



**Rezoning & Land Use Map Change
1200 block of SW 25th Place, North Side**

Neighborhood Workshop September 7, 2021

Agenda

- Introductions
- Property Location
- Property Description
- Existing Zoning & Land Use
- Proposed Zoning & Land Use Changes
- Next Steps
- Contact Information
- Questions

Site Location: 1200 block of SW 25th PL, north side



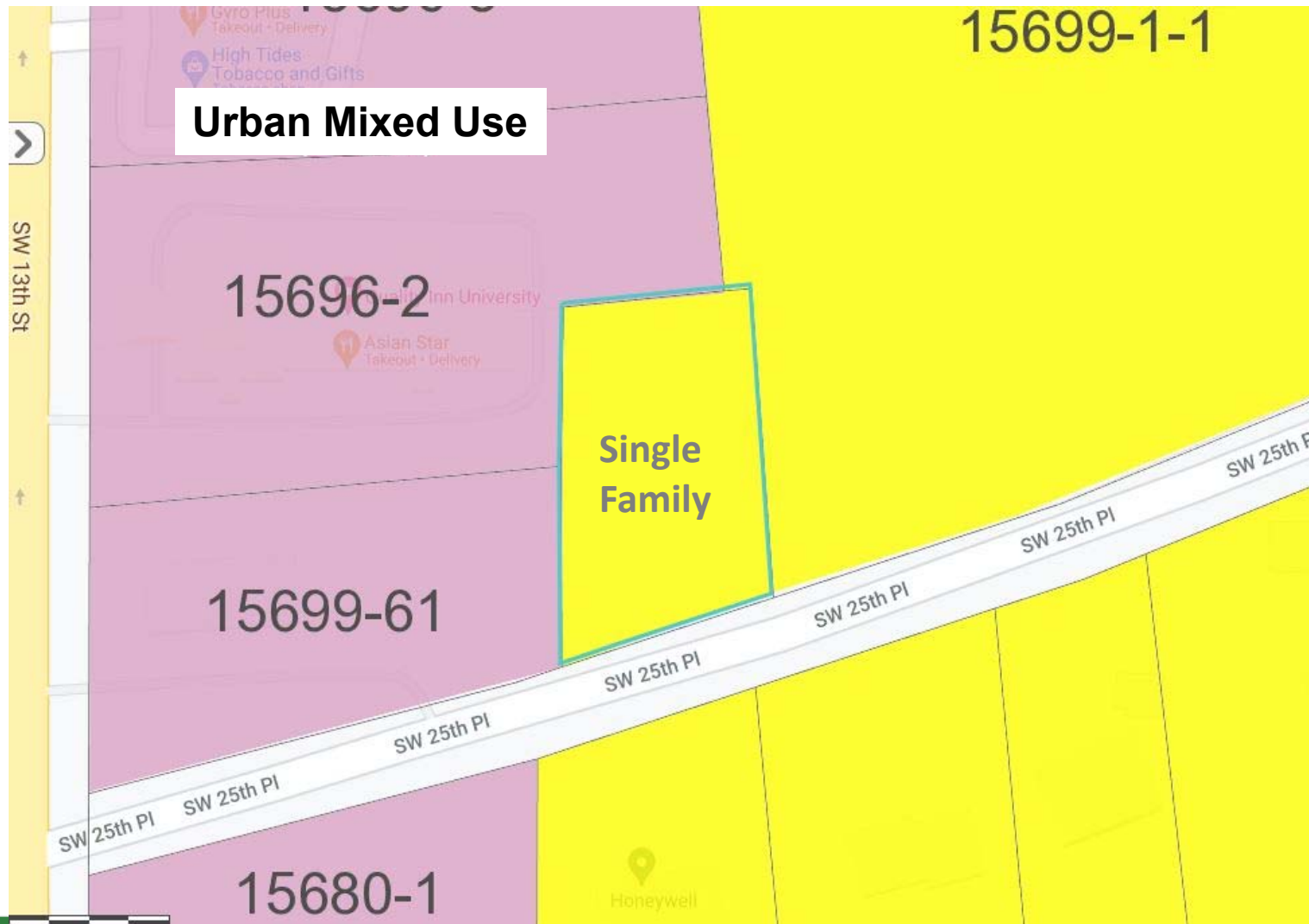
Property Description

- Property Size: 0.62 +/- acres
- Current Use: Vacant Parcel
- Tax Parcel Number: 15699-001-005
- Current zoning (RSF-1) allows detached SF dwellings
- Proposal is to change the zoning and land use category on the property
- No development proposed with this application; future development as dry stormwater facility for property abutting to the west

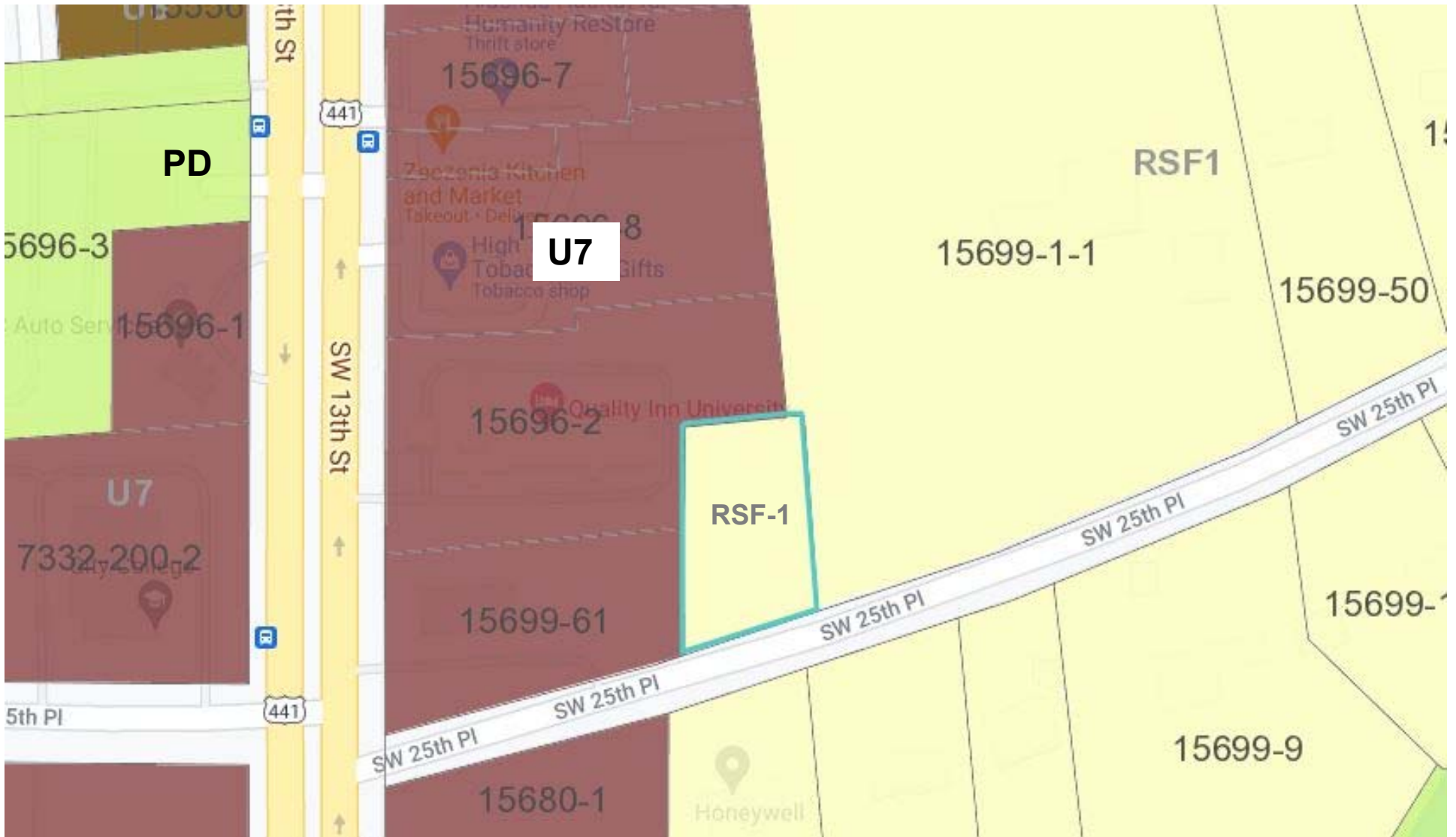
Background Information

- Neighborhood Workshop on 12/18/20 for proposed lot split
 - Discussion that property would be used as a dry stormwater management pond for the commercial property to the west
 - Parcel to the west on SW 13th ST proposed for a laundromat or retail and possible future multi-family development
 - Stormwater pond would take the flows from the existing commercial property that has no current stormwater management
- Lot split approved by City 7/13/21
- City requires land use/rezoning changes to commercial designation to use property as a stormwater pond for the property abutting to the west
- Deed restrictions will limit use of property to stormwater management & related uses (no buildings)

Existing Future Land Use Map



Existing Zoning Map



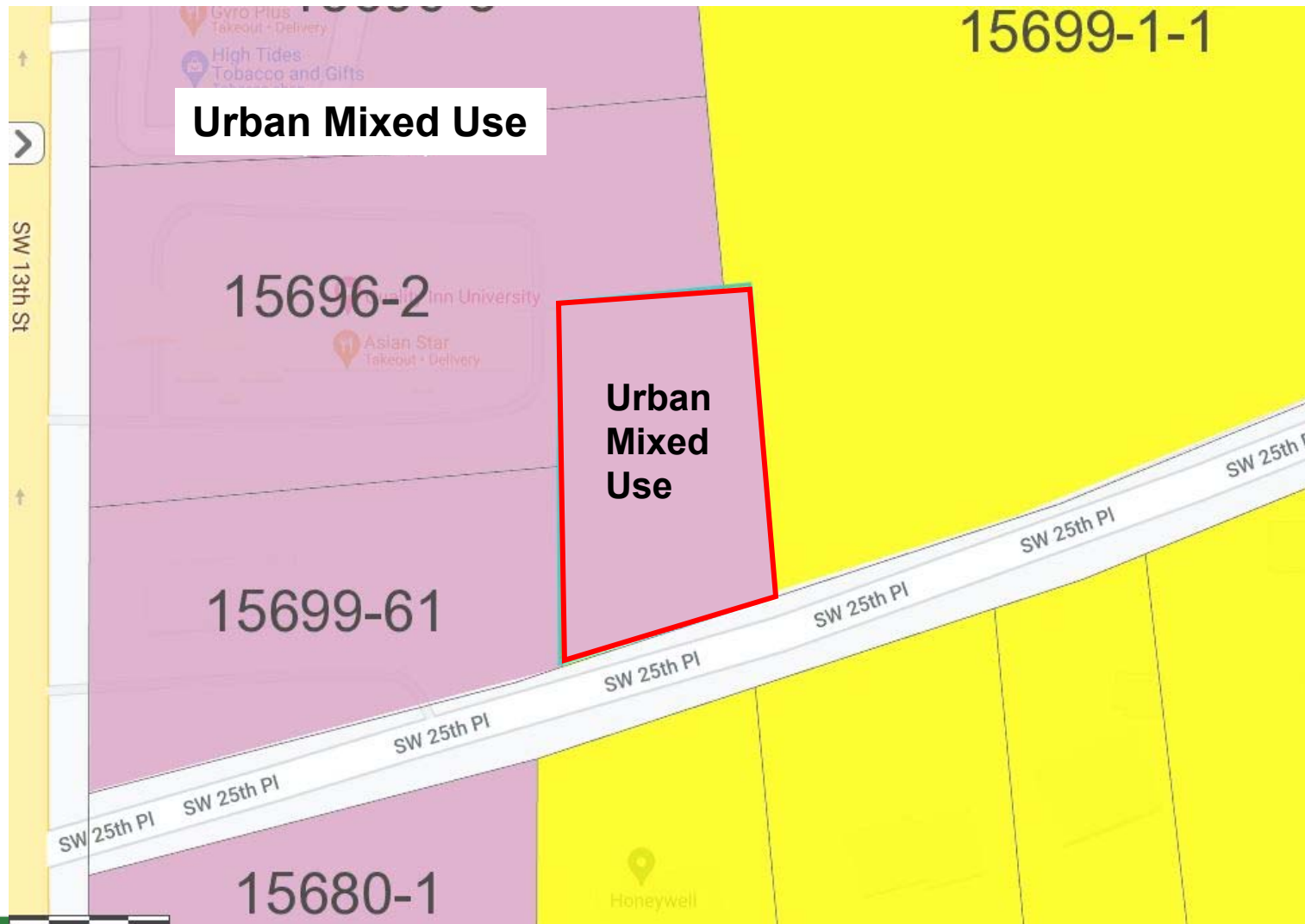
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Proposed Changes

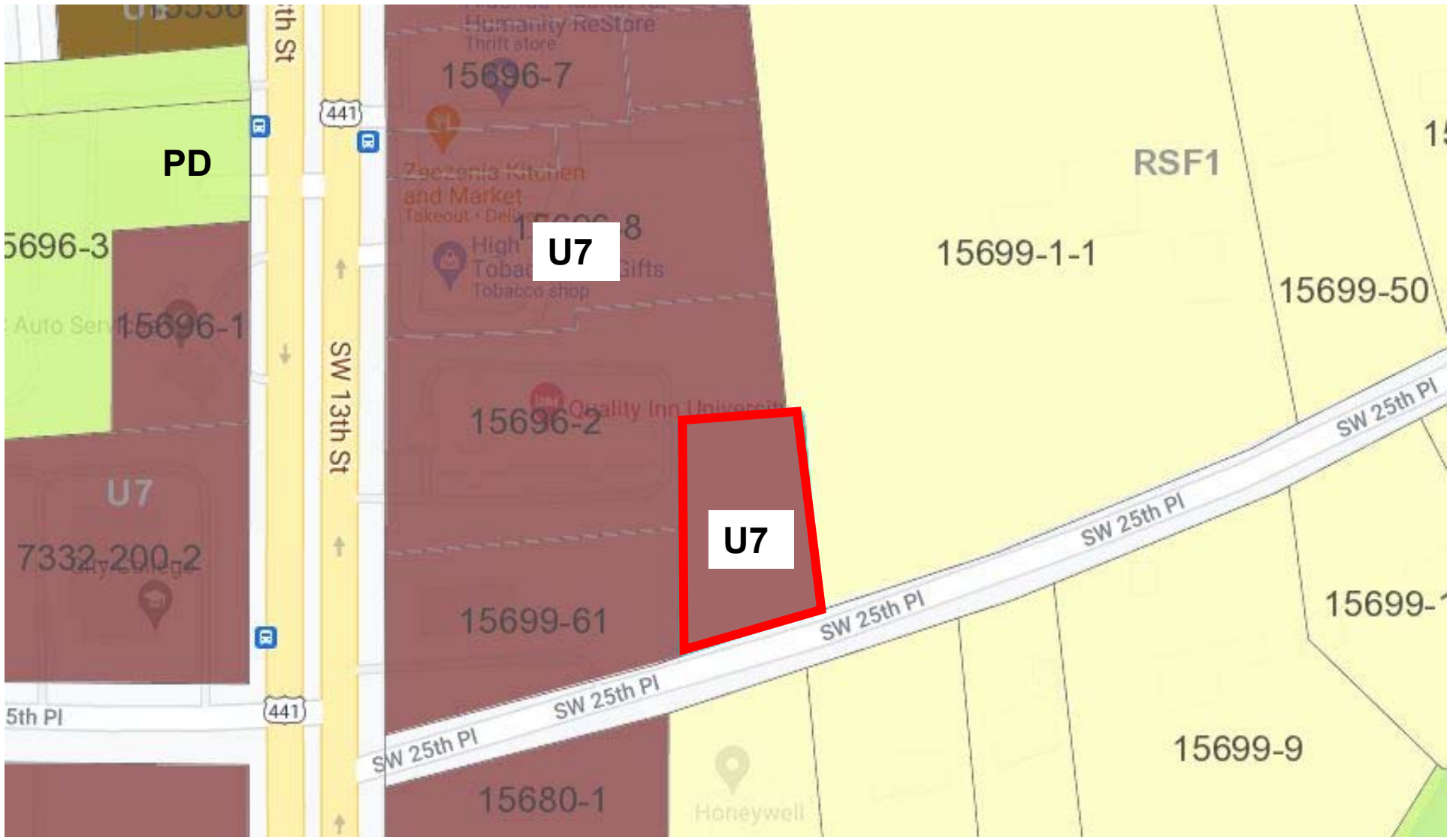
1. Change Future Land Use Map from Single Family (SF) to Urban Mixed Use (UMU)
2. Change Zoning Map from RSF-1 to U7



Proposed Future Land Use Map



Proposed Zoning Map



Limitation on Uses based on Deed Restrictions

- Propose to use the property as a dry stormwater management facility for the commercial property to the west
- In order to do this, City requires zoning/land use changes on property
- Applicant proposes deed restrictions to limit the use of the property to:
 - Stormwater management
 - Recreational paths
 - Public utility infrastructure/easements
 - No buildings on the site

Next Steps

- eda will submit the applications for rezoning and land use change to the City of Gainesville
- City of Gainesville will review the applications
- City of Gainesville will notify neighboring property owners of the public hearing before the City Plan Board
- Plan Board meeting (Dec. 2021?)
- City Commission meeting (Feb. 2022?)

Contact Information

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Questions