



## Legislation Text

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**File #:** 180572., **Version:** 2

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### **Quasi-Judicial - Rezoning 1.96 Acres Located on the West Side of NW 13th Street and North of NW 45th Street (B)**

Ordinance No. 180572

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 1.96 acres of property generally located on the west side of NW 13th Street and north of NW 45th Avenue, as more specifically described in this ordinance, from General Business (BUS) to Automotive-Oriented Business (BA); 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 amends the Zoning Map Atlas of the City of Gainesville by rezoning from General Business (BUS) to Automotive-Oriented Business (BA) approximately 1.96 acres of property generally located on the west side of NW 13th Street and north of NW 45th Avenue. The purpose of the request to rezone from BUS to BA is to allow vehicular sales with outdoor display and vehicle repair. According to the owner's application, these uses are required to expand the abutting RideNow Powersports business onto the subject property.

The subject property is part of a City-approved minor subdivision located on the southwest corner of NW 13th Street (US 441) and NW 53rd Avenue. The boundaries of the subject property were recently redefined under the lot line adjustment provisions of the Land Development Code. Existing features on the subject property include a two-directional driveway connection to NW 13th Street (US 441); a paved vehicular use area; and some vegetation. A lumber yard/mill with General Industrial (I-2) zoning is located to the north and east; RideNow Powersports with Automotive-Oriented Business (BA) abuts on the south; and conservation land with Conservation (CON) zoning abuts on the west.

The rezoning request is consistent with the City's Comprehensive Plan and meets all applicable review criteria. The City Plan Board held a public hearing on November 29, 2018, where it voted to recommend approval of this rezoning.

#### CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and will become effective immediately upon adoption.