

2024-40F

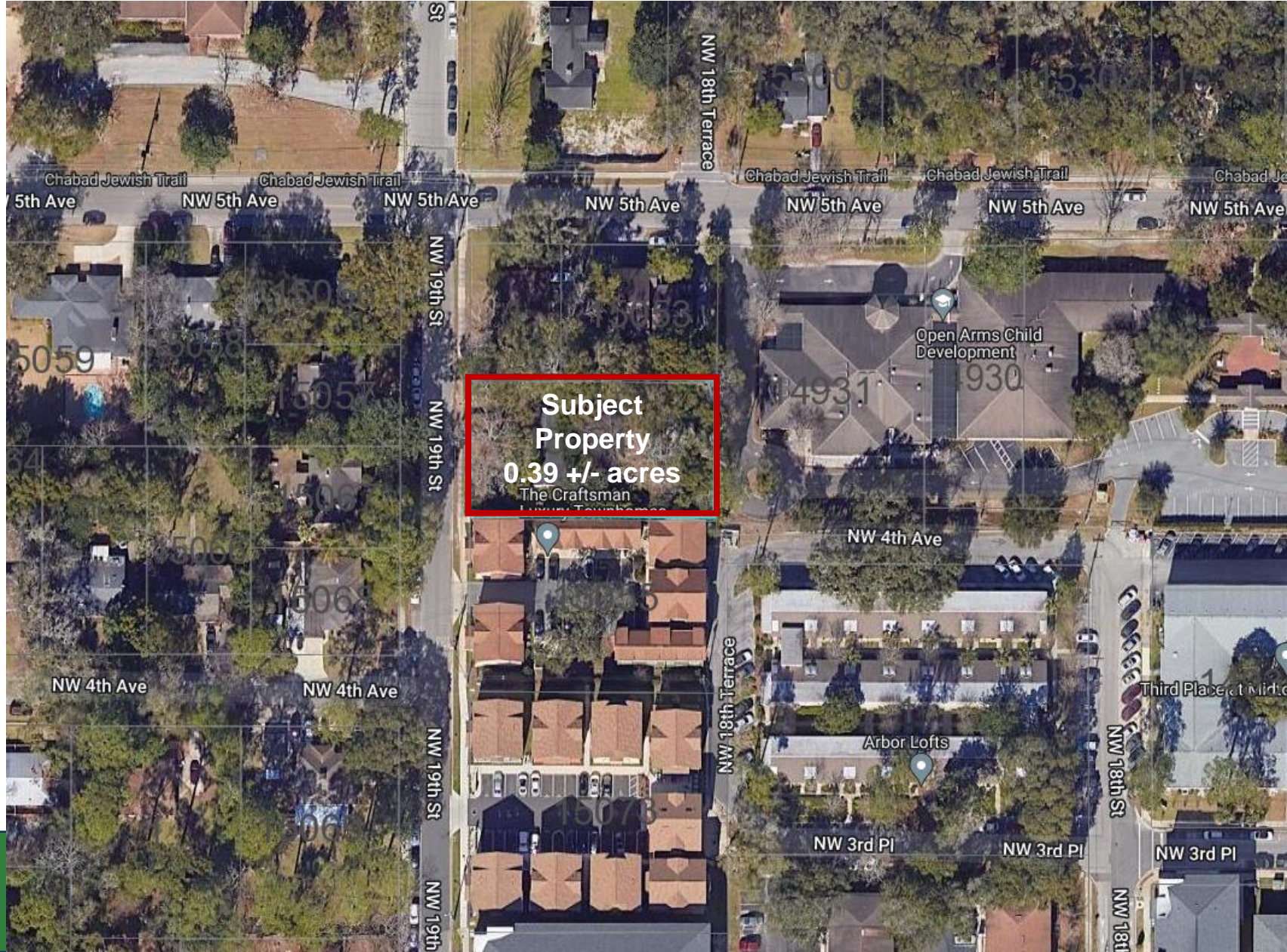


415 NW 19th ST Small-Scale Land Use Map Amendment & Rezoning

**Tax Parcel: 15054-000-000
Petitions LD23-149 LUC & LD23-148 ZON
Ordinances 2024-40 & 2024-41**

City Commission: April 4, 2024

Site Location: 415 NW 19th Street



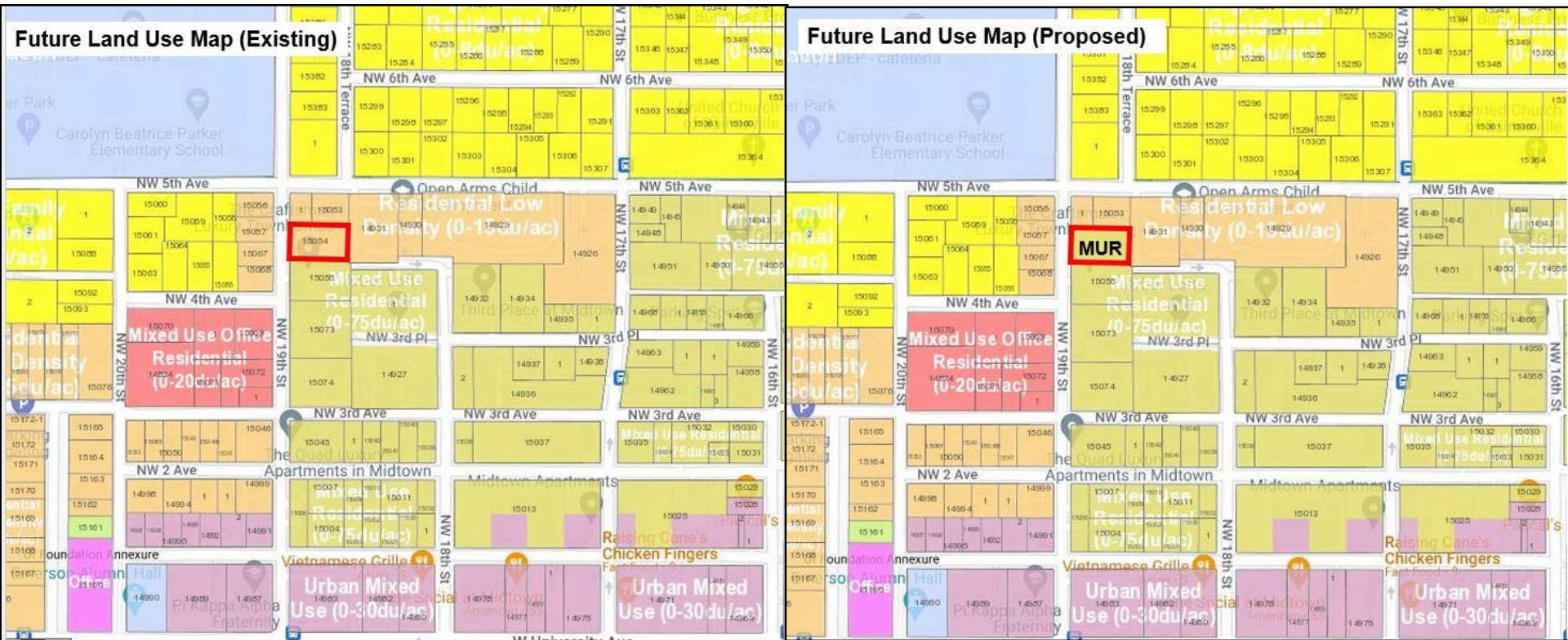
Existing Uses



Request

- Amend the Future Land Use Map from Residential Low (RL) to Mixed Use Residential (MUR)
- Amend the zoning from Urban 2 (U2) to Urban 5 (U5)
- Small-scale land use amendment for 0.39 +/- acres

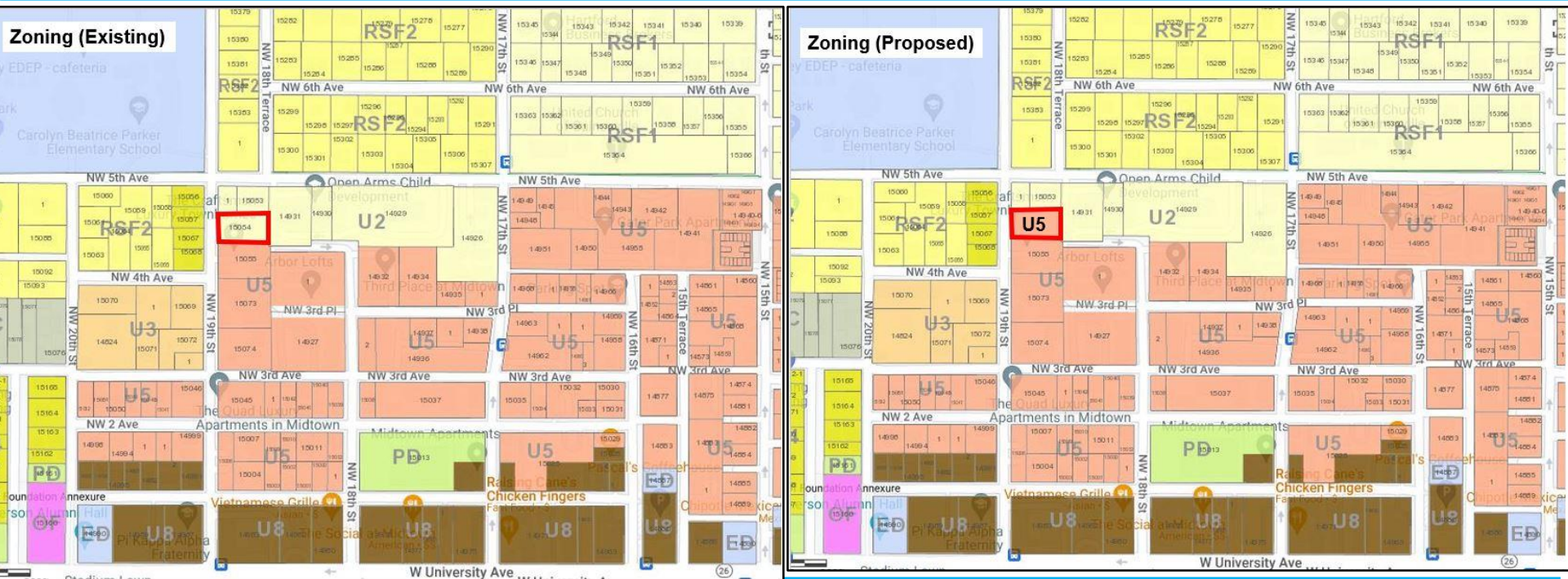
Proposed Land Use Map Change



Proposed Land Use Map Change:

- From: Residential Low (RL)
- To: Mixed Use Residential (MUR)

Proposed Zoning Map Change



Proposed Zoning Map Change:

- From: Urban 2 (U2)
- To: Urban 5 (U5)

Justification for Change

- **Facilitates site redevelopment / Urban infill**
- **Supports City's redevelopment goals**
- **Existing urban, developed area with public facilities available**
- **Higher density provides additional housing units in City core**
- **Proposed map designations compatible with the surrounding area**
- **Consistent with redevelopment trend to U5 to the south**

Existing View along East Side of NW 19th Street



**U5 Redevelopment
south of the Subject
Property**

Consistency with the Comprehensive Plan

FLUE Goal 2

Redevelop areas....in a manner that promotes quality of life, transportation choice, a healthy economy, and discourages sprawl.

- **Proposed map change will:**
 - **Facilitate redevelopment on the parcel (allow for higher density)**
 - **Support transportation choice due to existing sidewalk, bicycle, & nearby transit facilities**
 - **Promote infill development in an area with existing public facilities**

Consistency with the Comprehensive Plan

FLUE Objective 1.5

Discourage the proliferation of urban sprawl.

- **Discourages urban sprawl by promoting site redevelopment where there are existing public services and facilities**

Comparison of U2 to U5

U2 Zoning	U5 Zoning
Attached dwelling unit (up to 6 units)	Attached dwelling unit (up to 6 units)
Multi-family, small-scale (2-4 units/bldg.)	Multi-family, small-scale (2-4 units/bldg.)
Single-family dwelling	Single-family & Multi-family dwelling
Bed & Breakfast Establishment (SUP)	Bed & Breakfast Establishment
Civic, social, or fraternal organization	Civic, social, or fraternal organization
Day Care Center (SUP)	Day Care Center
Place of religious assembly	Place of religious assembly
Public or private schools (SUP)	Public or private schools (SUP)
	Food Truck
	Office (up to 20% of building square footage)
3 stories maximum height	4 stories maximum height
15 dwelling units/acre maximum	75 dwelling units/acre maximum

Meets the 10 Rezoning Review Criteria

- **Proposed U5 compatible with surrounding existing development (U5 zoning abuts to the south)**
- **Proposed U5 zoning district is suitable for higher density residential**
- **Proposed U5 is compatible with surrounding transect zoning to the south**
- **Higher density is a more appropriate use than single-family use in this area**
- **Within an area where transect zoning was placed in 2017; TMPA Zone A that encourages redevelopment close to the UF Campus**
- **Rezoning would allow higher density to serve the population near UF**
- **Changes in the character of the area based on 2017 citywide rezoning; significant redevelopment south and southeast of the site**
- **Consistent with the Comprehensive Plan redevelopment goals**
- **Public hearings, reports presented to the Plan Board**
- **Existing transect zoning; proposing a logical extension of a higher density T-Zone consistent with recent changes in the area**

Summary

- **Request: Change land use category from RL to MUR Rezone from U2 to U5**
- **Staff Recommendation: Approval as submitted by applicant**
- **Plan Board Recommendation: Approval**
- **Applicant requests approval of:**
 - **Petitions LD23-149 LUC & LD23-148 ZON**
 - **Ordinances 2024-40 & 2024-41**