



## Legislation Text

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**File #:** 050582, **Version:** 2

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### REZONING - 1108 SOUTHEAST 1ST AVENUE (B)

Ordinance No. 0-06-18, Petition No. 156ZON-05PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property within the City from "MU-1: 8-30 units/acre mixed use low intensity" to "PS: Public services and operations district"; to allow a cemetery as a use permitted by right without approval of a preliminary development plan; located in the vicinity of 1108 Southeast 1st Avenue; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

### COMMUNITY DEVELOPMENT STAFF MEMORANDUM

The subject property is 0.3 acres and is currently vacant. The property to the west has a PS zoning designation. The property to the south has a PS and RMF-5 zoning designation. The property to the north and east have MU-1 zoning.

Because the character of nearby properties is compatible, a PS zoning is an appropriate designation of the subject property. The adjacent properties, land use and zoning designations are compatible with the proposed public service and public facilities designations.

The City has adopted Plan East Gainesville, which contains this property in its adopted "Five Points" Special Area Plan. The proposed rezoning would not meaningfully promote or inhibit this plan. The subject property is also within the City Redevelopment District and Enterprise Zone.

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

Public notice was published in the Gainesville Sun on November 1, 2005. Letters were mailed to surrounding property owners on November 2, 2005. The Plan Board held a public hearing November 17, 2005. Planning Division staff recommended that the Plan Board approve the petition, and that the City Plan Board not recommend a preliminary development plan be submitted before the property is rezoned. The Plan Board recommended that the City Commission approve Petition 156ZON-05 PB and not recommend a preliminary development plan be submitted before the property is rezoned. Plan Board vote 6-0.