



Legislation Text

File #: 180481., **Version:** 2

Land Use Change - 0.987 Acres Bounded by NW 13th Terrace, NW 14th Terrace, NW 5th Avenue, and NW 6th Avenue (B)

Ordinance No. 180481

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 0.987 acres of property generally located and bounded by NW 13th Terrace, NW 14th Terrace, NW 5th Avenue, and NW 6th Avenue, as more specifically described in this ordinance, from Residential Low-Density (RL) to Mixed-Use Residential (MUR); 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 Future Land Use Map of the City of Gainesville's Comprehensive Plan by changing the land use category of approximately 0.987 acres of property that is located in the vicinity of and bounded by located NW 13th Terrace, NW 14th Terrace, NW 5th Avenue, and NW 6th Avenue, from Residential Low-Density (RL) to Mixed-Use Residential (MUR).

The properties form an entire city block. This change will allow the redevelopment of the block with a density that allows up to 75 dwelling units per acre compared to the 15 units per acre allowed under RL. The six buildings on the site were built between 1937 and 1957 and are generally in fair condition.

The applicants are requesting higher density land use in order to support mixed-use development. The block is located within walking distance of the University of Florida campus and numerous retail establishments and restaurants. Transit is available with bus stops within two blocks, which would allow residents to use transit for many of their day-to-day activities. The increased density can help reduce driving, reduce traffic congestion, and the subsequent air pollution. The redevelopment of this block with a higher density will not require new streets, or water and sewer extensions.

This land use change will allow multiple-family housing types at a higher density, which supports nearby commercial developments that rely on high density residential development within walking distance such as The Standard and Hub 2, which is under development plan review. The higher density residential land use is more appropriate next to the high intensity fueling station/convenience store than lower density development with single-family and duplex type dwelling units.

The City Plan Board held a public hearing on October 25, 2018, where it voted to recommend approval of this amendment to the Future Land Use Map of the Comprehensive Plan.

CITY ATTORNEY MEMORANDUM

This proposed amendment to the Comprehensive Plan involves a use of 10 acres or fewer and qualifies as a small-scale development amendment. The City Commission may adopt small-scale development amendments with a single public hearing.

Within 30 days following the City's adoption of this amendment, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the compliance of this amendment with Chapter 163, Florida Statutes. If challenged within 30 days after adoption, this amendment will not become effective until the state land planning agency or the Administration Commission issues a final order determining that the adopted amendment is in compliance with Chapter 163, Florida Statutes. If unchallenged, this amendment will become effective 31 days after adoption.