



Legislation Text

File #: 110799., **Version:** 4

REZONING - VICINITY OF 515 NW 13TH TERRACE (B)

Ordinance No. 110799; Petition No. PB-12-11 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville by rezoning property located in the vicinity of 515 NW 13th Terrace, as more specifically described in this ordinance, from multiple-family medium density residential district (RMF-8) to mixed use low intensity district (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 amends the Zoning Map Atlas of the City of Gainesville by rezoning property located in the vicinity of 515 NW 13th Terrace, as more specifically described in the ordinance, from multiple-family medium density residential district (8-30 units per acre) (RMF-8) to mixed use low intensity district (8-30 units per acre) (MU-1).

The property is located within the College Park/University Heights Redevelopment District and within the College Park Special Area Plan overlay zoning district. The property, which currently contains two approximately 1,800 square-foot residential duplexes, abuts three MU-1 zoned parcels comprising the remainder of the block.

The proposed rezoning will facilitate future redevelopment of the property by expanding the allowable uses of the property and because the entire block will now be zoned MU-1. This is consistent with the City's Comprehensive Plan and the proposed Mixed-Use Low-Intensity (MUL) land use category. This zoning petition is also consistent with the redevelopment policies of Goal 2, Objective 2.1 and Policy 2.1.1 of the Future Land Use Element. These policies include, but are not limited to, improving the condition of blighted areas, promoting a healthy economy, and discouraging urban sprawl.

After public notice was published in the Gainesville Sun on February 7, 2012, the City Plan Board held a public hearing on February 23, 2012, and by a vote of 7-0, recommended approval of this petition.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. Should this ordinance pass on first reading, second and final reading will be held on Thursday, June 7, 2012. This ordinance shall become effective immediately upon final adoption; however, the rezoning shall not become effective until the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 110798 becomes effective as provided therein.

