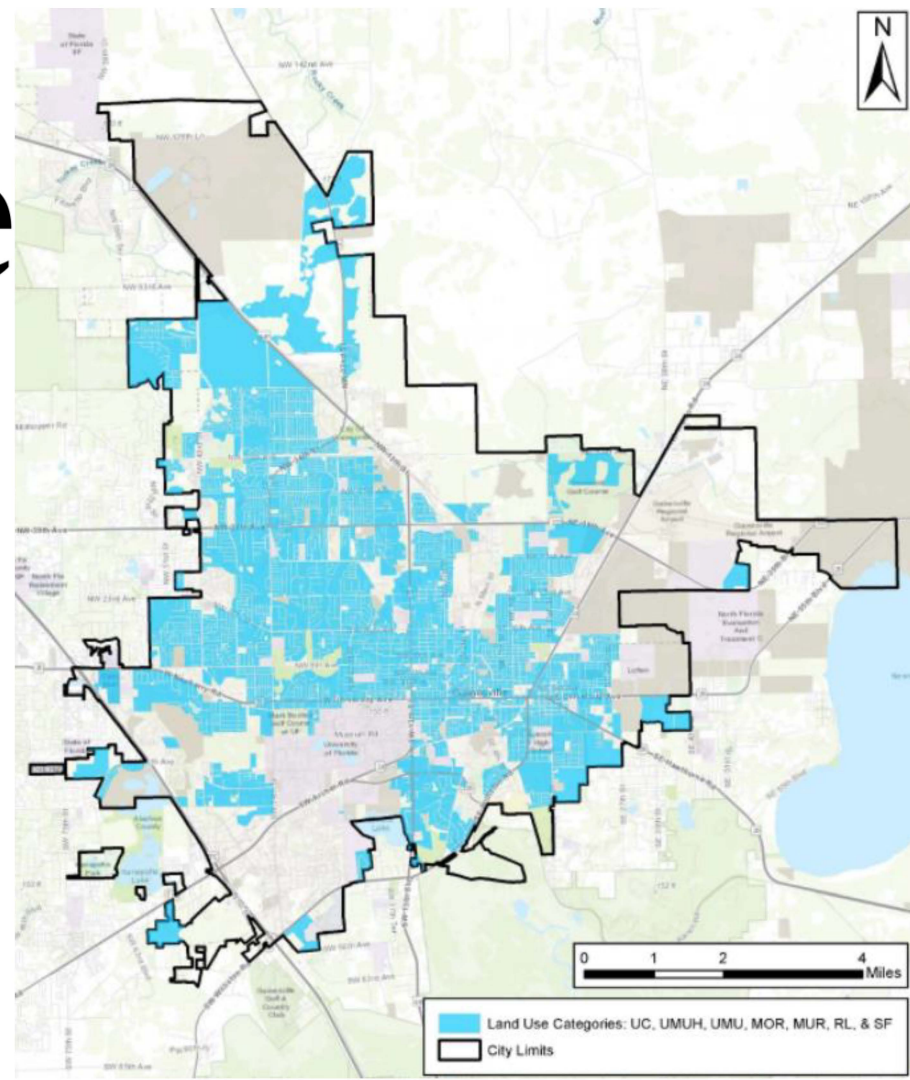


City of
Gainesville

LD22-000050TCH
10 Acre Text Change
Legistar #211331

**Department of Sustainable
Development**
Juan Castillo
06/23/2022



10 Acre text change timeline

Plan Board – March 25, 2021 | *Approved* unanimously

Commission – November 18th, 2021 | *Schedule a special meeting*

Commission – February 22nd, 2022 | *Approved* on first reading with a 4 – 3 vote.

Commission – March 3rd, 2022 | *Denied* the ordinance on second reading with direction to refer the item back to the City Plan Board for further consideration with more public outreach. With a 5 – 2 vote.

Sec. 30-3.14. Rezoning criteria.

Applications to rezone property shall be reviewed according to the following 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.
- J. Applications to rezone to a transect zone shall meet the following additional criteria:

~~(Added Language) (Language to be Removed)~~

1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate transition between zones, which contains redevelopment characteristics and the potential to establish a desirable coherent expansion of nearby transects. Such elements must include City acceptable street system with sidewalks, pedestrian circulation, lighting systems, and utility infrastructure, among others.
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 City of Gainesville Comprehensive Plan.
- ~~4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of ten acres.~~
4. The subject parcels currently display the characteristics of a T-Zone or have 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 realm.
5. The request is clearly not considered or does not fit the concept of Urban Sprawl.

This petition is a request to remove one criterion for rezoning, Sec. 30-3.14 J. 4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of ten acres.

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Thank You

RECOMMENDATION

**Staff recommends approval of Petition
LD22-000050 TCH.**