



Legislation Text

File #: 160982, **Version:** 3

QUASI-JUDICIAL - REZONING 108 ACRES OF PROPERTY SOUTH OF SW ARCHER ROAD AND WEST OF I-75 (B)

Ordinance No. 160982; Petition No. PB-17-30 ZON

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 108 acres of property that is generally located south of SW Archer Road, west of Tax Parcel No. 07240-049-000 and the existing City of Gainesville boundary, north of SW 57th Avenue, and east of SW 63rd Boulevard, as more specifically described in this ordinance, from Alachua County Single-Family Low-Density (R-1A) and (R-1C) districts and Single-Family Low-Density (RE-1) district to City of Gainesville Single-Family Residential (RSF-4) 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.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance will rezone approximately 108 acres of property that is generally located south of SW Archer Road and west of I-75 from Alachua County Single-Family Low-Density (R-1A) and (R-1C) districts and Single-Family Low-Density (RE-1) district to City of Gainesville Single-Family Residential (RSF-4) district. The property was voluntarily annexed into the City on June 1, 2017, by Ordinance No. 160744. Following annexation, the city is required to assign city land use and zoning on the subject property.

The 108-acre subject property is generally located south of SW Archer Road, west of SW 50th Terrace, north of SW 57th Avenue, and east of SW 53rd Place. It consists of 11 parcels and is a mix of dispersed single-family residential development (seven of the 11 parcels have residential structures) and undeveloped parcels, and it contains no paved roads. The property abuts SW 47th Way to the east, which is part of the SW 47th Way Extension (which traverses the property and is an important corridor in the Alachua County Mobility Plan). In addition, the property is approximately one mile west of Butler Plaza and 2,200 feet west of SW 45th Street (multi-lane road to Celebration Pointe that is north of Archer Road and on the west side of I-75).

Adoption of RSF-4 zoning, which allows 8 units per acre, will enable future development of the property that will provide additional single-family housing in southwest Gainesville in close proximity to major arterial roadways (I-75 and Archer Road), large commercial centers (Butler Plaza and Celebration Pointe), and major employment centers (including University of Florida, UF Health, and Veterans Administration Hospitals).

The rezoning is consistent with the City's Comprehensive Plan and supports residential development in the urban area. The developer will be required to construct a portion of the SW 47th Way Extension through the property, consistent with the County's Mobility Plan and the County's Capital Improvement Element. The 5-Year Schedule of Capital Improvements in the Capital Improvements Element of the Comprehensive Plan will need to be updated to include future construction of a portion of the SW 47th Way Extension through the

property.

On April 27, 2017, the City Plan Board held a public hearing and voted to recommend that the City Commission approve this rezoning.

None.

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. 160981 becomes effective as provided therein.