



**Rezoning & Small-Scale Land Use Map
Amendment**

Parcel 08306-010-003

SW corner of NW 29th Place & NW 9th ST

Neighborhood Workshop: September 20, 2022

Agenda

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

Site Location: SW corner of NW 29th PL & NW 9th ST



Property Description

- Property Size: 1.82 +/- acres
- Current Use: Vacant
- Tax Parcel Number: 08306-010-003
- Current zoning (PD) allows wholesale & retail sales uses (regulated by Rural King PD)
- Proposal is to change the land use and zoning category on the property from UMU & PD to Residential Low & RMF-5
- No new development proposed with this application; any future development would require notice to neighboring property owners

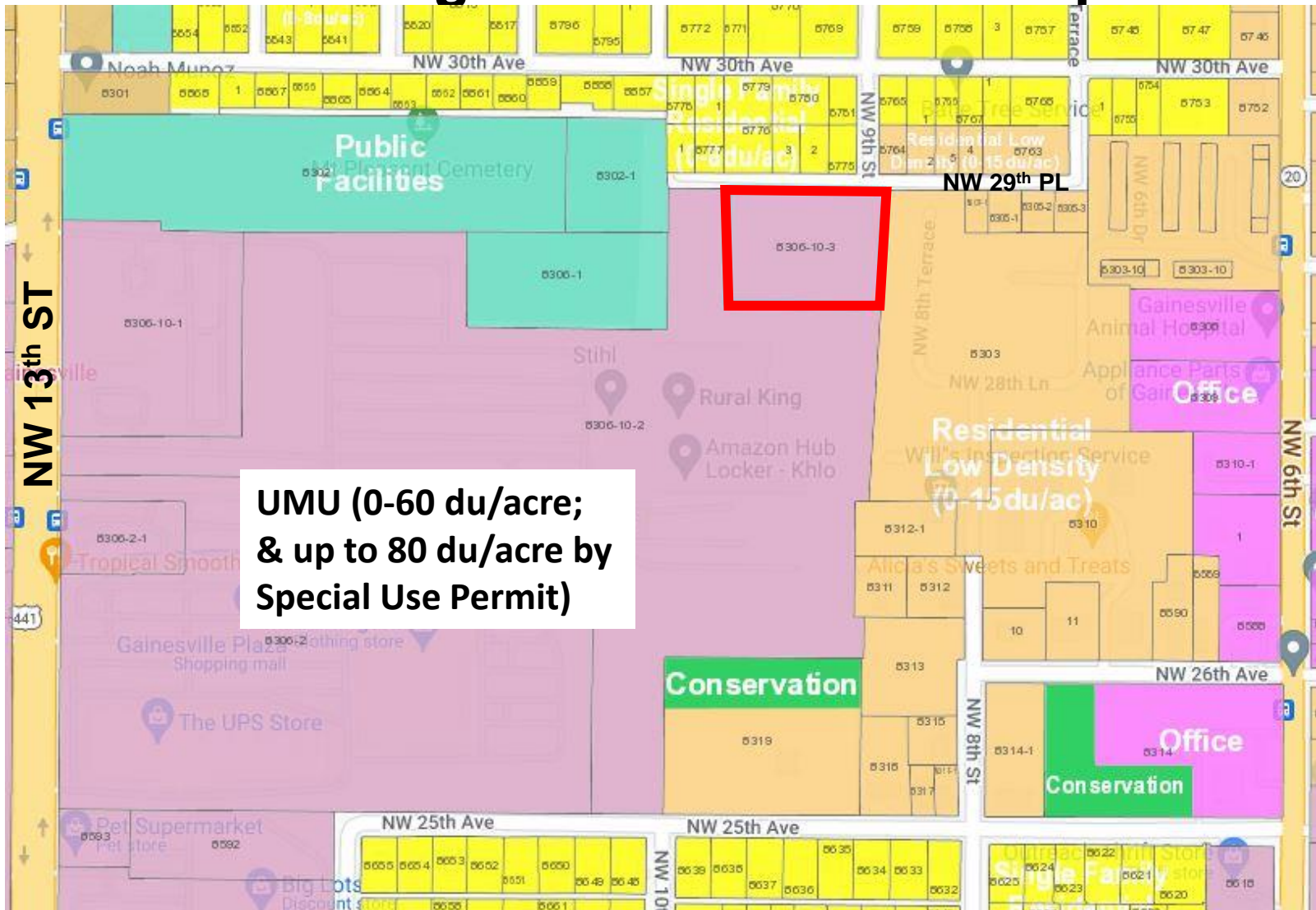
Reasons for the Proposed Changes

- New lot created by lot line adjustment approved by City of Gainesville 3/31/22
- Newly created parcel sold by Rural King to a new owner
- Current Planned Development zoning on the property is no longer appropriate since it is not part of the Rural King property
- Current land use of Urban Mixed Use is also not appropriate (dates to 2017 citywide change) for proposed RMF-5 zoning (UMU is higher density/intensity than proposed RL)

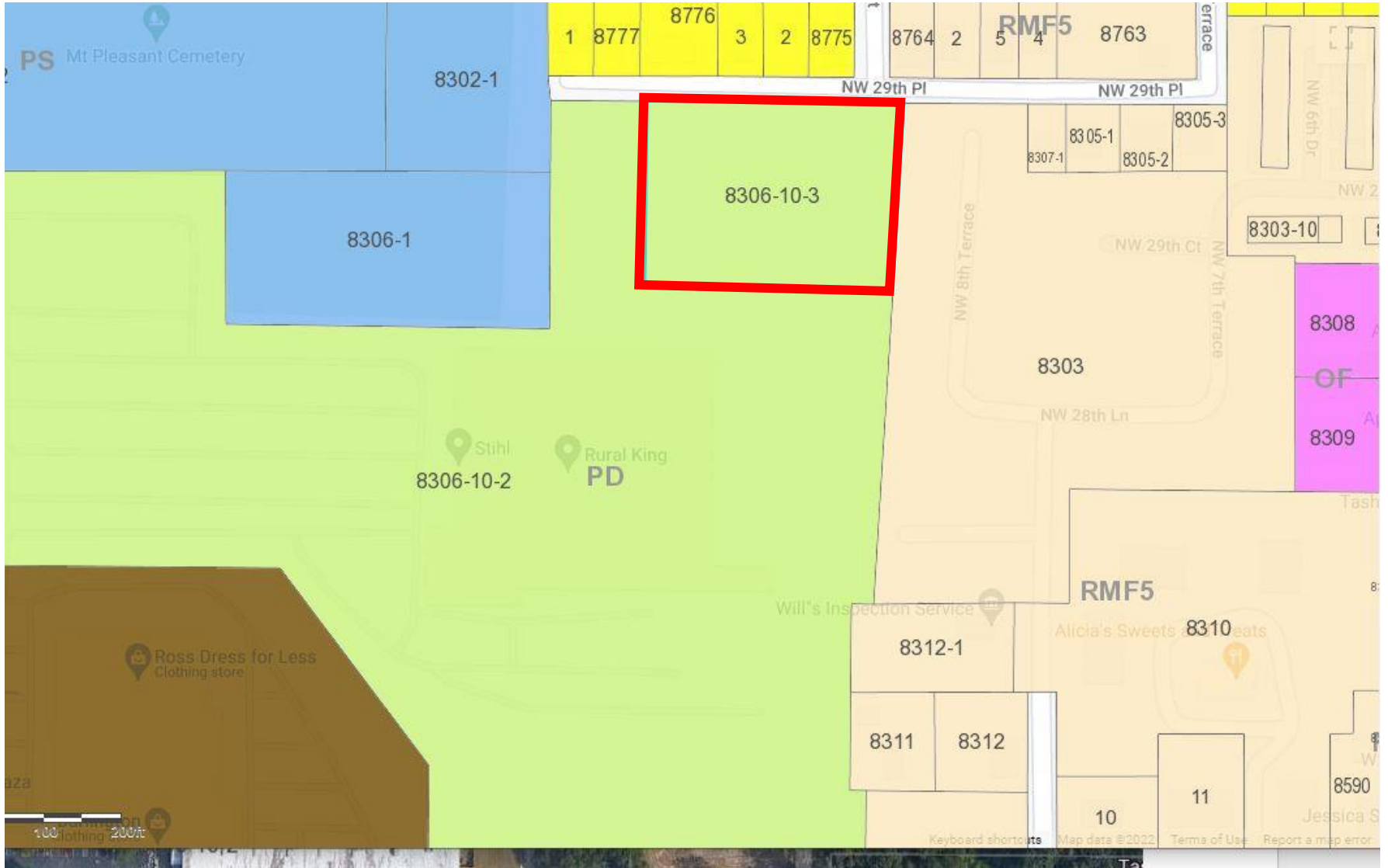
Urban Mixed Use (UMU) Description

- Allows a mix of residential, office, retail, and service uses
- Up to 60 residential units/acre by right & up to 80 residential units/acre by SUP
- Maximum building height up to 5 stories by right & up to 7 stories with a height bonus system
- UMU implemented by U6, U7, U8 zoning that allows:
 - Alcoholic beverage establishments (U7/U8)
 - Car washes
 - Funeral Homes
 - Gas stations
 - Hotel/Motel (U7/U8)
 - Mini-warehouses (U8)
 - Restaurant
 - Retail Sales
 - Vehicle sales/rental

Existing Future Land Use Map



Existing Zoning Map



Proposed Changes

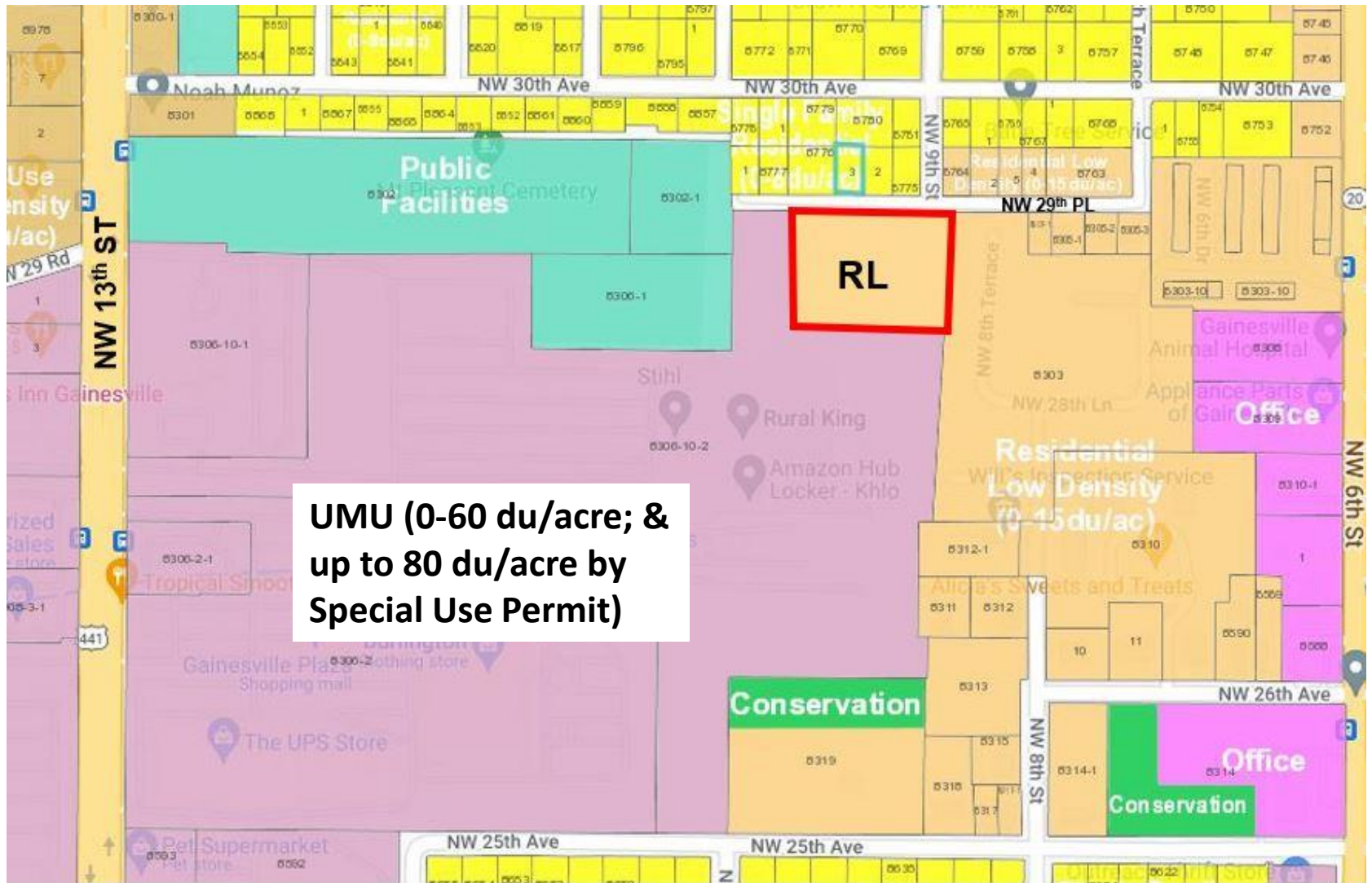
1. Change Future Land Use Map from UMU to Residential Low (RL)

(RL lowers density & intensity of uses for the property; RL lowers density from maximum of 80 units/acre to 15 residential units/acre)

2. Change Zoning Map from Planned Development (PD) to RMF-5

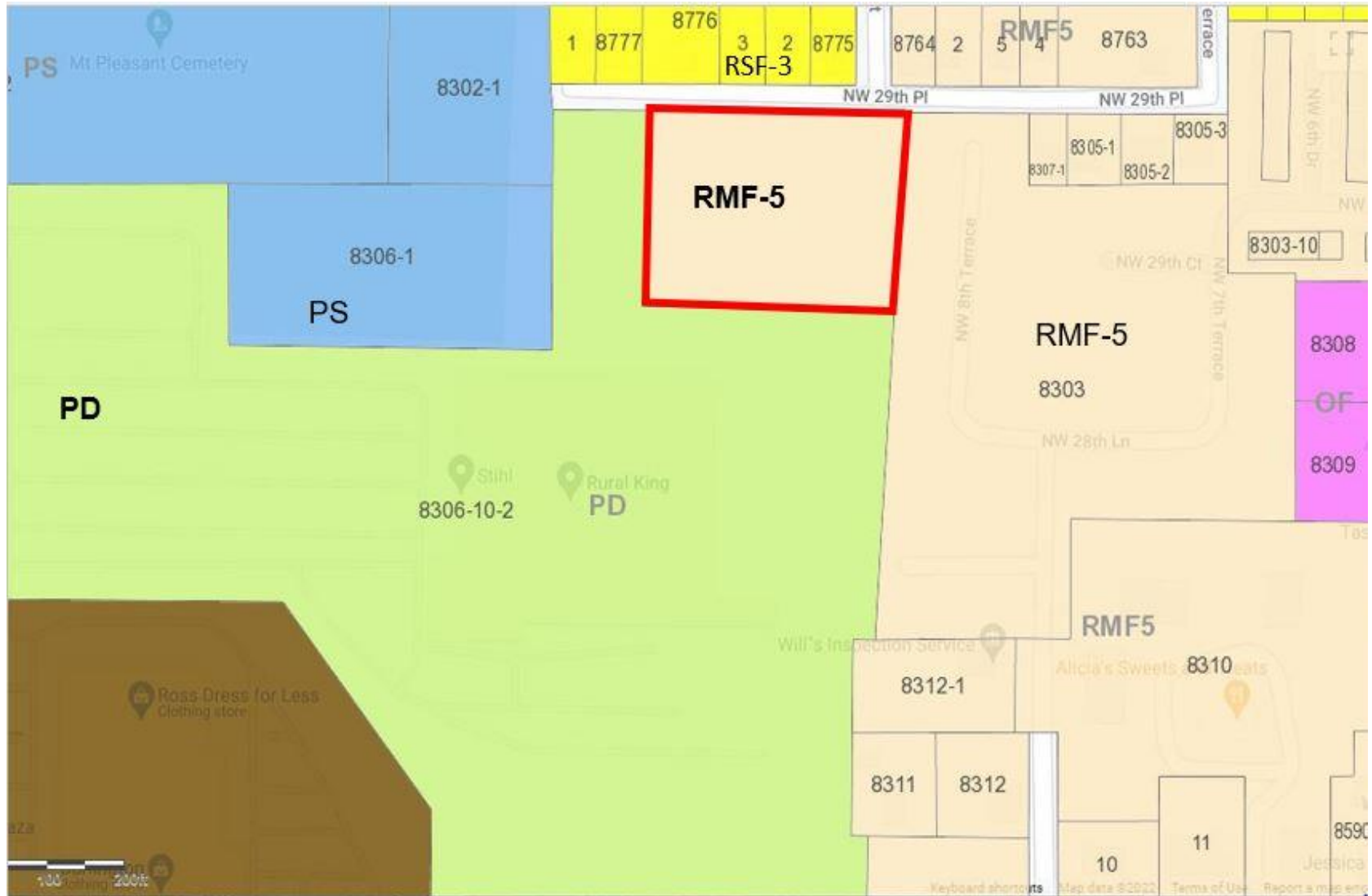
(would allow residential density of up to 12 units/acre; uses such as: multi-family dwellings; townhouse attached dwellings; day care center; parks; schools; & places of religious assembly)

Proposed Future Land Use Map



UMU (0-60 du/acre; & up to 80 du/acre by Special Use Permit)

Proposed Zoning Map



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 (December/January?)
- City Commission meeting (March or April 2023?)

Contact Information

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Questions