

2024-40B

City of  
**Gainesville**



415 NW 19<sup>th</sup> Street Rezoning

2024-40

LD23-000148 ZON

City Plan Board  
January 25, 2024  
Jason Simmons



# Rezoning Request

2024-40B

**Location:** East side of NW 19<sup>th</sup> Street, south of NW 5<sup>th</sup> Avenue.

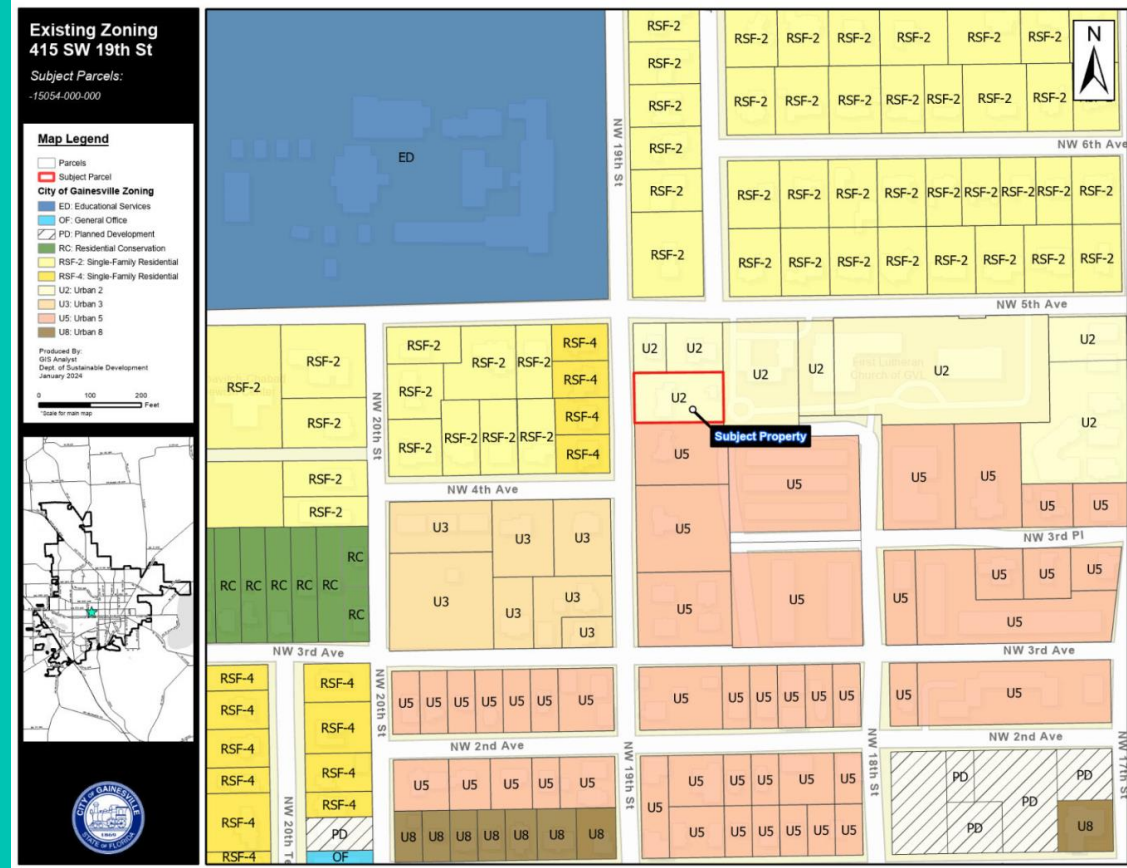
**Address:** 415 NW 19<sup>th</sup> Street.

**Size:** Approximately 0.39± acres

**Land use:** Residential Low-Density (RL)

**Zoning:** Urban 2 (U2)

**Request:** Approve zoning change from Urban 2 (U2) to Urban 5 (U5).



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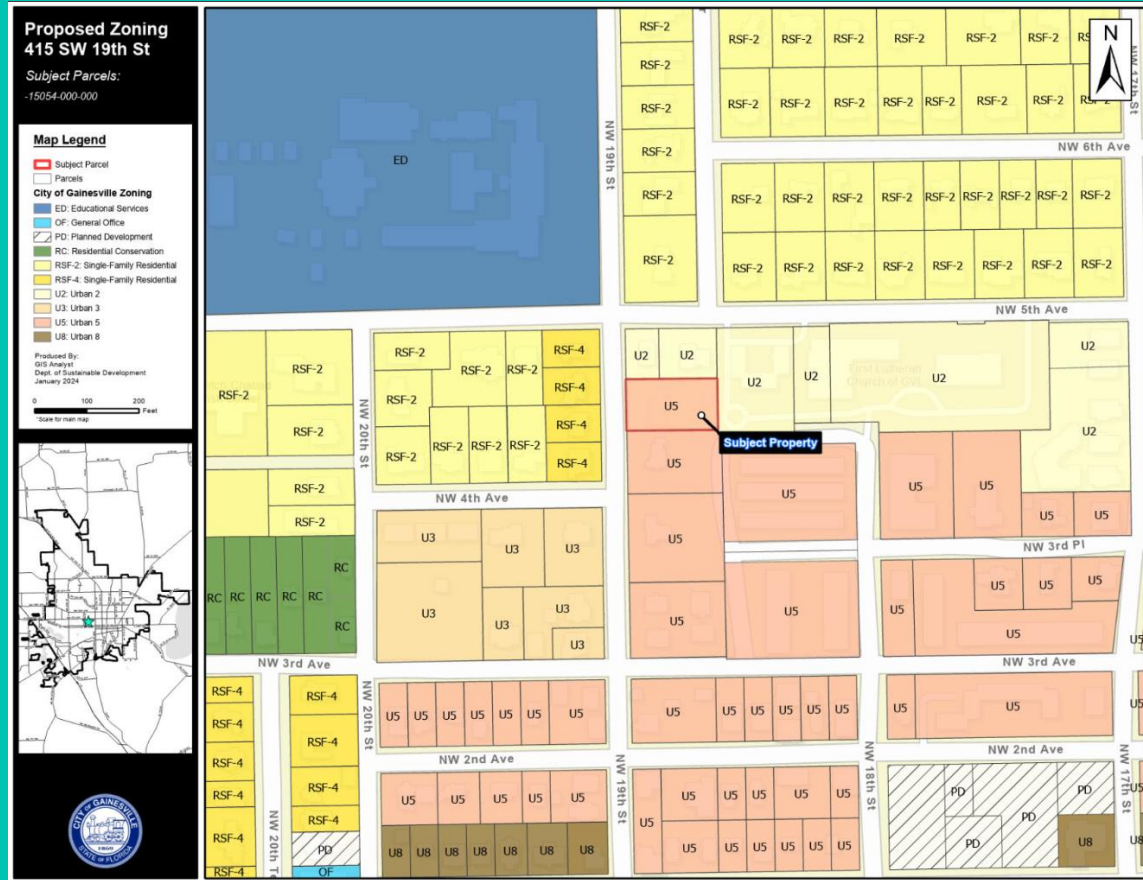
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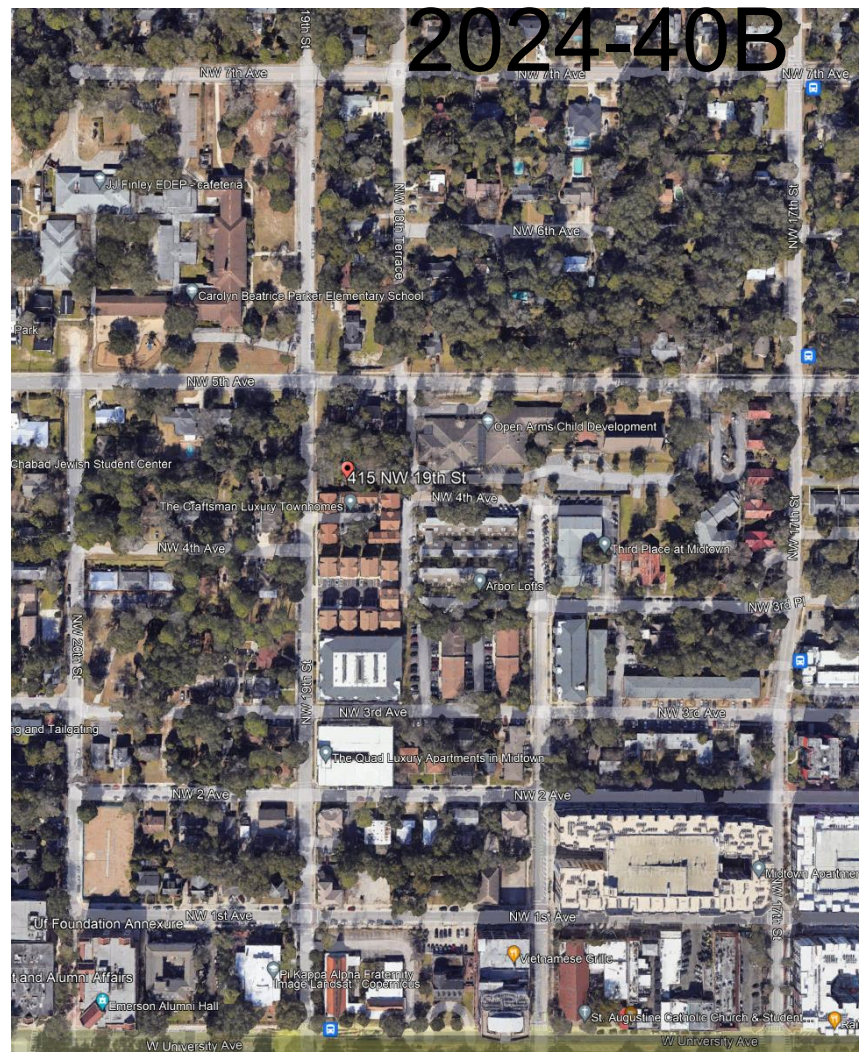
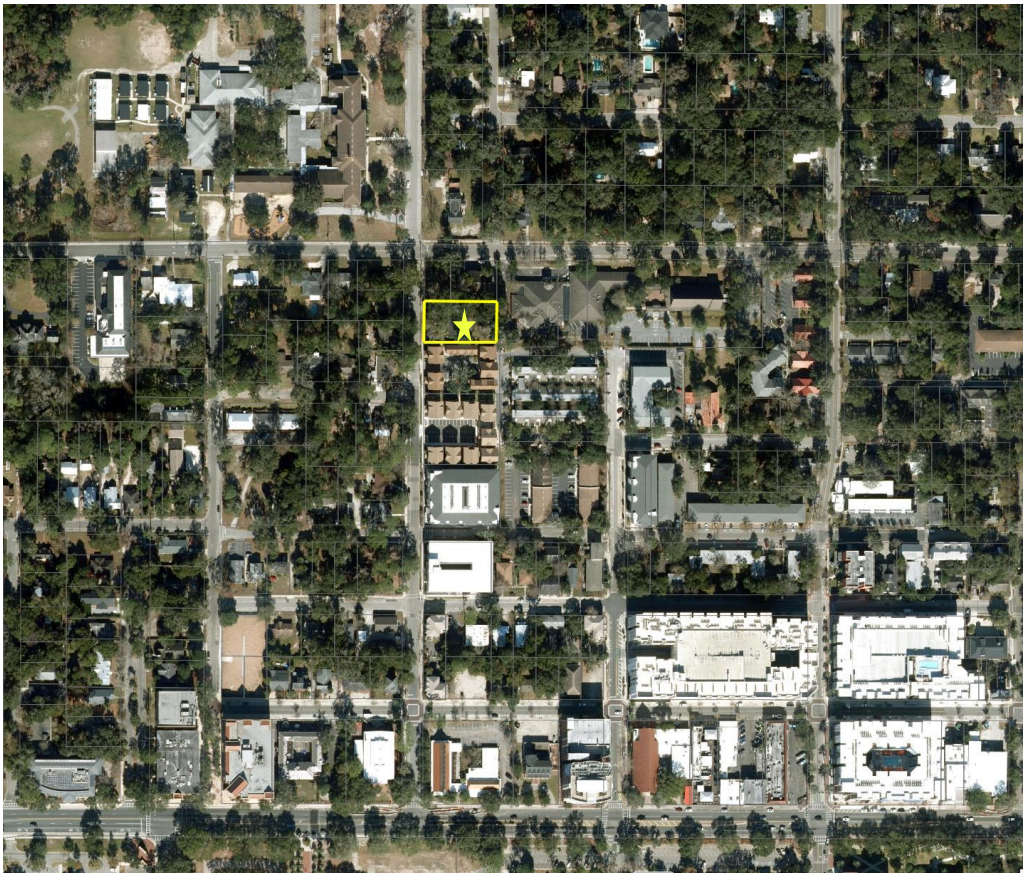
**Zoning:** Urban 2 (U2)

**Request:** Approve zoning change from Urban 2 (U2) to Urban 5 (U5).

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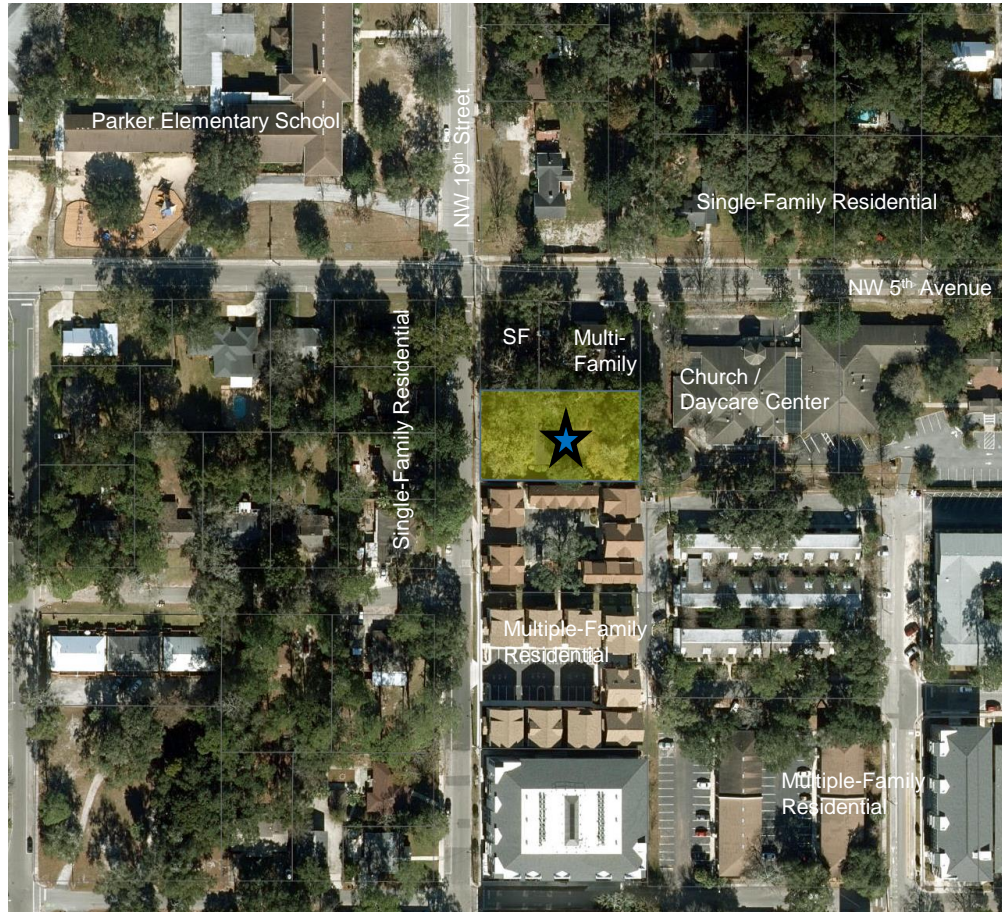








# 2024-40B Rezoning Criteria

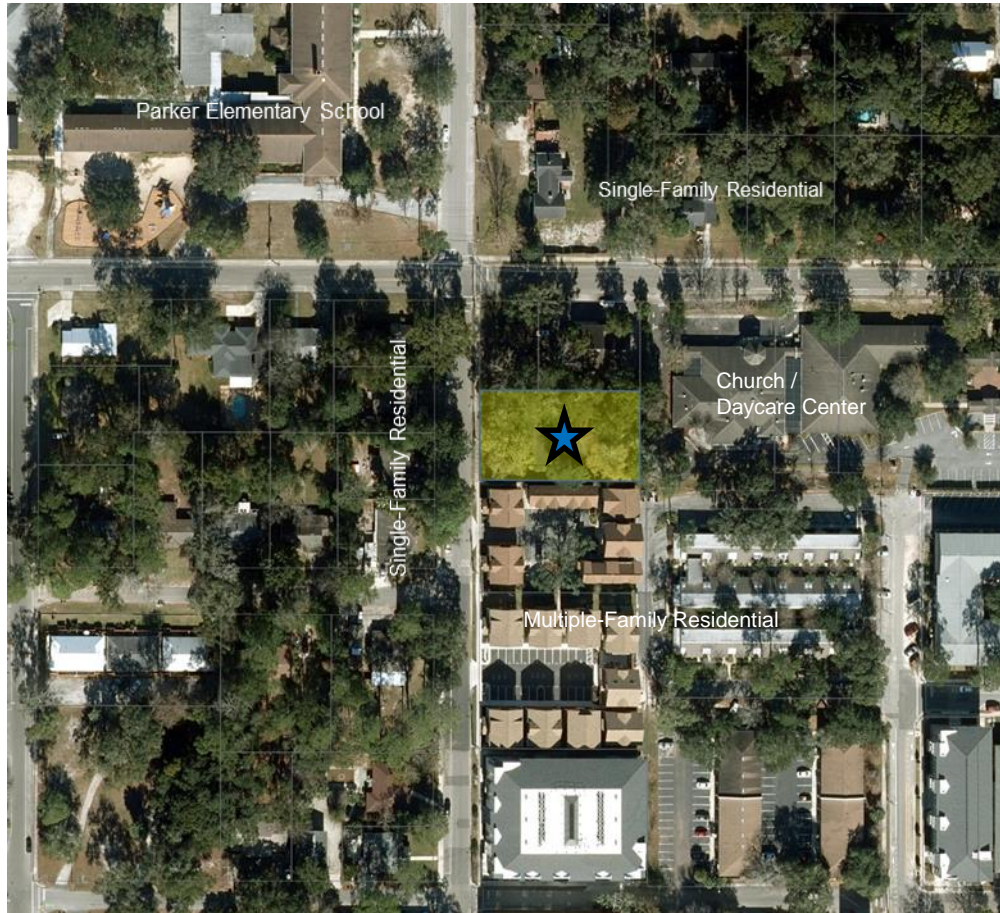


- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- B. The character of the district and its suitability for particular uses.
- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.
- 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.

- Current property has a single-family dwelling unit with an ADU. These will remain conforming uses in the proposed U5 zoning district until the time the owners / applicants decide to redevelop the property.
- The U5 transect zone allows for the full range of residential uses including single-family dwellings and multi-family dwellings, with an allowed residential density of 75 units per acre by right.
- Rezoning to U5 will allow a higher density development to serve the demand for additional residential units just blocks from the University of Florida, while the design standards will ensure compatibility with the nearby development.
- Properties in the area with U5 zoning have been redeveloped with higher density multiple-family residential development, generally located to the south of the subject property along NW 19<sup>th</sup> Street. The permitted uses in U5 are appropriate for the subject property.
- U5 zoning is present on the abutting properties to the south and further south on the east side of NW 19<sup>th</sup> Street. Properties to the north and east of the subject property have U2 zoning while the properties to the west that lie across NW 19<sup>th</sup> Street are zoned RSF-4. The U5 zoning district is compatible with the existing zoning in the area.



# 2024-40B Rezoning Criteria



- J. Applications to rezone to a transect zone shall meet the following additional criteria:
1. The proposed Transect Zone shall provide a logical extension of an existing zone, or an adequate transition between zones.
  2. The area shall have had a change in growth and development pattern to warrant the rezoning to a more or less urban T-Zone.
  3. The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the Comprehensive Plan.
  4. The subject land has the characteristics of a T-Zone or has the potential to successfully facilitate development consistent with the intent of the T-Zone, including the creation of a more urban form through prescriptive building placement standards, enhanced window glazing, and an emphasis on the pedestrian experience.

- The proposed U5 transect zone is consistent with the development in the area. Properties to the south currently have U5 zoning and have recently seen redevelopment projects built in compliance with the U5 transect zone design requirements. The proposed zoning for the subject property provides a logical extension of the U5 zoning from properties to the south.
- Redevelopment has occurred on the U5 properties that lie to the south. The applicants anticipate that rezoning to U5 will serve as a spark that will facilitate redevelopment of the subject property. As the property is less than five blocks from the campus of the University of Florida, the area is attracting more multiple-family development proposals to house the students and staff of the university. Redevelopment under the transect zone provisions of the U5 district will ensure a more efficient and sustainable urban form for the new development and compatibility between development on the subject property and the adjacent single-family and multiple-family residential development.
- The zoning request is consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.
- Property is directly north of properties that have the requested U5 transect zoning. These properties, including multiple-family projects The Craftsman Phase I and Phase II, have been developed under the T-Zone development standards that help to create a more urban form through the various design standards in the T-Zone regulations.

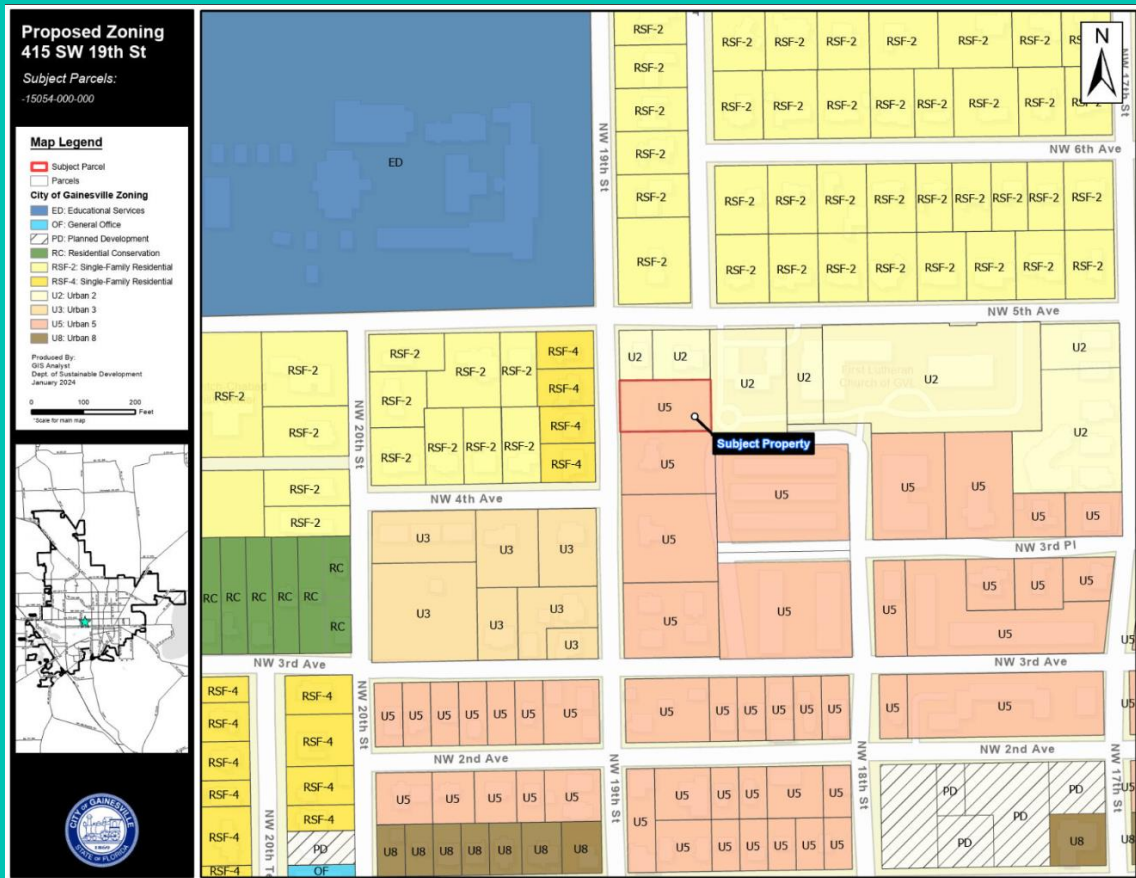


# 2024-40B Staff Recommends

## Approval of Petition LD23- 000148

Approve LD23-000148

Recommend to the City  
Commission adoption of  
Ordinance 2024-40



# Thank You