



Legislation Text

File #: 130689, Version: 3

REZONING PROPERTY GENERALLY LOCATED AT 1233 SW 6TH STREET TO UMU-2 AND ADDING SAID PROPERTY TO THE ARCHER TRIANGLE AREA WITHIN THE UMU-2 ZONING DISTRICT (B)

Ordinance No. 130689; Petition No. PB-13-123 ZON & Petition No. PB-13-126 TCH

An ordinance amending the Zoning Map Atlas and the Land Development Code of the City of Gainesville, Florida, by rezoning approximately 3.28 acres of property generally located at 1233 SW 6th Street, as more specifically described in this ordinance, from Limited Industrial District (I-1) to Urban Mixed-Use District 2 (UMU-2); adding the approximately 3.28 acres of property to the Archer Triangle area as designated within Section 30-65.2 - Urban Mixed-Use District 2 (UMU-2) of the City of Gainesville Land Development Code by adopting the following amended figures: Figure 1.1 District Boundary Map - Archer Triangle and Figure 2.2 Street Types - Archer Triangle; 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 REPORT

This ordinance combines two petitions and rezones approximately 3.28 acres of property from Limited Industrial District (I-1) to Urban Mixed-Use District 2 (UMU-2) and adds the subject property to the Archer Triangle area as designated within the UMU-2 zoning district. The property is generally located at 1233 SW 6th Street and is currently vacant. The surrounding properties are developed with a variety of uses. The property is located along a designated Central Corridor and is currently regulated by the Central Corridors Special Area Plan. Ordinance No. 130687 is related and will amend the future land use map from Industrial to Urban Mixed-Use 2 (UMU-2) for the subject property.

This rezoning (and related land use amendment) will enable the applicant to develop a multiple-family residential complex on the property. The property is in close proximity to both the University of Florida (UF) and Innovation Square. Any proposed development on the site would be considered infill development. The UMU-2 zoning district allows up to 100 dwelling units per acre for residential development as well as a variety of non-residential uses, which increases the viability of any development efforts on this property in the future and supports research and development in the physical, engineering and life sciences in close proximity to the University of Florida main campus.

After public notice was published in the Gainesville Sun on January 7, 2014, the City Plan Board held a public hearing on January 23, 2014, and recommended approval of Petition No. PB-13-123 ZON by a vote of 6-0 and Petition No. PB-13-126 TCH by a vote of 6-0.

CITY ATTORNEY MEMORANDUM

This ordinance requires two readings. This ordinance shall become effective immediately upon adoption; however the rezoning implemented by this ordinance shall not become effective until the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 130687 becomes effective as provided therein.