



## Legislation Text

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**File #:** 150112., **Version:** 3

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### **QUASI-JUDICIAL - REZONING - 2100 NE 39TH AVENUE (B)**

Ordinance No. 150112, Petition PB-15-43 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 498 acres of property that is generally located at 2100 NE 39th Avenue and is bordered on the north by NE 53rd Avenue, on the south by NE 39th Avenue, on the west by NE 15th Street, and Waldo Road approximately 440 feet to the east, as more specifically described in this ordinance, from Single-Family Residential district (RSF-1) (3.5 units/acre), Single-Family Residential district (RSF-4) (8 units/acre), and Limited Industrial district (I-1) to Single-Family/Multiple-Family Residential district (RMF-5) (12 units/acre), Multiple-Family Residential district (RMF-8) (8-30 units/acre), General Office district (OF), and Business Industrial district (BI); 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 ordinance will amend the City's Zoning Map Atlas by rezoning approximately 498 acres of undeveloped property in east Gainesville from Single-Family Residential district (RSF-1) (3.5 units/acre), Single-Family Residential district (RSF-4) (8 units/acre), and Limited Industrial district (I-1) to Single-Family/Multiple-Family Residential district (RMF-5) (12 units/acre), Multiple-Family Residential district (RMF-8) (8-30 units/acre), General Office district (OF), and Business Industrial district (BI). The property surrounds the City Ironwood Golf Course and is traversed by Little Hatchet Creek, and is bordered on the north by NE 53rd Avenue, on the south by NE 39th Avenue, on the west by NE 15th Street, and Waldo Road approximately 440 feet to the east. Surrounding uses include single-family and two-family residential development, GRU's Murphree water treatment plant and wellfield, undeveloped rural/agricultural land, a mobile home park, undeveloped light industrial land, mini-storage, a gas station/convenience store, and the City of Gainesville's tree farm. Gainesville Regional Airport is to the east across Waldo Road.

From the 498 total acres of the subject property, 216 acres (located on most of the southern half of the property) will be rezoned Business Industrial (BI). Most of the area proposed for BI is within the DNL 60 Airport Noise Zone, in which residential development is not allowed but many non-residential uses are allowed. Much smaller portions of the BI area are in the more restrictive DNL 65 Noise Zone, the less restrictive DNL 55 Noise Zone, or are outside of the Airport Noise Zones (along NE 53rd Boulevard).

In addition, from the 498 total acres of the subject property, 19 acres located in the northwestern part of property along NE 53rd Avenue will be rezoned to General Office (OF), 203 acres located across much of the northern half of the property plus a small area in the southwestern part of the property will be rezoned to Single-Family/Multiple-Family Residential district (RMF-5) (12 units/acre), and 60 acres located primarily in the easternmost part of the property will be rezoned to Multiple-Family Residential district (RMF-8) (8-30

units/acre).

The property is adjacent to the following zoning districts: Public Services and Operations (PS) to the north (across NE 53rd Avenue); Limited Industrial (I-1), Manufactured/Mobile Home Park (Alachua County district), and Industrial Services and Manufacturing (Alachua County district) to the east; Airport Facility, I-1, Single-Family Residential (RSF-4) (8 units/acre), PS, and Single-Family Residential (RSF-1) (8 units/acre) to the south; and PS, RSF-1, RMF-5, and General Business (BUS) to the west. The property is not within Plan East Gainesville, a non-regulatory plan that has been accepted by both the City and County Commissions, but is adjacent to areas that are part of Plan East Gainesville. As stated in the application documents, "this land use change and rezoning proposal will help realize the vision of the Plan East Gainesville initiative by encouraging the development of a mixed-use employment center near the Gainesville Regional Airport."

The Gainesville Regional Airport Authority on March 15, 2015, voted unanimously to support the proposed rezoning to BI, in order to exclude residential uses within the DNL 60 Airport Noise Zone.

The property contains regulated natural resources (strategic ecosystem, a significant natural community, listed species, wetlands and surface waters) that will be subject to the provisions of Division 4. - Regulated Natural and Archaeological Resources and to other applicable regulations of the Land Development Code.

The City Plan Board held a public hearing on June 25, 2015, where it voted 5-0 to recommend approval of this rezoning.

None.

#### CITY ATTORNEY MEMORANDUM

The City Commission approved this ordinance on first reading on September 3, 2015.

This ordinance requires two hearings and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 150111 becomes effective as provided therein.

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