



## Legislation Text

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**File #:** 120426., **Version:** 3

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### **REZONING - AMENDMENT TO THE URBAN VILLAGE AREA AS DESIGNATED WITHIN THE UMU-2 ZONING DISTRICT (B)**

Ordinance No. 120426; Petition No. PB-12-97 TCH

An ordinance adding approximately 2.8 acres of property to and removing approximately 497 square feet of property from the Urban Village as designated within Section 30-65.2 - Urban mixed-use district 2 (UMU-2) of the Land Development Code of the City of Gainesville, Florida, said property being more specifically described in this ordinance; by deleting and replacing Figure 1.2 District Boundary Map - Urban Village and Figure 2.3 Primary Frontage Streets - Urban Village; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission (1) approve Petition PB-12-97 TCH and (2) adopt the proposed ordinance.

This petition/ordinance adds approximately 2.8 acres of property and removes approximately 497 square feet of property from the Urban Village as designated within Section 30-65.2 - Urban mixed-use district 2 (UMU-2) of the Land Development Code of the City of Gainesville, Florida, by deleting and replacing Figure 1.2 District Boundary Map - Urban Village and Figure 2.3 Primary Frontage Streets - Urban Village.

The UMU-2 zoning district is subdivided into three designated areas that each have certain land development regulations that are distinct to that area. The three designated areas within the UMU-2 zoning district are the Urban Village, University Heights, and the Archer Triangle. Respective maps within the Land Development Code assign property with UMU-2 zoning into one of these three areas and thereby designate the particular UMU-2 land development regulations that shall apply. By amending the maps of the Urban Village UMU-2 district boundary in the Land Development Code, this petition/ordinance adds an approximately 2.8 acre portion of Tax Parcel No. 06724-000-000 that has recently received UMU-2 land use and UMU-2 zoning as a result of Ordinance Nos. 120303 and 120304. In addition, this petition/ordinance removes from the Urban Village UMU-2 district boundary approximately 497 square feet of property located in the vicinity of the intersection of SW 43rd Street and SW 20th Avenue that is proposed to be rezoned from UMU-2 to Public services and operations district (PS) by Ordinance No. 120235 scheduled for adoption on June 20, 2013.

Public notice was published in the Gainesville Sun on September 11, 2012. On September 27, 2012, the City Plan Board held a public hearing and, by a vote of 5-0, recommended approval of the petition.

#### **CITY ATTORNEY MEMORANDUM**

Because this ordinance was initiated by the City of Gainesville and, by amending the Urban Village UMU-2 district boundary, effectively rezones a parcel or parcels of land involving less than 10 contiguous acres, the City Commission shall hold a public hearing and may, upon the conclusion of the hearing, immediately adopt the ordinance. This ordinance shall become effective immediately upon final adoption.

