



Legislation Text

File #: 120617., **Version:** 3

REZONING - VICINITY OF 1961 NORTH MAIN STREET (B)

Ordinance No. 120617; Petition No. PB-12-130 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 3.88 acres of property generally located at 1961 North Main Street, as more specifically described in this ordinance, from Automotive-oriented business district (BA) to General business district (BUS); 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/ordinance rezones approximately 3.88 acres of property from Automotive-oriented business district (BA) to General business district (BUS). The property, which has a land use designation of Commercial, is generally located at 1961 North Main Street and was the home of a bank with a drive through facility but is currently vacant. The petitioner requests this rezoning because potential buyers of the property propose to change the use of the building from a bank to a medical office, which is not an allowable use under the property's current BA zoning.

This rezoning is consistent with the Comprehensive Plan and is compatible with surrounding properties. In addition, this petition/ordinance promotes infill development by fostering a redevelopment proposal that will encourage further development along the North Main Street corridor.

After public notice was published in the Gainesville Sun on November 15, 2012, the City Plan Board held a public hearing on December 3, 2012, and by a vote of 6-0, recommended approval of this petition.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings.