



Legislation Text

File #: 120839., **Version:** 3

LAND USE CHANGE - SMALL SCALE - APPROXIMATELY 0.71 ACRES OF PROPERTY GENERALLY LOCATED IN THE VICINITY OF 2029 NW 13TH STREET FROM COMMERCIAL (C) TO MIXED-USE LOW-INTENSITY (MUL) (B)

Ordinance No. 120839; Petition No. PB-12-161 LUC

An ordinance amending the Future Land Use Map of the City of Gainesville Comprehensive Plan by changing the land use category of approximately 0.71 acres of property generally located at 2029 NW 13th Street, as more specifically described in this ordinance, from Commercial (C) to Mixed-Use Low-Intensity (MUL); 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 is a small-scale land use amendment that changes the future land use category of approximately 0.71 acres of property from Commercial (C) to Mixed-Use Low-Intensity (MUL). The subject property is generally located at 2029 NW 13th Street, on the east side of NW 13th Street. The property is developed and includes an unoccupied 6,700 sq. ft. building towards the front of the lot and a 1,960 sq. ft. warehouse at the rear. This property was part of the former Brasington automotive dealership that closed in 2008 after having been in business since 1935, and it is in need of redevelopment. This ordinance is related to Ordinance No. 120840, which proposes rezoning from Automotive-oriented business district (BA) to Mixed-use low-intensity district (MU-1).

This ordinance will facilitate future redevelopment by allowing for residential use and various non-residential uses on the property. The MUL land use category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses.

After public notice was published in the Gainesville Sun on January 8, 2013, the City Plan Board held a public hearing on January 24, 2013, and recommended approval of the petition by a vote of 6-0. On March 7, 2013, the City Commission approved the petition by a vote of 5-0.

CITY ATTORNEY MEMORANDUM

This proposed amendment to the Comprehensive Plan involves a use of 10 acres or fewer and qualifies as a small-scale development amendment. The City Commission may adopt small-scale development amendments with a single public hearing.

Within 30 days following the City's adoption of this amendment, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the compliance of this amendment with Chapter 163, Florida Statutes. If challenged within 30 days after adoption, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining that the adopted amendment is in compliance with Chapter 163, Florida Statutes. If unchallenged, this amendment shall become effective 31 days after adoption.