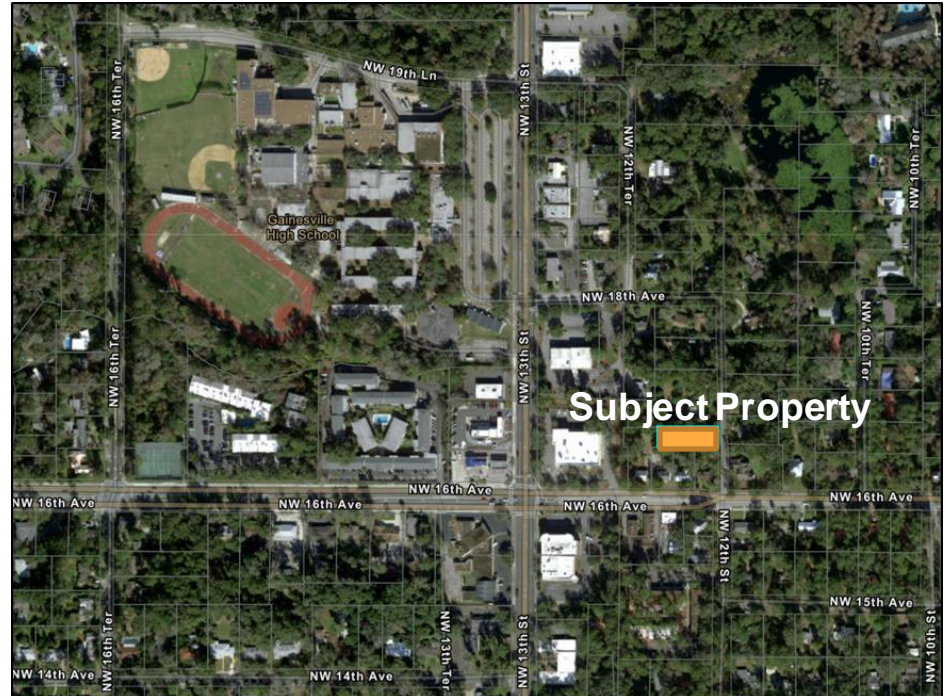


City of
Gainesville

2023-825

**LD23-71 & LD23-72 Land Use
Change and Rezoning**

**Department of Sustainable
Development
Juan Castillo**



Background

Location: 1222 NW 16th Ave.

Current Use: Office

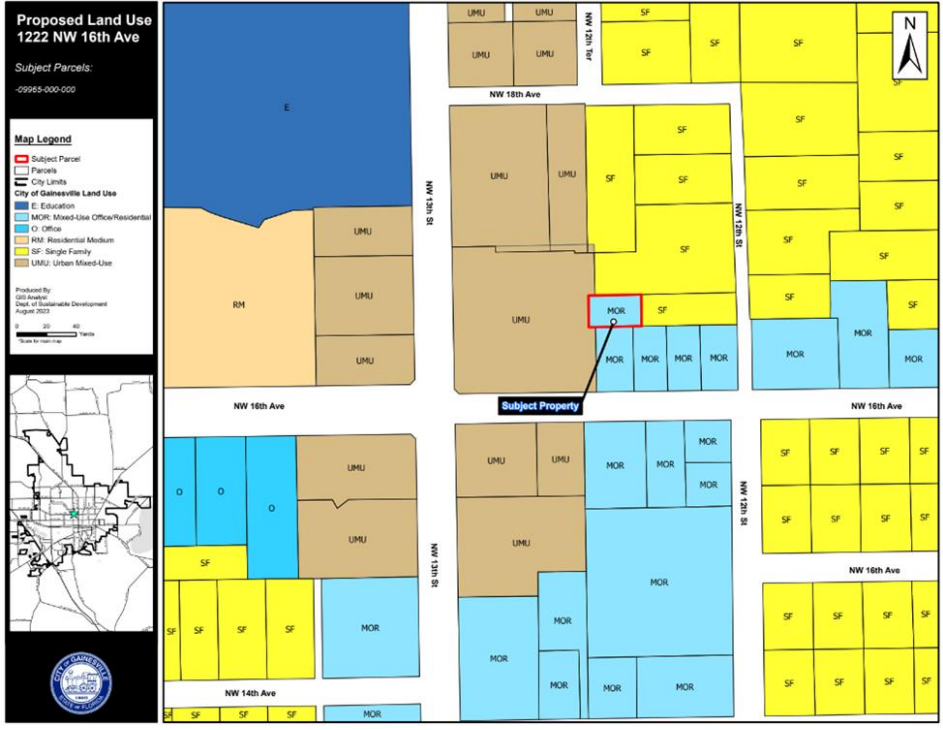
Property Size: .8 acres



Current Land Use: Single Family (SF)

Proposed Land Use: Mixed-use Office/Residential (MOR)

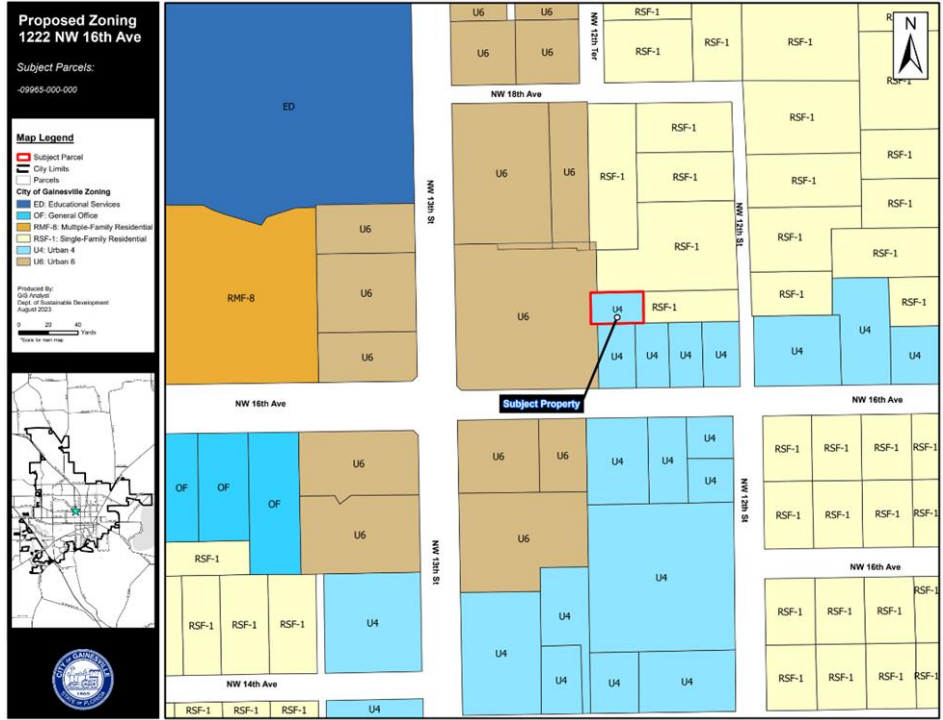
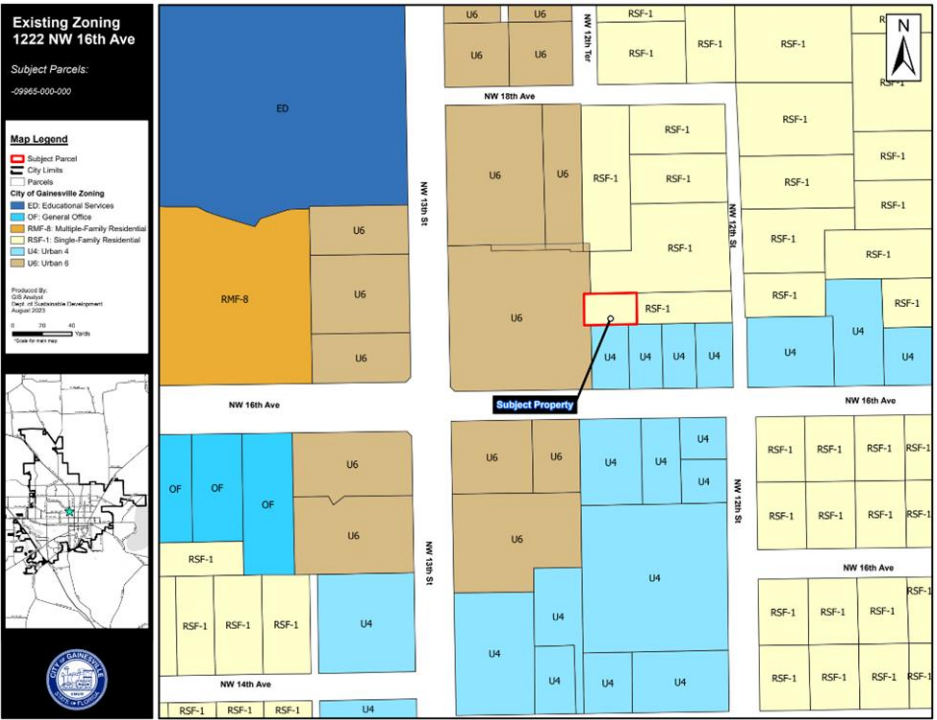
2023-825



Current Zoning: Single Family Residential (RSF-1)

Proposed Zoning: Transact Zone 4 (U+)

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Is Consistent with Comprehensive Plan

Objective 4.2 The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from the impacts of high intensity uses by separating intense uses from low intensity use by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of the site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and free canopy.

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Meets Review Criteria for Zoning and Land Use Changes

Consistency with the Comprehensive Plan

Compatibility and surrounding land uses

Environmental impacts and constraints

Support for urban infill and redevelopment

Impacts on the transportation system

Availability of facilities and services

Discouragement of urban sprawl

Notification

2023-825

MEETING INFORMATION

Please contact the City Clerk's Office at 352-334-5015 to report issues with the technology that the City is using (not the technology members of the public are using) to provide public access (viewing, listening and/or commenting) to the meeting. If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equity and Inclusion at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish to Spanish relay, please call 1-877-955-8773. For STS Spanish to English relay, please call 1-844-463-9710.

The public will have an opportunity to comment on the application.
Public access to this meeting can be accomplished as follows:

In person at the City Hall Auditorium, 200 East University Ave.

Live Meeting Coverage

- City of Gainesville Website: <https://www.gainesvillefl.gov/Government-Pages/Government/Departments/Communications-Office/Community-12TV/Live-Web-Streaming>
- Broadcast on Cox Cable Channel 12

Written Public Comment – accepted in advance of the meeting and during the meeting

- By mail to: City of Gainesville, Department of Sustainable Development: P.O. Box 490, Station 11, 32627
- By email to: cpb@gainesvillefl.gov

All written comments submitted shall be made a part of the public record. If any member of the public requires additional information about this meeting or has any questions about how to submit a public comment at the meeting, please contact:

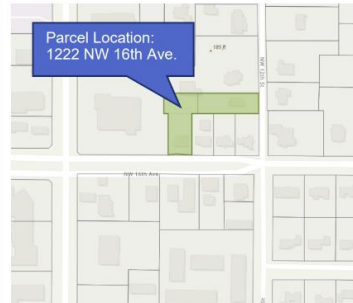
Department of Sustainable Development
cpb@gainesvillefl.gov

CITY PLAN BOARD

WHAT: 1) Petition LD23-71 Rezoning portion of parcel 09965-000-000 from City of Gainesville Residential Single family RSF-1 to City of Gainesville Transect Zone U4, and 2) Petition LD23-72 Land Use Amendment portion of parcel 09965-000-000 from City of Gainesville Single Family (SF) to City of Gainesville Mixed Use office/residential.

WHEN: Thursday, August 24, 2023, 6:30 pm

WHERE: 200 East University Ave. | Gainesville, FL 32601



Application ID: LD23-71 ZON and LD23-72 LUC

Name: Cotton Land Use Amendment and Rezoning

Lot Size: .39 +/- acres

Contact: Juan Castillo (PlannerIII)
Castilloj1@gainesvillefl.gov



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Staff

Recommends approval of LD23-72

Recommends approval of LD23-71

Thank You

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Sec. 30-3.13. - Land use change criteria.

Applications to change the land use category for a property by amending the future land use map of the Comprehensive Plan shall be reviewed according to the following criteria:

- A. The goals, objectives, and policies of the Comprehensive Plan.
- B. The need for additional land in the proposed land use category based on the projected population of the city and the relative availability of the current and proposed land use categories.
- C. The proposed land use category of the property in relation to surrounding properties and other similar properties.
- D. The potential impact of the land use change on adopted level of service standards.

Sec. 30-3.14. - Rezoning criteria.

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Applications to rezone property shall be reviewed according to the following criteria:

- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- B. The character of the district and its suitability for particular uses.
- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.
- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.
- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.
- F. The needs of the city for land areas for specific purposes to serve population and economic activities.
- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- H. The goals, objectives, and policies of the Comprehensive Plan.
- I. The facts, testimony, and reports presented at public hearings.