



Legislation Text

File #: 150050., **Version:** 3

QUASI-JUDICIAL - REZONING - 3800 BLOCK OF SW 37TH BOULEVARD (B)

Ordinance No. 150050; Petition No. PB-15-30 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 9.9 acres of property generally located in the 3800 block of SW 37th Boulevard approximately 400 feet south of Archer Road, as more specifically described in this ordinance, from General Business (BUS) and Multiple-Family Medium-Density Residential (RMF-8) to Mixed-Use Low-Intensity (MU-1); 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.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance will amend the Zoning Map Atlas of the City of Gainesville by rezoning approximately 9.9 acres of property generally located in the 3800 block of SW 37th Boulevard approximately 400 feet south of Archer Road from General Business (BUS) and Multiple-Family Medium-Density Residential (RMF-8) to Mixed-Use Low-Intensity (MU-1). The subject property is currently undeveloped and is surrounded by a mix of existing uses, including multi-family and single-family development, a child care facility, and undeveloped land. Approximately 8.25 acres of the subject property currently is zoned BUS and the remaining 1.65 acres is zoned RMF-8.

This ordinance adheres to state law (i.e., Section 163.3177, F.S.) and the Comprehensive Plan (i.e., FLUE Goal 1; Policy 1.2.3; Objective 1.5) in that it discourages urban sprawl, promotes a sustainable development pattern and encourages a mixed-use development at an appropriate location. The existing BUS zoning on a majority of the property limits the future development potential to nonresidential use, whereas the proposed MU-1 zoning will allow a broad range of residential and non-residential uses, including offices and retail scaled to serve the surrounding neighborhood.

Planning staff has recommended approval of this rezoning. After public notice was published in the Gainesville Sun on May 12, 2015, the City Plan Board held a public hearing on May 28, 2015, and voted 6-0 to recommend approval of this rezoning.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 150049 becomes effective as provided therein.