



Legislation Text

File #: 120842., **Version:** 2

REZONING - APPROXIMATELY 0.15 ACRES GENERALLY LOCATED ON THE SOUTH SIDE OF NW 21ST AVENUE, APPROXIMATELY 320 FEET EAST OF NW 13TH STREET, FROM CONSERVATION (CON) TO MIXED-USE LOW INTENSITY DISTRICT (MU-1) (B)

Ordinance No. 120842; Petition No. PB-12-160 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 0.15 acres of property generally located on the south side of NW 21st Avenue, approximately 320 feet east of NW 13th Street, as more specifically described in this ordinance, from Conservation (CON) to Mixed-use low intensity district (MU-1); 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 REPORT

This ordinance will rezone approximately 0.15 acres of property from Conservation (CON) to Mixed-use low intensity district (MU-1). The property is a portion of a 1.03-acre parcel (parcel no. 00970-002-000) located on the south side of NW 21st Avenue approximately 320 feet east of NW 13th Street. The original petition included the adjacent 0.31-acre, Conservation-zoned area to the east that is at the western edge of the 20.24-acre Hidden Lake apartment complex, but that area is no longer included after the City Commission voted on April 4, 2013, to deny Petition PB-12-159 LUC (Legistar no. 120841), which had requested a small-scale land use amendment from Conservation to Residential Medium-Density for the 0.31-acre area.

The 0.15-acre property at issue is vacant and partially paved and vegetated. The City once used Conservation land use and zoning to provide a buffer between potentially conflicting uses, but now has various land development regulations to address potential impacts of abutting uses. The proposed rezoning to MU-1 (8-30 units/acre mixed use low intensity zoning district) is consistent with the City's Comprehensive Plan and with the existing Mixed-Use Low-Intensity (8-30 units per acre) designation on the Future Land Use Map. The proposed MU-1 zoning designation is supportive of infill development proximate to the NW 13th Street corridor. This ordinance is related to recent land use and zoning changes (Ordinance Nos. 120839 and 120840) pertaining to an adjacent property to the southwest and along NW 13th Street.

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 voted 4-2 to recommend approval of the original petition. The City Commission held a public hearing on April 4, 2013, and voted 7-0 to approve the petition as revised to only include this .15 acre parcel.

CITY ATTORNEY MEMORANDUM

This ordinance requires two readings.

