



Legislation Details (With Text)

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On agenda:	7/20/2017	Final action:		7/20/2017	
Title:	LEGISLATIVE REZONING - AMEND ZONING MAP ATLAS BY REMOVING SPECIAL AREA PLANS AND REZONING APPROXIMATELY 1,829 ACRES OF PROPERTY (B)				

Ordinance No. 140820

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by deleting the Special Area Plan for NW 39th Avenue overlay zoning district; deleting the Special Area Plan for Triangle overlay zoning district; deleting the Special Area Plan for College Park overlay zoning district; deleting the Special Area Plan for Traditional City overlay zoning district; deleting the Special Area Plan for Central Corridors overlay zoning district; deleting the Special Area Plan for University Heights overlay zoning district; deleting the Special Area Plan for Southwest 13th Street overlay zoning district; deleting the Special Area Plan for Southeast Gainesville Renaissance Initiative Area overlay zoning district; rezoning approximately 1,829 acres of property FROM one of the following zoning districts: Single-Family Residential (RSF-1), Single-Family Residential (RSF-3), Single-Family Residential (RSF-4), Residential Low-Density (RMF-5), Multiple-Family Medium-Density Residential (RMF-6), Multiple-Family Medium-Density Residential (RMF-7), Multiple-Family Medium-Density Residential (RMF-8), Residential Low-Density (RC), Residential Mixed-Use (RMU), Residential High-Density (RH-1), Residential High-Density (RH-2), Office Residential (OR), General Office (OF), General Business (BUS), Automotive-Oriented Business (BA), Tourist-Oriented Business (BT), Mixed-Use Low-Intensity (MU-1), Mixed-Use Medium-Intensity (MU-2), Central City District (CCD), Urban Mixed-Use District 1 (UMU-1), Urban Mixed-Use District 2 (UMU-2), Warehousing and Wholesaling (W), Limited Industrial (I-1), General Industrial (I-2), Medical Services (MD), Public Services and Operations District (PS), or Planned Development District (PD) TO one of the following zoning districts: Educational Services (ED), Medical Services (MD), General Business (BUS), Downtown (DT), Urban 9 (U9), Urban 8 (U8), Urban 7 (U7), Urban 6 (U6), Urban 5 (U5), Urban 4 (U4), Urban 3 (U3), or Urban 2 (U2), as more specifically described in this ordinance; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 140820A_Staff report_20150330.pdf, 2. 140820B_Attach A_Application_20150330.pdf, 3. 140820C_Maps_D-1 - Exh D-5_20150330.pdf, 4. 140820D_Attach E_List of Parcels_20150330.pdf, 5. 140820E_CPB minutes_20150330 .pdf, 6. 140819 & 140820_Nancy Loeper (Citizen) Letter_20150330.pdf, 7. 140820A_Staff report_20150330.pdf, 8. 140820B_Attach A_Application_20150330.pdf, 9. 140820C_Maps_D-1 - Exh D-5_20150330.pdf, 10. 140820D_Attach E_List of Parcels_20150330.pdf, 11. 140820E_CPB minutes_20150330 .pdf, 12. 140820A_Staff report_20150512.pdf, 13. 140820B_Attach A_Application_20150512.pdf, 14. 140820C_Maps_D-1 - Exh D-5_20150512.pdf, 15. 140820D_Attach E_List of Parcels_20150512.pdf, 16. 140820E_CPB minutes_20150512 .pdf, 17. 140820F_Zoning Maps_20150512.pdf, 18. 140820G_Area Maps_20150512.pdf, 19. 140820H_Overall Zoning Map Plan Board Recommendation_20150512 (2).pdf, 20. 140820I_Overall Zoning Map Alternative Recommendation_20150512 (1).pdf, 21. 140820J_staff ppt_20150512.pdf, 22. 140820_Letter_20150512.pdf, 23. 140820A_Staff report_20150618.pdf, 24. 140820B_Attach A_Application_20150618.pdf, 25. 140820C_Maps_D-1 - Exh D-5_20150618.pdf, 26. 140820D_Attach E_List of Parcels_20150618.pdf, 27. 140820E_CPB minutes_20150618 .pdf, 28. 140820F_Zoning Maps_20150618.pdf, 29. 140820G_Area

Maps_20150618.pdf, 30. 140820H_Overall Zoning Map Plan Board Recommendation_20150618.pdf, 31. 140817I_Maps_Existing and Proposed Zoning_20150618.pdf, 32. 140820J_staff ppt_20150618.pdf, 33. 140820A_Staff report_20150930.pdf, 34. 140820B_Attach A_Application_20150930.pdf, 35. 140820C_Maps_D-1 - Exh D-5_20150930.pdf, 36. 140820D_Attach E_List of Parcels_20150930.pdf, 37. 140820E_CPB minutes_20150930 .pdf, 38. 140820F_Zoning Maps_20150930.pdf, 39. 140820G_Area Maps_20150930.pdf, 40. 140820H_Overall Zoning Map Plan Board Recommendation_20150930.pdf, 41. 140820I_Overall Zoning Map Alternative Recommendation_20150930.pdf, 42. 140820J_staff ppt_20150930.pdf, 43. 140820B_Revised Staff Report_20170518, 44. 140820A1_draft ordinance_20170518.pdf, 45. 140820A2_draft ordinance exhibit A SAP maps_20170518.pdf, 46. 140820A3_draft ordinance exhibit B parcel list_20170518.pdf, 47. 140820A4_draft ordinance exhibit C zoning district maps_20170518.pdf, 48. 140820_MOD_Additional Back-up_20170518.pdf, 49. 140820_Ordinance_20170720.pdf

Date	Ver.	Action By	Action	Result
7/20/2017	4	City Commission	Adopted on Final Reading (Ordinance)	Pass
5/18/2017	4	City Commission	Adopted on First Reading (Ordinance)	Pass
9/24/2015	3	City Commission	Approved as Recommended	Pass
6/18/2015	2	City Commission	Approved as Recommended	Pass
5/12/2015	1	City Commission	Continued (Petition)	Pass
4/16/2015	1	City Commission	Continued (Petition)	Pass
3/30/2015	1	City Commission	Continued (Petition)	Pass

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The City Commission adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance will amend the Zoning Map Atlas of the City of Gainesville by removing existing special area plans and rezoning approximately 1,829 acres of land, or roughly 4.52% of the city's land area. This large-scale rezoning to new transect zoning districts is associated with the comprehensive amendment to the City's Land Development Code (Ordinance No. 140818). This rezoning also implements and is consistent with Ordinance Nos. 140817 and 140819, which amend the Comprehensive Plan and the Future Land Use Map to create new land use categories.

This rezoning focuses on the area around downtown and near the University of Florida. However, most of the neighborhoods within this area that currently have single-family zoning districts are not included. The rezoning also includes properties along the existing major corridors that radiate from that area (including stretches of University Avenue, West 13th Street, West 6th Street, Main Street, Waldo Road, and Hawthorne Road). Most of these areas are currently subject to one or more special area plans (Traditional City, University Heights, College Park, SW 13th Street, SEGRI, Central Corridors). The proposed rezoning to the transect zones will simultaneously remove the special area plan designations that apply to these areas today.

The City Plan Board, which acts pursuant to the authority granted in Section 4.02 of the Charter Laws of the City of Gainesville and which acts as the Local Planning Agency pursuant to Section 163.3174, Florida Statutes, held a series of public hearings and on December 3, 2014, voted to recommend that the City Commission approve this rezoning. Subsequently, the City Commission held a series of public hearings and on September 30, 2015, approved the petition associated with this ordinance and authorized the drafting of this ordinance.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective when Ordinance Nos. 140817, 140819 and 140818 become effective as provided therein.