



Legislation Text

File #: 180669., **Version:** 2

Quasi-Judicial - Rezoning 3.02 acres located on the east side of the 400 and 500 blocks of NW 13th Street and the west side of the 400 block of NW 12th Drive (B)

Ordinance No. 180669

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 3.02 acres of property generally located on the east side of the 400 and 500 blocks of NW 13th Street and the west side of the 400 block of NW 12th Drive, as more specifically described in this ordinance, from Urban 6 (U6) to Urban 8 (U8); 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 from Urban 6 (U2) to Urban 8 (U8) approximately 3.02 acres of property (12 parcels) generally located on the east side of the 400 and 500 blocks of NW 13th Street and the west side of the 400 block of NW 12th Drive. The proposed rezoning will increase the density allowed from 50 dwelling units per acre to 60 dwelling units per acre by right, and 80 dwelling units per acre by special use permit. It will also allow a wider variety of uses. The applicant believes the additional uses and increased density allowed under the proposed U8 zoning will spur redevelopment.

The subject parcels are surrounded by transect zoning extending for several blocks, and do not abut any low-density residential zoning. The site and the area around it were rezoned to transect zones in July 2017. Transect zones require specific building and street design standards that can only be achieved with the redevelopment of the site. Sites to the south and southwest of the subject parcels that have been redeveloped or proposed for redevelopment either have a higher density zoning or have been rezoned to allow a higher density than allowed by the current U6 zoning. These properties include the Standard, the new Publix grocery store, and the Holiday Inn hotel. A planned development, HUB 2, directly south (DB-18-66) proposes 7 stories of residential, retail, and parking with a step-down to 3 stories toward the adjacent historic district. The proposed zoning is consistent with the emerging character of the area.

The subject parcels are located along NW 13th Street, which is major state highway and transit corridor. The site is served by RTS bus routes 8, 10, and 29. The parcels are also located within a half-mile of the University of Florida campus and in close proximity to University Avenue, which is a major transportation corridor. This makes them easily accessible by multiple modes of transportation and suitable for residential and commercial uses to serve the population of University of Florida, Downtown, and nearby neighborhoods such as College Park and 5th Avenue/Pleasant Street. The subject parcels are also within the City's Enterprise Zone, the 5th Avenue and Pleasant Street Community Redevelopment Area (CRA), and the CDBG Home Target Area, all of which aim to promote redevelopment and infill.

The rezoning request is consistent with the City's Comprehensive Plan and meets all applicable review criteria.

The City Plan Board held a public hearing on January 24, 2019, where it voted to recommend approval of this rezoning.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and will become effective immediately upon adoption.