



## Legislation Text

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**File #:** 130687., **Version:** 2

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### **LAND USE CHANGE - SMALL SCALE - PROPERTY GENERALLY LOCATED AT 1233 SW 6TH STREET (B)**

Ordinance No. 130687; Petition No. PB-13-122 LUC

An ordinance amending the Future Land Use Map of the City of Gainesville Comprehensive Plan by changing the land use category of approximately 3.28 acres of property generally located at 1233 SW 6th Street, as more specifically described in this ordinance, from Industrial (IND) to Urban Mixed-Use 2 (UMU-2); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission: (1) approve Petition No. PB-13-122 LUC and (2) adopt the proposed ordinance.

#### PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT

This petition/ordinance is a small-scale future land use map amendment that changes the land use designation for 3.28 acres of property generally located at 1233 SW 6th Street from Industrial (IND) to Urban Mixed-Use-2 (UMU-2). The subject property is vacant and is located along a designated Central Corridor and is currently regulated by the Central Corridors Special Area Plan. This petition/ordinance is related to Ordinance No. 130689, which will change the zoning on the property from I-1 to UMU-2, and update figures in the UMU-2 zoning district section of the Land Development Code to add the subject property to the Archer Triangle area.

The purpose of the proposed land use amendment (and related rezoning) is to enable the development of a multiple-family residential complex on the property. The property is located within close proximity to the University of Florida and Innovation Square. Development on this parcel would be considered infill. The UMU-2 land use category allows up to 100 dwelling units per acre for residential development, as well as a variety of non-residential uses, which increases the viability of any development efforts on this property in the future, in accordance with the design standards of the City's Comprehensive Plan and Land Development Code. The parcel is nearby to existing public facilities (including potable water, wastewater, transit, solid waste, public roads, recreation, and public schools) that could serve the property in case of development. This may encourage further redevelopment in this core area of the city because of the proximity to the University of Florida, the Santa Fe College downtown campus, the Innovation Square area, and the downtown area.

After public notice was published in the Gainesville Sun on January 7, 2014, the City Plan Board held a public hearing on January 23, 2014, and recommended approval of the petition by a vote of 6-0.

#### CITY ATTORNEY MEMORANDUM

This proposed amendment to the Comprehensive Plan involves a use of 10 acres or fewer and qualifies as a small-scale development amendment. The City Commission may adopt small-scale development amendments with a single public hearing.

Within 30 days following the City's adoption of this amendment, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the compliance of this amendment with Chapter 163, Florida Statutes. If challenged within 30 days after adoption, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining that the adopted amendment is in compliance with Chapter 163, Florida Statutes. If unchallenged, this amendment shall become effective 31 days after adoption.