



Legislation Text

File #: 020190, Version: 2

REZONING (B)

ORDINANCE NO. 0-02-45, PETITION NO. 58ZON-01PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain lands within the City from "RH-1: 8-43 units/acre residential high density district" to "RH-2: 8-100 units/acre residential high density district"; located in the vicinity of 811, 815 and 817 S.W. 11th 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 is an application to rezone 3 contiguous parcels with a total combined area of approximately 0.47 acres from RH-1 (residential high density district, 8-43 units/acre) to RH-2 (residential high density district, 8-100 units/acre). The subject parcels are located near the University of Florida along the east side of Southwest 11th Street, at the intersection of that street and Southwest 8th Avenue. The subject parcels contain a 2-story apartment building and two single-family residences. The land use designation of the subject property and properties to the north, east, and west is RH, Residential High Density (8-100 units/acre).

To the north of the site, across Southwest 8th Avenue, land is zoned RH-2 and contains a mix of duplexes, rental housing, and 1 to 5 story apartment complexes. The site is bounded on the east by a 3-story, RH-1 zoned apartment building. Abutting the site on the south is a park containing a small pond. That park has a Conservation designation for both zoning and land use. South of the park are more apartment complexes. To the west of the subject property, across Southwest 11th Street, is "Sorority Row", a cluster of sorority houses.

The existing RH-1 and the requested RH-2 zoning districts are similar in terms of their permitted uses and their regulations. The main differences between these districts are the maximum density and the maximum Floor Area Ratio (FAR).

The City Plan Board reviewed the petition and recommended approval.

Public notice was published in the Gainesville Sun on July 2, 2002. Letters were mailed to surrounding property owners on July 3, 2002. The Plan Board held a public hearing July 18, 2002. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 58ZON-02 PB. Plan Board vote 4-0.

CITY ATTORNEY MEMORANDUM

The petition and ordinance are simultaneously submitted to the City Commission for approval and adoption because city staff and the plan board both recommend approval.