



## Legislation Text

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**File #:** 190981., **Version:** 5

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### **Quasi-Judicial - Rezoning 20.73 Acres of Property Located Northwest of the Intersection of SW 43rd Street and SW 24th Avenue (B)**

Ordinance No. 190981

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 20.73 acres of property generally located northwest of the intersection of SW 43rd Street and SW 24th Avenue, as more specifically described in this ordinance, from Residential Multi-Family (RMF-8), Residential Multi-Family (RMF-7), and Single/Multi-Family (RMF-5) to Urban 9 (U9); 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.

#### STAFF REPORT

This ordinance will rezone approximately 20.73 acres of property generally located northwest of the intersection of SW 43rd Street and SW 24th Avenue, as more specifically described in this ordinance, from Residential Multi-Family (RMF-8), Residential Multi-Family (RMF-7), and Single/Multi-Family (RMF-5) to Urban 9 (U9).

Rezoning of the property would increase the allowable units to 100 dwelling units per acre by right and 125 dwelling units per acre with special use permit approval. The zoning change will enable future development at a density that is consistent and compatible with the existing patterns in the area.

This ordinance requires two hearings and will become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 190980 becomes effective as provided therein.