



## Legislation Text

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**File #:** 180482., **Version:** 2

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### **Quasi-Judicial - Rezoning 0.987 Acres Bounded by NW 13th Terrace, NW 14th Terrace, NW 5th Avenue, and NW 6th Avenue (B)**

Ordinance No. 180482

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 0.987 acres of property generally located and bounded by NW 13th Terrace, NW 14th Terrace, NW 5th Avenue, and NW 6th Avenue, as more specifically described in this ordinance, from Urban 2 (U2) to Urban 5 (U5); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

#### STAFF REPORT

This ordinance amends the Zoning Map Atlas of the City of Gainesville by rezoning from Urban2 (U2) to Urban 5 (U5) approximately 0.987 acres of property, located in the vicinity of and bounded by NW 13th Terrace, NW 14th Terrace, NW 5th Avenue, and NW 6th Avenue.

The proposed Urban 5 zoning consisting of 0.99 acres of land would allow the redevelopment of the block with a density that allows up to 75 dwelling units per acre compared to the 15 units per acre allowed under Urban 2. The six buildings on the site were built between 1937 and 1957 and are generally in fair condition.

The applicants are requesting higher density zoning in order to support mixed-use development. The block is located within walking distance of the University of Florida campus and numerous retail establishments and restaurants. Transit is available with bus stops within two blocks, which would allow residents to use transit for many of their day-to-day activities. The increased density can help reduce driving, reduce traffic congestion, and the subsequent air pollution. The redevelopment of this block with a higher density will not require new streets, or water and sewer extensions.

There have been substantial changes in the character and development of the area in or near the subject properties in consideration for rezoning. The Standard mixed-use development with residential and commercial uses, including a hotel, is now operating in the northwest corner of NW 13th Street and West University Avenue. A Publix grocery store is across NW 13th Street from The Standard. The Hub 2 mixed-use development is under review and is located just north of the Publix, between NW 3rd and NW 4th Avenue. The Gate fueling station/convenience store just east of the subject properties is redeveloping into a more pedestrian friendly, urban location. A little further west in the College Park neighborhood is the One College Park mixed-use development. With the redevelopment in the surrounding area including several mixed-use developments, higher density development in the area is appropriate to provide the population base needed to support these commercial and office uses.

The proposed Urban 5 zoning designation will allow residential uses that are compatible with the surrounding

area. The proposed higher density residential development can serve as a "step down" in intensity from the Urban 6 and Urban 8 designated properties along NW 13th Street to the Urban 2 transect zones lying immediately to the west of the subject properties.

The rezoning request is consistent with the City's Comprehensive Plan and meets all applicable review criteria. The City Plan Board held a public hearing on October 25, 2018, where it voted to recommend approval of this rezoning.

#### CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and will become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 180481 becomes effective as provided therein.