



Legislation Text

File #: 150445, **Version:** 5

QUASI-JUDICIAL - REZONING - 1600 BLOCK OF SE 8TH AVENUE (B)

Ordinance No. 150445, Petition No. PB-15-90 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 15 acres of property that is generally located in the 1600 Block of SE 8th Avenue, as more specifically described in this ordinance, from Multiple-Family Medium-Density Residential District (RMF-7) to Residential Low-Density District (RMF-5); 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 a 15-acre property from Multiple-Family Medium-Density Residential District (RMF-7) to Residential Low-Density District (RMF-5) to allow a single-family housing development (with attached and detached units) on the site of the former Kennedy Homes apartment complex, which suffered a major fire in the previous decade. The site, which was purchased by the City and cleared in 2007, is located on the south side of SE 8th Avenue, approximately 400 feet to the east of SE 15th Street (near Lincoln Middle School and Williams Elementary School).

The redevelopment plan for this site was developed by the Community Redevelopment Agency (CRA) and was approved in December 2014. The proposed land use change and rezoning are needed because the redevelopment plan for 38 single-family units (attached and detached) on approximately 15 acres is below the 8 -unit per acre minimum density requirement of the property's current land use and zoning categories.

Both City staff and the City Plan Board recommend approval of this rezoning.

CITY ATTORNEY MEMORANDUM

The City Commission approved this ordinance on first reading on January 7, 2016.

This ordinance requires two hearings and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 150444 becomes effective as provided therein.