



## Legislation Text

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**File #: 040755, Version: 2**

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### REZONING - 500 TO 600 BLOCKS BETWEEN NE 20th TERRACE AND NE 24th STREET (B)

Ordinance No. 0-05-22, Petition 192ZON-04PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain lands within the City from the zoning categories of "RSF-1: 3.5 units/acre single-family residential district" and "RSF-2: 4.6 units/acre single-family residential district" to the zoning category of "PS: Public services and operations district"; allowing development of a stormwater park with a retention basin and recreational nature trails; without approval of a preliminary development plan; located in the vicinity of the 500 to 600 blocks between Northeast 20th Terrace and Northeast 24th Street; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

#### STAFF REPORT

This petition concerns 7 vacant parcels owned by the City of Gainesville, totaling approximately 26-acres in the Duval Neighborhood. Six of the 7 properties are zoned RSF-1 (3.5 units/acre single-family residential district) with SF (Single Family, up to 8 units per acre) land use. The other property is zoned RSF-2 (4.6 units/acre single-family residential district) with the SF land use. The site is surrounded by single-family residential development with RSF-2 and RSF-3 (5.8 units/acre single-family residential district) to the north, RSF-1 and RSF-2 to the east, RSF-3 to the west, and RSF-1 and RC (12 units/acre residential conservation district) to the south. The land use of this land is primarily SF, with the R-L (Residential Low-Density, up to 12 units per acre) category for the RC-zoned properties.

The request of this petition is to change the zoning from RSF-1 and RSF-2 to PS (Public services and operations district). This change is requested in order to allow for the development of a stormwater park with a retention basin and recreational nature trails.

The Plan Board heard the petition and recommended that it be approved.

Public notice was published in the Gainesville Sun on January 4, 2005. Letters were mailed to surrounding property owners on January 5, 2005. The Plan Board held a public hearing January 20, 2005. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 192ZON-04 PB. Plan Board vote 7-0.