1703 North Main Street; 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 from BA (Automotive-oriented business district) to BUS (General business district) on the subject property, located at 1703 North Main Street. The property is approximately 3.37 acres in size and has a land use designation of Commercial. The parcel currently has vacant buildings on it, but was the location of a used car dealership previously. The property is not located within any overlay districts. The petitioners are bringing forth this zoning change request because they are proposing to redevelop the site into an office development with both general and medical office uses. The current BA zoning allows general office use by right, but does not allow medical offices. The property is located on the east side of North Main Street, just north of N.E. 16th Avenue. All of the property between the subject parcel and N.E. 16th Avenue is zoned BUS, as are all of the properties that lie to the east. To the north are properties that are zoned BA, while west of the subject parcel across North Main Street are parcels with BA and MU-1 (8-30 units/acre mixed use low intensity district) zoning.

Key Issues

- * The proposed rezoning is consistent with the Comprehensive Plan.
- * The proposed medical offices are not an allowed use in the BA zoning district.
- * Adjacent properties are either BA or BUS, with Commercial land use, indicating that this proposal is compatible with the surrounding area.
- * The proposed office development would redevelop a vacant automobile dealership and potentially spur redevelopment in this area of East Gainesville.
- * The estimated trip generation for the proposed office development indicates fewer average daily trips than automobile dealerships generate.
- * The uses in the BUS zone are less intense than the allowed uses in the BA zone in general.

This proposed zoning change promotes infill development. Recent economic troubles have led to the closing of several automobile dealerships along the North Main Street corridor. This petition is an opportunity to rezone the property for a redevelopment proposal that could help encourage further redevelopment along the corridor. The proposed office development should offer no compatibility issues with the surrounding land uses.

Planning Division staff recommended approval of Petition PB-11-27 ZON. The City Plan Board reviewed the petition and recommended approval, Plan Board vote 5-0.

Public notice was published in the Gainesville Sun on March 8, 2011. The Plan Board held a public hearing on

March 24, 2011.