



## Legislation Text

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**File #:** 170626., **Version:** 4

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### **QUASI-JUDICIAL - REZONING 8.33 ACRES OF PROPERTY LOCATED AT 6224 SW 20TH AVENUE (B)**

Ordinance No. 170626; Petition No. PB-17-113 ZON

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 8.33 acres of property generally located at 6224 SW 20th Avenue, as more specifically described in this ordinance, from Alachua County Multi-Family Medium-High Density (R-2A) district to City of Gainesville Residential Single/Multi-Family (RMF-5) district; 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.

#### STAFF REPORT

This ordinance rezones approximately 8.33 acres of undeveloped property located at 6224 SW 20th Avenue from Alachua County Multi-Family Medium-High Density (R-2A) district to City of Gainesville Residential Single/Multi-Family (RMF-5) district. The subject property, which is undeveloped with no paved roads or structures, was voluntarily annexed into the city on November 2, 2017. As a result of annexation, the city must now assign appropriate land use and zoning designations.

The property is generally located north of SW 20th Avenue, south of Sugarfoot Oaks subdivision, east of Sugarlane subdivision, and is approximately 2,015 feet (.38 miles) west of I-75 and 300 feet north of the Split Rock Conservation Area. The current county zoning of R-2A is a multi-family zoning district that allows 8-14 dwelling units per acre. The proposed City of Gainesville RMF-5 zoning will allow up to 12 dwelling units per acre. Adoption of the RMF-5 zoning will enable future development at a development type and density that is consistent and compatible with the existing and future residential development pattern in the area. With RMF-5 zoning, this parcel's development will be able to provide medium-density multi-family housing in southwest Gainesville in close proximity to I-75, large commercial areas (e.g., Butler Plaza, Celebration Pointe, Oaks Mall), and major employment centers.

The City Plan Board held a public hearing on February 22, 2018, where it voted to recommend approval of this rezoning.

#### CITY ATTORNEY MEMORANDUM

This ordinance requires one hearing and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 170625 becomes effective as provided therein.