



Legislation Text

File #: 060231., **Version:** 1

REZONING - UNIVERSITY HEIGHTS NEIGHBORHOOD (B)

Ordinance No. 0-06-82, Petition No. 92ZON-06PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property within the City from "RH-2: 8-100 units/acre residential high density district" to "Urban Mixed-Use District (UMU-2)"; consisting of approximately five acres, located in the vicinity of the University Heights neighborhood, generally bounded on the north by Southwest 3rd Avenue, on the west by Southwest 13th Street, on the east by SW 12th Terrace and on the south by Southwest 5th Avenue; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission: 1) approve Petition No. 92ZON-06PB; and 2) adopt the proposed ordinance.

STAFF REPORT

The 13 subject properties total approximately 5 acres and are currently developed as multi-family apartments, a Mormon student center, and fraternities. (The sole parcel with Office land use and zoning has been dropped from the originally contemplated petition pertaining to 14 parcels.) One of the 13 parcels is a real estate office. The 13 parcels are located by an area bounded by Southwest 13th Street, Southwest 5th Avenue, Southwest 12th Street, and Southwest 3rd Avenue.

The proposed Urban Mixed-Use 2 (UMU-2) zoning is compatible with the RH-2 (8-100 unit/acre residential high density district) and Urban Mixed-Use 2 zoning adjacent to the north and east, and the ED (education) zoning adjacent to the south and west. This petition is related to Petition 91LUC-06PB, which proposes UMU-2 (Urban Mixed-Use: up to 100 units per acre) land use.

The Plan Board heard the petition and voted to recommend approval.

Public notice was published in the Gainesville Sun on July 4, 2006. Letters were mailed to surrounding property owners on July 5, 2006. The Plan Board held a public hearing July 20, 2006. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 92ZON-06 PB. Plan Board vote 4-0.