



Legislation Text

File #: 040372, Version: 2

REZONING - VICINITY OF 1708 NORTHWEST 7TH STREET (B)

Ordinance No. 0-04-99, Petition No. 147ZON-04PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property within the City from the zoning category of "RMF-5: 12 units/acre single-family/multiple-family residential district" to "OR: 20 units/acre office residential district"; located in the vicinity of 1708 Northwest 7th Street; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT STAFF MEMORANDUM

The subject property is 0.4 acres in size, has an RMF-5 (residential low-density district, 12 dwelling units per acre) zoning, and an RL (residential-low density, up to 12 dwelling units per acre) land use designation.

The property is near a major street intersection that is strongly commercial in character, and has no adjacent single-family residential parcels.

Adjacent property to the west is zoned RMF-5 and Office (general office district). The land use of these two properties is RL and Office, respectively. Adjacent property to the north is RMF-5. The land use of this property is RL. Adjacent to the east is OR (20 units/acre office residential district). The land use of this property is Office. Zoning adjacent to the south is Office, and the land use of this property is Office.

The proposed OR zoning allows the uses shown in the attachment.

This re-zoning is being sought to allow for the expansion of an existing accounting office on Northwest 16th Avenue and for additional parking for an architecture office on Northwest 6th Street. The re-zoning would also provide the accounting office and the architecture office with frontage on Northwest 7th Street, but the petitioner claims that they will not establish vehicular access to Northwest 7th Street, should this re-zoning be approved.

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

Public notice was published in the Gainesville Sun on September 7, 2004. Letters were mailed to surrounding property owners on September 8, 2004. The Plan Board held a public hearing September 23, 2004. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 147ZON-04 PB. Plan Board vote 4-0.

CITY ATTORNEY MEMORANDUM

The City Commission, authorized the city attorney's office to prepare and advertise the necessary ordinance rezoning certain lands within the City of Gainesville.