



Legislation Text

File #: 120304., Version: 2

REZONING - TAX PARCEL 06724-000-000 (B)

Ordinance No. 120304; Petition No. PB-12-86 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 44 acres of property generally located north of SW 18th Place, west of SW 38th Terrace, east of SW 40th Terrace, and south of SW 9th Place, as more specifically described in this ordinance, from the Alachua County zoning categories of Agriculture (A) and Multiple family, high density (R-3) to the City of Gainesville zoning categories of Conservation (CON) and Urban mixed-use district 2 (UMU-2); 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 STAFF REPORT

This petition and ordinance will rezone a 44-acre property (Tax Parcel No. 06724-000-000) from the Alachua County Agriculture (A) and Multiple-family, high density (R-3) zoning districts to the City of Gainesville Conservation (CON) and Urban Mixed Use-2 district (UMU-2) zoning districts. This property was annexed in June 2009 and is generally located north of SW 18th Place; west of SW 38th Terrace; east of SW 40th Terrace; and south of SW 9th Place.

Based on the environmental features present on the property (Hogtown Creek, 10-year flood channel, and a portion of Strategic Ecosystem), the City of Gainesville Conservation zoning is recommended for the northern portion of the property (30.4-acres). UMU-2 is recommended for the remaining 13.7 developable acres to promote mixed uses at a higher density than is currently allowed by the Alachua County zoning designation. The proposed UMU-2 and CON zoning are fully compatible with the proposed revision to the Urban Mixed Use-2 and Conservation land use category designations on this property that will be implemented by related Ordinances No. 100698 and No. 120303.

After public notice was published in the Gainesville Sun on August 7, 2012, the City Plan Board held a public hearing on August 23, 2012, and by a vote of 6-0, recommended approval of this petition.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. Should this ordinance pass on first reading, second and final reading will be held on December 20, 2012. This ordinance shall become effective immediately upon final adoption; however, the rezoning implemented by this ordinance shall not become effective until the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 120303 becomes effective as provided therein.

