



Legislation Text

File #: 041191, **Version:** 2

REZONING - 3304 S MAIN STREET (B)

Ordinance No. 0-05-57, Petition 53ZON-05PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain lands of the City from "RSF-1: 3.5 units/acre single-family residential district" to "CON: Conservation district", as more specifically described in this ordinance; generally located in the vicinity of 3304 South Main Street; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

STAFF REPORT

This petition is related to land use petition 52LUC-05 PB. The subject properties are located in the Kirkwood subdivision on the east side of South Main Street, south of Southwest 29th Place. This petition includes two properties. A parcel of approximately 24 acres is located just north of the Bivens Arm Nature Park and is owned by the City of Gainesville. The second parcel of approximately 9 acres lies between the first parcel and residential properties located along the south side of Southwest 29th Place. The owners of record of the 2nd parcel concur in this zoning change. The 24-acre property is designated to become part of the Bivens Arm Nature Park, while the other property will remain in private ownership.

To the north of the site is residential land with RSF-1 (3.5 units per acre single-family residential district) zoning and SF (Single-Family, up to 8 units per acre) land use and land with CON (Conservation) land use and PD (Planned development) zoning. East of the subject properties across S. Main Street is single-family residential development with RSF-1 zoning and SF land use, and an office building with PD zoning and land use designations of PUD (Planned use district) and CON. To the south is Bivens Arm Nature Park, with CON land use and zoning. On the west side of the subject properties are developments with PD and RH-1 (8-43 units/acre residential high density district) zoning and land use designations of RH (8-100 units/acre Residential High Density) and RL (Residential Low Density, up to 12 units per acre).

The request of this petition is to change the zoning of the subject properties from RSF-1 to CON. This change is requested in order to preserve and protect an area that is environmentally sensitive, while also allowing for an increase in the acreage of the Bivens Arm Nature Park. This will provide for additional passive recreation opportunities for the public.

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

Public notice was published in the Gainesville Sun on April 5, 2005. Letters were mailed to surrounding property owners on April 6, 2005. The Plan Board held a public hearing April 21, 2005. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 53ZON-05 PB. Plan Board vote 4-0.