

2024-262B

City of Gainesville



Hillpointe-Rozier Rezoning
2024-262B
LD23-000116 ZON

City Commission
Jason Simmons



Rezoning Request

2024-262B

Location: West of I-75, south of SW Archer Road, east of SW 44th Street.

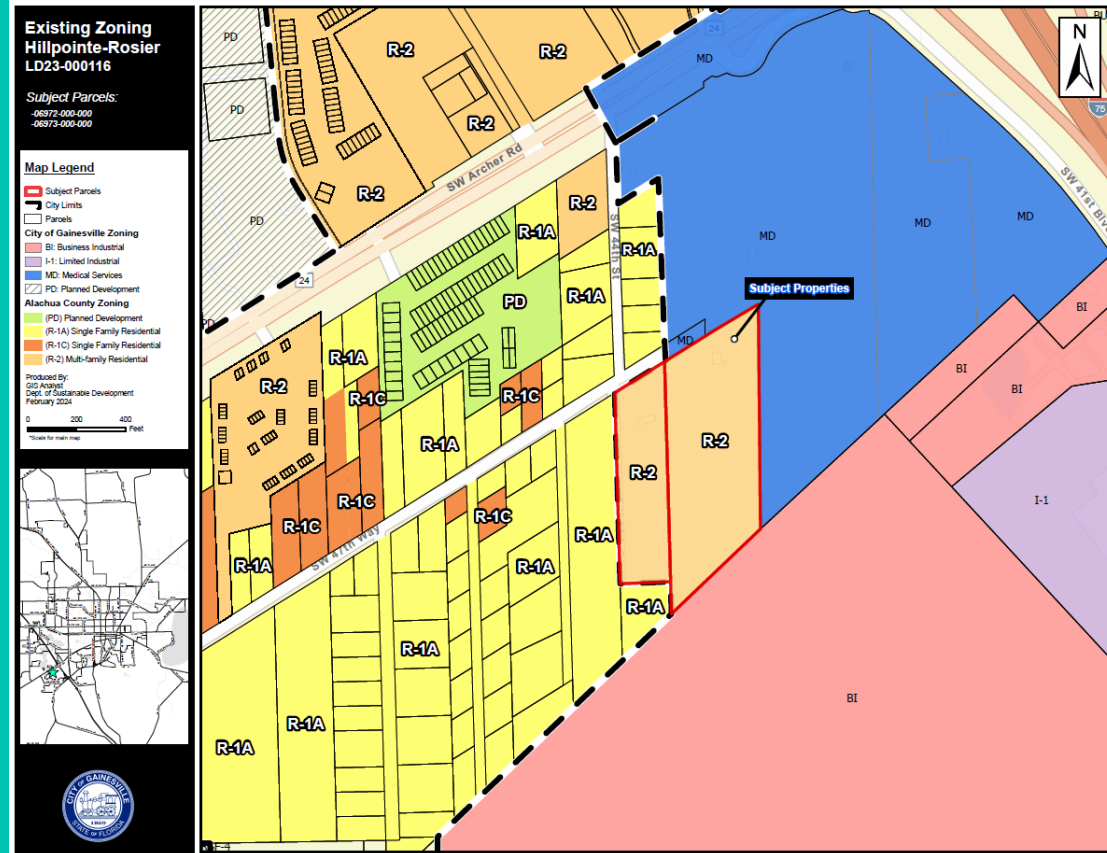
Address: 4329 & 4301 SW 47th Way.

Size: Approximately 12.60± ac

Land use: AL County Medium-Density (MED)

Zoning: AL County Multiple Family Medium-Density (R-2)

Request: Approve zoning change from Alachua County Multiple Family Medium-Density (R-2) to City of Gainesville Single/Multi-Family (RMF-5).



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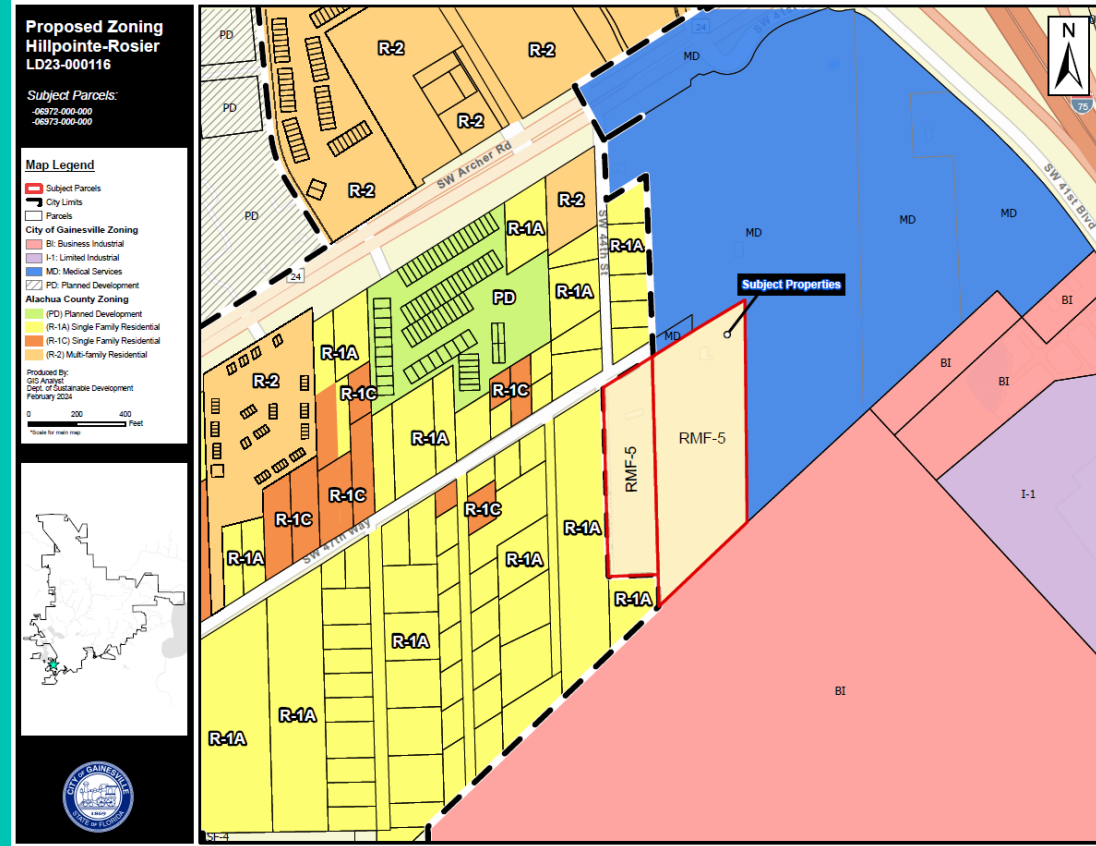
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Rezoning Criteria

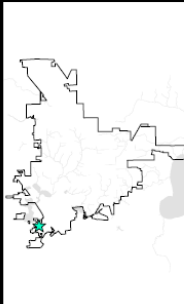
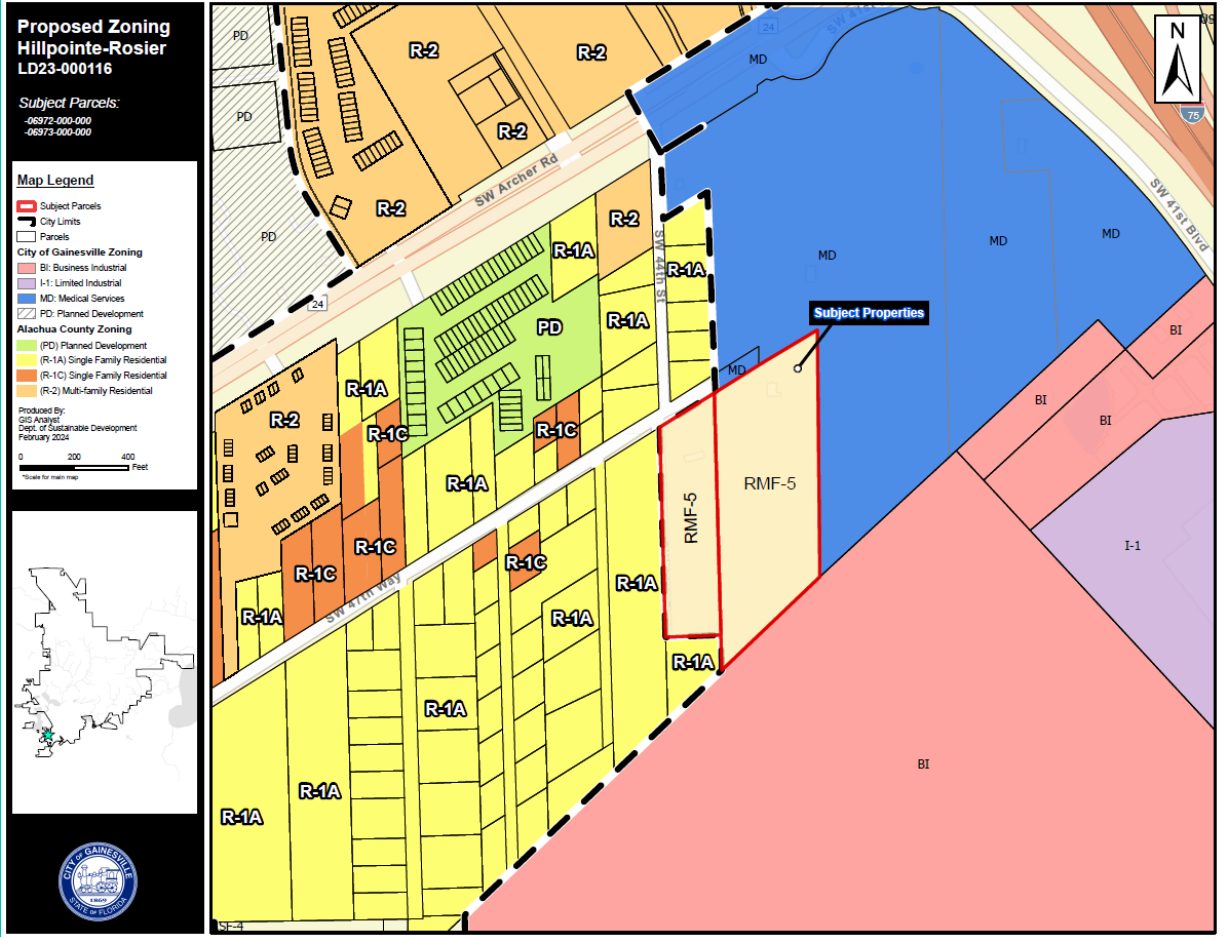
- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- B. The character of the district and its suitability for particular uses.
- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.
- 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 2 single-family dwelling units. These will remain conforming uses in the proposed RMF-5 zoning district as the owners / applicants decide to redevelop the property.
- The RMF-5 zoning district allows for almost the full range of residential uses including single-family dwellings and multi-family dwellings, with an allowed residential density of 12 units per acre by right.
- Rezoning to RMF-5 will allow small-scale multi-family residential development to serve the demand for additional residential units within close proximity to new employment centers to the east, including a hospital, a stand-alone emergency room, and a fire station.
- The RMF-5 zoning for the subject property will offer the possibility for higher density residential development that will serve as a transition area between the new institutional uses to the east of the subject property and the single-family residential neighborhood to the west.
- The RMF-5 zoning is compatible with surrounding property that includes Alachua County Single Family Residential (R-1A) on the north and west, City of Gainesville Business Industrial zoning (BI) on the south, and City of Gainesville Medical Services (MD) zoning on the north and the east. Abutting development to the west and north is single-family residential.

- The new freestanding emergency room to the east as well as the future hospital and fire station will be compatible with development on the subject property. The proposed RMF-5 zoning district with the associated RL land use category is compatible with the neighborhood and the surrounding development.
- There have been substantial changes in the character or development of the area near the property under consideration for rezoning. The abutting property to the east is currently being redeveloped with institutional development including a freestanding emergency room, a hospital, and a fire station.
- If the subject property redevelops with multiple-family residential it can serve as a transition area between the new institutional development and the existing single-family residential development to the west of the subject property.
- 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.

Staff Recommends Approval of Petition LD23-000116.



Thank You