



Legislation Text

File #: 130437., **Version:** 3

REZONING - 4 PARCELS GENERALLY LOCATED EAST OF CONE PARK, SOUTH OF THE 3100 BLOCK OF E UNIVERSITY AVENUE AND WEST OF THE 400 BLOCK OF SE 43RD STREET (B)

Ordinance No. 130437; Petition No. PB-13-95 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 134 acres of property consisting of 4 parcels generally located east of Cone Park, south of the 3100 block of E University Avenue and west of the 400 block of SE 43rd Street, as more specifically described in this ordinance, from Alachua County Single family, Medium Density (R-1b) and Multiple family, Medium Density (R-2) districts to City of Gainesville Residential low density district (RMF-5); 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 from Alachua County Single family, medium density (R-1b) district and Multiple family, medium density (R2) district to City of Gainesville RMF-5 (12 units/acre single-family/multiple-family residential district) pertains to an approximately 134-acre property that was voluntarily annexed into the City in 2012. The property is undeveloped, wooded land in east Gainesville and within the Plan East Gainesville area. It is located east of Cone Park and south of the Morningside Nature Center, and consists of four parcels between the 3100 block of E. University Avenue (south side) and the 400 block of SE 43rd Street (west side). The property has extensive areas of regulated natural resources.

This petition/ordinance is related to Petition No. PB-13-94 LUC/Ordinance No. 130436, which proposes amendment of the City of Gainesville Future Land Use Map from Alachua County Medium Density Residential (4-8 du/ac) to City of Gainesville Residential Low-Density (up to 12 units per acre) for this property.

This proposed rezoning, if approved, will facilitate future residential development of the property. The proposed RMF-5 (12 units/acre single-family/multiple-family residential district) zoning provides an increase in maximum density of up to 12 units per acre over the maximum of 8 units per acre allowed under the existing Alachua County Single family, medium density (R-1b) and Multiple family, medium density (R-2) districts. Both RMF-5 zoning and the existing County R-1b (allows attached single-family) and R-2 allow attached dwelling units. The allowance of attached dwelling units in combination with the relative increase in density by the proposed RMF-5 zoning provides needed flexibility for future residential development of this large, undeveloped property with extensive areas of regulated natural resources. Future development of this property will be subject to applicable requirements for avoidance, minimization, buffering, mitigation, and conservation area management of the City's Conservation, Open Space and Groundwater Recharge Element and Land Development Code.

The proposed rezoning to RMF-5 (12 units/acre single-family/multiple-family residential district) is consistent with the City's Comprehensive Plan and will implement the related, proposed RL (Residential Low-Density (up

to 12 units per acre) land use.

After public notice was published in the Gainesville Sun on October 8, 2013, the City Plan Board held a public hearing on October 24, 2013, recommended approval of this petition by a vote of 6-0.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. This ordinance shall become effective immediately upon final 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. 130436 becomes effective as provided therein.