



Legislation Text

File #: 090201., **Version:** 1

REZONING - 39 N.W. 39TH AVENUE (THE VILLAS) (B)

Ordinance No. 0-09-42, Petition No. PZ-09-44ZON

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property within the City, as more specifically described in this Ordinance, from the City of Gainesville zoning category of "MH: 12 units/acre mobile home residential district" to the City of Gainesville zoning category of "BUS: General business district"; consisting of approximately 7.5 acres, located in the vicinity of the Southwest corner of Northeast 2nd Street and 39th Avenue, a/k/a 39 N.W. 39th Avenue; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

STAFF MEMORANDUM

The purpose of this petition is to rezone property located at 39 Northwest 39th Avenue, tax parcel no. 08247-000-000. The subject property is approximately 7.5 acres, and would rezone the property from MH (12 units/acre mobile home district) to BUS (General business district). The property currently has a land use designation of Residential Low-Density (up to 12 units per acre), which is proposed to change to Commercial. The property is part of the Villas at 39th development, which has residential lots that are available for the placement of manufactured homes that lie to the south of the subject property. This petition for general business zoning will have no impact on the provision of affordable housing. The lots for the placement of manufactured housing in the Villas at 39th development are to the south of the subject property.

A variety of uses are in the general vicinity of the subject property. The City's Public Works Center has a public facilities and industrial character because of the fleet maintenance operations. On the east side of the subject property, there are motor scooter sales, automobile sales and warehouse/storage uses. The warehouse/storage uses continue to the south, adjacent to the manufactured home lots that are part of the Villas at 39th development. These uses include a wholesale grocery distribution facility with significant truck traffic. To the north of the subject property across 39th Avenue, is residential development, in the form of another mobile home community and a subdivision composed mainly of duplexes. On either side of these residential developments along N.W. 39th Avenue are properties with BA zoning and Commercial land use. The proposed commercial land use and general business zoning would be compatible with the surrounding land uses. The proposed land use and subsequent zoning change will facilitate development of this property and will promote urban infill.

The subject property is currently vacant. The proposed zoning change would allow for compatible commercial, office and service developments in an appropriate location that is near to other commercial activities. The BUS zoning category is consistent with and will implement the proposed Commercial land use category.

Planning Division staff recommended approval of Petition PZ-09-44 ZON.

The City Plan Board reviewed the petition and recommended approval, Plan Board vote 4-2.

Public notice was published in the Gainesville Sun on May 12, 2009. The Plan Board held a public hearing on May

28, 2009.