



## Legislation Text

---

**File #:** 041061, **Version:** 2

---

### ZONING MAP AMENDMENT - UMU-1 AND UMU-2 ZONING CATEGORIES (B)

Ordinance No. 0-05-77, Petition No. 37ZON-05PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain properties, as more particularly described in this Ordinance, from the zoning category designations "RMF-6: 8-15 units/acre multiple-family residential district," "RMF-8: 8-30 units/acre multiple-family residential district," "RH-1: 8-43 units/acre residential high density district," "RH-2: 8-100 units/acre residential high density district," "RMU: up to 75 units/acre residential mixed district," "MU-1: 8-30 units/acre mixed use low intensity," "OR: 20 units/acre office residential district," "MD: Medical services district," "OF: General office district," "BT: Tourist-oriented business district," "CON: Conservation district," "ED: Educational services district," and "PS: Public services and operations district," to the new zoning category designations of "UMU-1: up to 75 units/acre urban mixed use district" and "UMU-2: up to 100 units/acre urban mixed use district, located in the College Park/University Heights area, and an area generally bounded by Archer Road and Depot Avenue to the north, Southwest 6th Street to the east, and Southwest 16th Avenue to the south, consisting of approximately 550 acres; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

### COMMUNITY DEVELOPMENT STAFF MEMORANDUM

This petition amends the Zoning Map by changing the zoning of several properties to Urban Mixed-Use (see attached map), consistent with the changes to the Future Land Use Map. The mapped area for this new designation was chosen due to its location close to the University of Florida. The area consists of properties that were designated for high intensity use or high densities residential uses. The area does not include single-family neighborhoods, properties located in Historic District, or properties designated Planned Development.

The City Plan Board heard the petition and recommended approval with the condition that staff meet with developers of the College Park/University Height's area about the density prior to the City Commission hearing.

Public notice was published in the Gainesville Sun on May 3, 2005. Letters were mailed to property owners and surrounding property owners on May 4, 2005. The Plan Board held a public hearing May 19, 2005.

### CITY ATTORNEY MEMORANDUM

The Commission heard Petition 37ZON-05 PB on June 13, 2005, and approved it with modifications including moving to create two urban mixed-use zoning categories (one up to 75 dwelling units per acre and the other up to 100 dwelling units per acre, each with up to 25 additional units per acre with Special Use permit). The proposed map reflects the changes of properties with the current zoning categories, as more specifically described in this Ordinance, to Urban Mixed Use 1 (UMU-1: Up to 75 units/acre) and Urban Mixed Use 2 (UMU-2: Up to 100 units/acre).

This ordinance requires two readings. Should the Commission adopt the ordinance on first reading, the second and final reading will be November 28, 2005.

None