



Legislation Text

File #: 190291., **Version:** 3

Text Change - Amending Transect Zone Street Designation for SW 2nd Street Between SW 2nd Avenue and SW 2nd Place (B)

Ordinance No. 190291

An ordinance of the City of Gainesville, Florida, amending the transect zone street designation of SW 2nd Street between SW 2nd Avenue and SW 2nd Place from Storefront street to Local street; providing directions to the codifier; 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 transect zone street designation of SW 2nd Street between SW 2nd Avenue and SW 2nd Place from Storefront street to Local street. LDC Section 30-4.11C establishes street designations for transect zones that determine the relationship of buildings to the street and the standards for the design of street landscaping and sidewalks, and these street designations are assigned to particular streets in the City's Zoning Map Atlas.

The subject property is the right-of-way of SW 2nd Street between SW 2nd Avenue to the north and SW 2nd Place to the south. Adjacent properties have a Planned Development or Downtown (DT) zoning designation. The DT zone is a zoning district that implements the Urban Core transect. The Downtown zone consists of the highest density and height development, with the greatest variety of uses, and civic buildings of regional importance. Streets have steady street tree planting and buildings are set close to wide sidewalks. To the east of the SW 2nd Street segment is the Alachua County Courthouse and associated parking, with Urban Core (UC) land use and a Planned Development zoning designation. The lands to the west of the subject street segment are occupied by a vacant drive-through restaurant, small-scale multiple-family development, and one-story office buildings. These properties have UC land use and Downtown (DT) zoning.

The intent expressed in this private application is that the reclassification of the SW 2nd Street segment from Storefront to Local is more consistent with the existing and the likely future conditions along the segment.

The City Plan Board held a public hearing on November 7, 2019, where it voted to deny approval of the request. On November 21, 2019, the City Commission held a public hearing and voted to approve the request as expressed in this ordinance. This ordinance requires two hearings and will become effective immediately upon adoption at second reading.