



Legislation Text

File #: 120840, **Version:** 3

REZONING - APPROXIMATELY 0.71 ACRES OF PROPERTY GENERALLY LOCATED AT 2029 NW 13th STREET- AUTOMOTIVE-ORIENTED BUSINESS DISTRICT (BA) TO MIXED-USE LOW INTENSITY DISTRICT (MU-1) (B)

Ordinance No. 120840; Petition No. PB-12-162 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 0.71 acres of property generally located at 2029 NW 13th Street, as more specifically described in this ordinance, from Automotive-oriented business district (BA) to Mixed-use low intensity district (MU-1); 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 rezones approximately 0.71 acres of property generally located at 2029 NW 13th Street from Automotive-oriented business district (BA) to Mixed-use low intensity district (MU-1). Related Ordinance No. 120839 amends the future land use category of the property to Mixed-Use Low Intensity (MUL). The subject 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, and it is in need of redevelopment.

The proposed rezoning will facilitate redevelopment of the property by rezoning to a district that allows for residential use and various non-residential uses. The MU-1 district allows coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential neighborhoods, and places of religious assembly. The district is intended to reduce the length and number of vehicular trips by providing for basic needs within close proximity to residential areas, by encouraging pedestrian access, and by the combining of trips.

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 this 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 ordinance requires two readings. This rezoning shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 120839 becomes effective as provided therein.

