



Legislation Text

File #: 120279., **Version:** 3

REZONING - URBAN VILLAGE (B)

Ordinance No. 120279; Petition No. PB-12-73 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 313 acres of annexed properties, as more specifically described in this ordinance, located in the Urban Village (in the vicinity of SW 20th Avenue, SW 24th Avenue, SW 34th Street, and SW 43rd Street) from the Alachua County zoning categories of Business and professional (BP), Retail sales and services (BR), Planned development (PD), Single family low density (R-1a & R-1c), Multiple family medium density (R-2), Multiple family medium-high density (R-2a), Multiple family high density (R-3), and Manufactured mobile home park (RM) to the City of Gainesville zoning category of Urban mixed-use district 2 (UMU-2); 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 313 acres in the Urban Village from various Alachua County zoning districts to the City of Gainesville zoning category of Urban mixed-use district 2 (UMU-2). Most of the properties under consideration were annexed into the City in June 2009, while some were annexed in 2008. The City adopted land use designations for these properties on November 3, 2011 (Ordinance 100698). On June 7, 2012 (Ordinance 110642), the City amended the text of the Urban mixed-use 2 (UMU-2) zoning district to add regulations specific to these Urban Village properties in anticipation of this rezoning.

These Urban Village properties proposed for rezoning are located in southwest Gainesville in the vicinity of SW 20th Avenue and SW 24th Avenue, west of SW 34th Street and east of Interstate 75. The primary east-west corridors are SW 20th Avenue and SW 24th Avenue (each two lanes). A private road, Windmeadows Boulevard, also serves as an east-west corridor. The north-south corridors are SW 34th Street (6 lanes), SW 38th Terrace (2 lanes), and SW 43rd Street (2 lanes).

The proposed UMU-2 zoning is compatible with the Urban Mixed Use-2 land use category designation on these properties and was chosen to promote the redevelopment vision for this area as Gainesville's Urban Village by increasing densities and allowing a broader mix of uses. Unlike the existing Alachua County zoning, the UMU-2 zoning district allows non-residential and mixed uses and provides for higher densities.

Existing development in this area is primarily multi-family residential, with existing developed densities generally ranging between 8.5 to 38 units per acre (average = 17.3 units/acre). The UMU-2 zoning district permits 10-100 units/acre, and up to an additional 25 units/acre by special use permit. Two areas of commercial/retail use exist along SW 34th Street: one south of SW 20th Avenue and one north of Windmeadows Boulevard. An additional small commercial/retail area is located on SW 20th Avenue, north of the intersection with SW 43rd Street. A business professional area with office/commercial uses exists on SW

34th Street immediately north of SW 20th Avenue. There are four existing Planned Developments in the area: Venture Apartments, Hickory Hills, Mill Run, and Southwest Villas. All of these Planned Developments (PDs) are proposed to be designated UMU-2 since most of the PDs are fully built-out under the provisions/regulations established in their respective PDs adopted by Alachua County, and do not meet City of Gainesville Planned Development district requirements. An existing nursing home, Signature Healthcare of Gainesville, is located within the area on SW 20th Avenue, and there is one place of religious assembly.

Public notice was published in the Gainesville Sun on July 10, 2012. On July 26, 2012, the City Plan Board held a public hearing and, by a vote of 6-0, recommended approval of the petition with the deletion of Tax Parcel 06724-000-000. Tax Parcel 06724-000-000 was deleted because it was determined that certain additional land in that parcel should be designated UMU-2 and not Conservation based on the updated Federal Emergency Management Agency (FEMA) flood maps. The Plan Board recommended that Tax Parcel 06724-000-000 be considered under a separate petition for land use and zoning to establish the correct Conservation/UMU-2 split zoning district and land use designation lines.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. Should this ordinance pass on first reading, second and final reading will be held on October 18, 2012.