



Legislation Text

File #: 140031., Version: 3

Amend the Land Development Code Section 30-65.2 Urban mixed-use district 2 (UMU-2) to add new proposed Figures for the Power District (B)

Petition PB-14-53 TCH. Eng, Denman & Associates, Inc., agent for Gainesville Community Redevelopment Agency. Amend the Land Development Code Section 30-65.2 Urban mixed-use district 2 (UMU-2) to add new proposed Figure 1.3 - District Boundary Map, Figure 2.3 - Street Types and Figure 3.1 -Height Limits, for the Power District. Related to PB-14-54 ZON. **ESTIMATED STAFF PRESENTATION 4 MINUTES**

This petition amends Land Development Code Section 30-65.2, Urban mixed-use district 2 (UMU-2) by adding new proposed Figure 1.3 District Boundary Map - Power District, Figure 2.3 - Street Types - Power District, and Figure 3.1 - Height Limits - Power District. This petition also amends the dimensional requirements for the Power District within Section 30-65.2, Urban mixed-use district 2 (UMU-2).

This petition is related to Petition PB-14-54 ZON, which proposes rezoning of an approximately 7.74-acre, City-owned, developed property previously used for Gainesville Regional Utilities operations and located on the south edge of downtown Gainesville, west of SE 6th Terrace between SE 4th Avenue and SE 5th Avenue, and west of SE 7th Street between SE 5th Avenue and SE 7th Avenue. The proposed rezoning is from Public services and operations district (PS) to UMU-2: 10 to 100 units per acre, and up to 25 additional units per acre by special use permit, urban mixed-use district. The 7.74-acre property is the first property within the Power District that is being rezoned to UMU-2. This property is the sole area within the UMU-2 district that will be affected by Figures 1.3, 2.3 and 3.1. Any future rezonings to UMU-2 within the Power District would require revision of these Figures by an ordinance amending the Land Development Code.

The Power District is City-owned property that is generally bounded by SE 4th Avenue on the north, South Main Street on the west, Depot Park and the former RTS fleet maintenance and operations facility on the south, and SE 4th and SE 7th Streets on the east. The CRA Board in December 2013 approved the Power District Redevelopment Plan. This redevelopment plan consists of a general master plan (street and block layout), public works standards, building design standards, and development controls. These development controls include a six-story height limit. Areas adjacent to residentially zoned properties are limited to a maximum of three building stories at the build-to line and a 15-foot step back for each subsequent story. The related, proposed UMU-2 zoning will, if approved, help implement this redevelopment plan. The subject Petition PB-14-53 TCH is needed to modify the UMU-2 zoning district so that it best fits the Power District.

The three Figures proposed by this petition are needed to best implement the UMU-2 rezoning of this 7.74-acre within the Power District.

The proposed Power District building height limits of six stories and of three stories (three-story maximum building height at the build-to line with a step back for areas adjacent to residential areas that are outside of the Power District) are shown in the backup and are further described in the proposed text revision to Sec. 30-65.2

(d). These proposed height limits are consistent with the Power District Redevelopment Plan and are needed for compatibility with adjacent residential areas.

The proposed Storefront Street Type is appropriate for the Power District. The Storefront Street requirements, within Sec. 30-65.2 (e) Public realm requirements of the UMU-2 zoning district, include a 20-foot build-to line (measured from back of curb to face of building).

Public notice was published in the Gainesville Sun on May 6, 2014. The City Plan Board held a public hearing on May 22, 2014, and voted 3-2 to approve the petition with the exclusion of the contiguous area south of the McRorie Community Garden to SE 5th Avenue.

None.

City Plan Board to City Commission - The City Commission approve Petition PB-14-53 TCH and that it conform with the Plan Board motions for Petitions PB-14-55 LUC and PB-14-54 ZON (which excludes the contiguous area south of the McRorie Community Garden to SE 5th Avenue).

The Plan Board voted 3-2.

Staff to City Commission - The City Commission approve Petition PB-14-53 TCH.

Staff to City Plan Board - Staff recommends approval of Petition PB-14-53 TCH.