



## Legislation Text

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**File #:** 210033., **Version:** 2

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### **Quasi-Judicial - Rezoning 0.945 Acres of Property Located at the SW Corner Intersection of W University Avenue and SW 12th Street (B)**

Ordinance No. 210033

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 0.945 acres of property generally located at the SW corner of the intersection of W University Avenue and SW 12th Street, as more specifically described in this ordinance, from Urban 9 (U9) to Planned Development (PD); providing land development regulations; 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 will rezone approximately 0.945 acres of property located at the SW corner intersection of W University Avenue and SW 12th Street from Urban 9 (U9) to Planned Development (PD). This ordinance was generated by an application from the private property land owners. The City Plan Board held a public hearing on May 27, 2021, where it voted to recommend approval of this rezoning.

The purpose of the planned development (PD) district is to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures, which other zoning districts cannot accommodate, while also retaining the city commission's authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare.

This ordinance requires two hearings and will become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 210032 becomes effective as provided therein.