



## Legislation Text

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**File #:** 121118., **Version:** 2

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### **TEXT CHANGE - INCREASING MAXIMUM BLOCK PERIMETER IN UNIVERSITY HEIGHTS, AMENDING TIMING FOR CONSTRUCTION OF NEW LOCAL STREETS, AMENDING BICYCLE PARKING REQUIREMENTS (B)**

Ordinance No. 121118; Petition No. PB-13-44 TCH

An ordinance of the City of Gainesville, Florida, amending Section 30-65.2 Urban mixed-use district 2 (UMU-2) of the Land Development Code by increasing the maximum block perimeter in the University Heights area; by amending the timing requirement for the construction of new local streets; by amending the bicycle parking requirements; by deleting Figure 2.1 Proposed Local Streets - University Heights; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

#### PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT

The ordinance amends the urban mixed-use district 2 (UMU-2) zoning district in the Land Development Code. This ordinance increases the maximum block perimeter in the University Heights area of UMU-2 from 1800 feet to 2000 feet. This change removes the requirement for two of the new streets shown in Figure 2.1 Proposed Local Streets - University Heights, and because the remaining streets shown in Figure 2.1 will be constructed through a joint effort of the City of Gainesville and Gainesville Community Redevelopment Agency, this figure is being deleted from the Land Development Code.

This ordinance also changes the timing requirement for the construction of new local streets within the UMU-2 zoning district. Currently, final approval of any subdivision, minor subdivision, lot split or development may not be received until the required new local streets have either been constructed or are secured by a surety bond or approved alternative for construction within 12 months from final approval. This ordinance will, in addition, allow a subdivision or development to receive final approval when the required new local streets will be constructed by the City or the Gainesville Community Redevelopment Agency within 2 years of the approval.

Finally, this ordinance reduces the bicycle parking requirements within the UMU-2 zoning district to ensure there is adequate space for the required bicycle racks within these dense urban developments.

After public notice was published in the Gainesville Sun on April 9, 2013, the City Plan Board held a public hearing on April 25, 2013, and recommended approval of this petition with revisions by a vote of 6-0. On June 6, 2013, the City Commission approved the petition as originally recommended by staff (excluding the revisions recommended by the City Plan Board) by a vote of 7-0.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective immediately upon adoption.