



Legislation Text

File #: 120807, Version: 3

REZONING AND TEXT CHANGE - APPROXIMATELY 0.62 ACRES OF PROPERTY GENERALLY LOCATED IN THE VICINITY OF 717 & 721 SW 5TH AVENUE - TO URBAN MIXED-USE DISTRICT 2 (UMU-2) & ADDING SAID PROPERTY TO THE UNIVERSITY HEIGHTS AREA WITHIN THE UMU-2 ZONING DISTRICT (B)

Ordinance No. 120807; Petition No. PB-12-166 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 0.62 acres of property generally located at 717 and 721 SW 5th Street, as more specifically described in this ordinance, from Residential high density district (RH-1) to Urban mixed-use district 2 (UMU-2) as to two parcels and from unzoned right-of-way to Urban mixed-use 2 (UMU-2) as to one parcel; adding the approximately 0.62 acres of property to the University Heights area as designated within Section 30-65.2 - Urban mixed-use district 2 (UMU-2) of the City of Gainesville Land Development Code by adopting the following amended figures: Figure 1.0 District Boundary Map - University Heights, Figure 2.0 Street Types - University Heights, Figure 2.1 Proposed Local Streets - University Heights, and Figure 3.0 Height Limits - University Heights; providing directions to the City Manager; providing directions to the codifier; 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 REPORT

This ordinance rezones approximately 0.62 acres of property generally located at 717 and 721 SW 5th Street from Residential high density district (RH-1) and unzoned right-of-way to Urban mixed-use district 2 (UMU-2), and adds the subject property to the University Heights area as designated within the UMU-2 zoning district by updating the associated University Heights maps. Related Ordinance No. 120806 will change the future land use category of the property to Urban mixed-use 2 (UMU-2), and related Ordinance No. 120808 will remove the property from the University Heights Special Area Plan.

The existing RH-1 zoning allows up to 20 dwelling units per acre by right and up to 43 units per acre by using density bonus points. The proposed UMU-2 zoning allows up to 100 dwelling units per acre for residential development. UMU-2 also allows for a variety of non-residential uses, which increases the viability of any redevelopment efforts on these properties. This proposed rezoning is consistent with the Comprehensive Plan and promotes infill development. Both parcels are previously developed properties that are being served by existing public facilities (including potable water, wastewater, transit, solid waste, public roads, recreation, and public schools). A major component of UMU-2 is the orientation of structures to the street and the multi-modal character of the area. This type of development may encourage further redevelopment in this core area of the city because of the proximity to the University of Florida, the Santa Fe College downtown campus, and the Innovation Square area.

After public notice was published in the Gainesville Sun on January 8, 2013, the City Plan Board held a public hearing on January 24, 2013, and by a vote of 5-0, recommended approval of this petition.

CITY ATTORNEY MEMORANDUM

This ordinance requires two readings. This ordinance shall become effective immediately upon 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. 120806 becomes effective as provided therein.