



## Legislation Text

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**File #: 211331., Version: 1**

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**Text change to the City's Land Development Code to delete the 10-acre minimum parcel size requirement for the owner of a parcel, not adjacent to a Transect Zone, to file an application for rezoning to Transect. (B)**

**Petition LD22-000050 TCH, City Plan Board. Proposed text amendment to the Land Development code, Sec. 30-3.14.J.4., Rezoning Criteria, to delete the 10-acre minimum parcel size requirement for the owner of a parcel, not adjacent to a Transect Zone, to file an application for rezoning to Transect.**

The need for this text change was identified at a joint meeting of the City Commission and City Plan Board in 2019. Currently, only parcels greater than 10 acres and adjacent to an existing Transect Zone, can petition for a rezoning to a Transect zoning district. Staff has identified several instances of Transect Land Use parcels of less than 10 acres that function successfully and co-exist harmoniously with surrounding developments. Other transect features of a site that contribute to a successful development are moderate to intense activity areas, a variety of mixed uses including residential, multi-modal transportation options with efficient access routes, clearly defined pedestrian and bicycle routes, parks, activity areas and well defined functional open spaces, functional street improvements and pedestrian scale lighting, buildings that face the street with space for street activities and the adjacent business and unique civic and social activity areas. Parcel size is not included in that list of successful criteria. This petition proposes a text amendment to delete the 10-acre, minimum parcel size requirement for a parcel, not adjacent to a Transect Zone, to be considered for rezoning to Transect Land Use and zoning.

**Strategic Note:**

This petition meets Goal 3: A Great Place to Live & Experience of the City of Gainesville Strategic Plan.

None.

Staff to City Plan Board - Staff recommends approval of Petition LD22-000050 TCH.