



## Legislation Text

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**File #:** 121036., **Version:** 3

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### **REZONING - APPROXIMATELY 1.86 ACRES OF PROPERTY GENERALLY LOCATED AT 2001 NW 13th Street (B)**

Ordinance No. 121036; Petition PB-13-23 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 1.86 acres of property generally located at 2001 NW 13th Street, as more specifically described in this ordinance, from Automotive-oriented business district (BA) 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 STAFF REPORT**

This rezoning request pertains to a 1.86-acre property located at 2001 NW 13th Street. The property is developed and includes an automotive showroom at the front of the lot and a warehouse building at the rear that total 30,456 square feet. This property was part of the former Brasington automotive dealership that closed in 2008. The property is currently used for used car sales.

The proposed rezoning will facilitate future redevelopment of the property by changing from the Automotive-oriented business district (BA) to the MU-1 (8-30 units/acre mixed use low intensity) zoning district, which allows for residential use and more non-residential uses than the BA zoning district. As stated in the purpose section of Section 33-64, "The mixed-use low intensity district is established for the purpose of allowing coordinated developments designed to offer a mixture of residential, convenience-type retail, professional and consumer service uses primarily for residents of mixed-use and adjacent residential neighborhoods, and places of religious assembly. The district is intended to reduce the length and number of vehicular trips by providing for basic needs within close proximity to residential areas, by encouraging pedestrian access, and by the combining of trips. This district is established to allow uses compatible with each other and with surrounding residential areas to be developed near each other."

The proposed MU-1 zoning is consistent with the adjacent MU-1 zoning to the east and south, is consistent with the proposed MU-1 zoning to the north (and is compatible with the existing BA zoning to the north), and with the predominant MU-1 zoning along the east side of NW 13th Street between NW 23rd and NW 16th Avenues. The property is within the Central Corridors Special Area Plan.

After public notice was published in the Gainesville Sun on March 12, 2013, the City Plan Board held a public hearing on March 28, 2013, and by a vote of 6-0, recommended approval of this petition.

This petition/ordinance is related to a proposed small-scale land use amendment (Petition PB-13-22 LUC) from Commercial to Mixed-Use low-Intensity (8-30 units per acre).

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. 121035 becomes effective as provided therein.