

LEGISLATIVE #

110557G



Planning and Development Services

PB-11-126 ZON

Rezoning to PS for BellSouth Property

Presentation to City Commission

March 15, 2012

Dean Mimms, AICP

(Legislative No. 110557)

Request for 0.34-ac property

	Existing	Proposed
Zoning	Alachua County PD (Planned development district)	PS (Public services & operations district)



AERIAL PHOTOGRAPH



Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant	Rezone from Alachua County PD district to City of Gainesville PS district.	4244	PB-11-126 ZON

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**Alachua County
Zoning Districts**

- PD Planned Development
- R-2 Multi-Family, Medium Density Residential (4-8 units/acre)
- R-3 Multi-Family, High Density Residential (14 to 24 units/acre)

**City of Gainesville
Zoning Districts**

- PS Public Services and Operations



PROPOSED ZONING

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	City Plan Board, applicant	Rezone from Alachua County PD district to City of Gainesville PS district.	4244	PB-11-126 ZON

Petition / Background

- 0.34-ac, developed property used as AT&T telecom facility (240 sq ft unstaffed bldg. containing equipment only), GRU utility easement
- 2009 Urban Village annexation
- City zoning required after annexation
- PS zoning to implement pending PF land use

Recommended PS uses

- **Telecommunications facilities**
- **Utility buildings or facilities (as defined by Sec. 30-23 of the LDC)**
- **Stormwater management facilities**
- **Any use customarily incidental to any permitted principal use**

Recommended Conditions

- 1. Changes to the site shall require development plan approval in accordance w/the requirements of the LDC and the adopted PS zoning ordinance**
- 2. The property shall be regulated in accordance w/req'ts of the LDC and all other applicable regulations**

Consistency & Compatibility

- **Consistent w/Comp Plan (FLUE Obj. 3.3 re: utilities and Policy 4.1.1 Public Facilities land use category)**
- **Proposed PS zoning for this telecommunications facility property is compatible w/adjacent properties & surrounding area**
- **Proposed PS appropriate for existing use as telecom facility and utility easements**

Recommendation

City Plan Board to City Commission:

Approve Petition PB-11-126 ZON, waiving the requirement for a preliminary development plan, and approve the uses & conditions recommended in the staff report

Plan Board voted 4:0

Staff to City Commission: same rec'n

Staff to City Plan Board: same rec'n