



Legislation Text

File #: 040516, **Version:** 2

REZONING - 635-637 N.W. 13th Street (B)

Ordinance No. 0-05-02, Petition No. 164ZON-04PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property within the City from the zoning category of "BA: Automotive-oriented business district" to "MU-1: 10-30 units/acre mixed use low intensity"; located in the vicinity of 635-637 N.W. 13th Street; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT STAFF MEMORANDUM

The subject property is 0.36 acres in size, has a BA (Business-Automotive) zoning, and a C (Commercial) land use designation.

Adjacent property to the west and north is zoned MU-1 (Mixed Use-Low). The land use is MUL (Mixed-Use Low, 8 -30 units per acre). Adjacent to the east is BUS (Business) and to the south is BA (Business Automotive). The land use of this property to the east and south is Commercial.

The existing building is currently being used as an auto service shop (brakes, AC, and oil changes). The petitioner owns the property and wishes to move a florist business he owns to this property. Florist retailers are not allowed by the current land use and zoning designations.

As a designated Gateway Street a few blocks north of the UF campus, this property is better suited in achieving City objectives by carrying a land use and zoning designation that allows more neighborhood-based, walkable retail development-particularly mixed-use development that would allow both residential and non-residential. Auto-oriented uses allowed by the current land use and zoning designations are not ideal along a Gateway Street near the campus. For a number of years, the City has sought to restrict auto-oriented sales and service to North Main Street.

The Plan Board heard the petition and recommended that it be approved.

Public notice was published in the Gainesville Sun on October 5, 2004. Letters were mailed to surrounding property owners on October 6, 2004. The Plan Board held a public hearing October 21, 2004. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 164ZON-04 PB. Plan Board vote 5-0.