



## Legislation Text

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**File #:** 180398., **Version:** 2

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### **Quasi-Judicial - Rezoning 81.575 Acres of Property Known as the Oaks Mall (B)**

Ordinance No. 180398

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 81.575 acres of property known as the Oaks Mall generally located at the southwest corner of the intersection of W Newberry Road and NW 62nd Street, as more specifically described in this ordinance, from General Business (BUS) district to Urban 8 (U8) district; 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.

#### **STAFF REPORT**

This ordinance amends the Zoning Map Atlas of the City of Gainesville by rezoning approximately 81.575 acres of property known as Oaks Mall, located the southwest corner of the intersection of W Newberry Road and NW 62nd Street, from General Business (BUS) district to Urban 8 (U8) district.

The purpose of the request is to provide more appropriate zoning at a strategic location in our urbanized area, where a long-developed commercial property (the Oaks Mall) is undergoing substantial change and is beginning to redevelop. The proposed rezoning will encourage redevelopment of the Oaks Mall, a major shopping center and former Development of Regional Impact with approximately 907,000 sq. ft. of GLA (gross leasable area). The proposed change to U8 zoning will strongly encourage infill development and redevelopment. This transect zoning district will add residential and mixed-use development potential where none exists under the current BUS zoning and Commercial land use.

The Oaks Mall is generally surrounded by commercial and other nonresidential development to the north, east and west, and is adjacent to the west and south to multi-family development (3-story, Hampton Oaks Apartments to the south) (3-story, Oaks Apartments to the south and west).

This proposed rezoning to U8 will allow residential density of 60 units per acre by right and up to 80 units per acre by Special Use Permit. The current BUS zoning (and Commercial land use) do not allow residential use. The proposed transect zoning and related mixed-use land use amendment is supportive of increasing choices in housing, offices, retail, and workplaces.

The proposed rezoning and related land use amendment will allow for this property to become a more dynamic, major node within the City of Gainesville. The requested rezoning is consistent with the Comprehensive Plan and meets all applicable review criteria.

The City Plan Board held a public hearing on September 27, 2018, where it voted to recommend approval of this rezoning.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 180397 becomes effective as provided therein.