# LEGISLATIVE # 110557G









#### **Planning and Development Services**

# **PB-11-126 ZON**Rezoning to PS for BellSouth Property

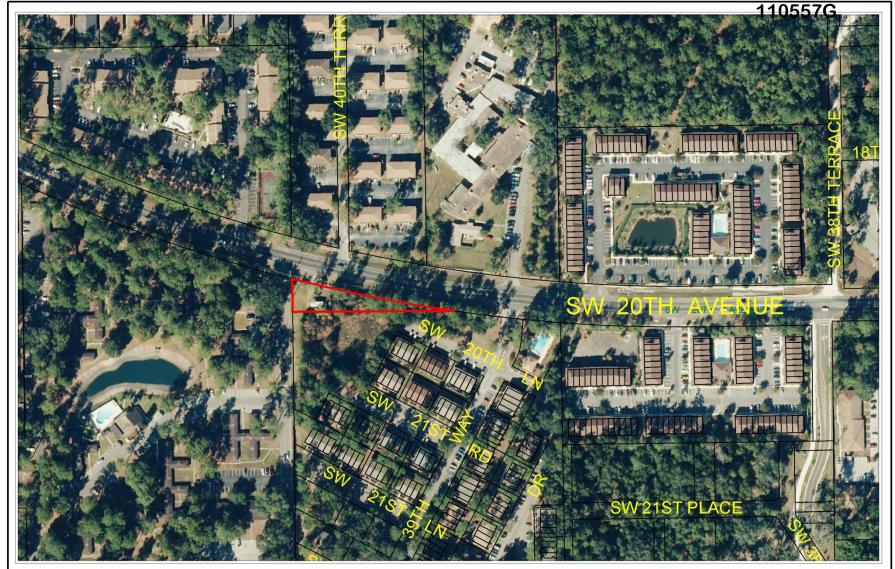
Presentation to City Commission March 15, 2012

Dean Mimms, AICP (Legislative No. 110557)



# GAINE VILLE Request for 0.34-ac property

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



#### **AERIAL PHOTOGRAPH**

N	Name	Petition Request	Map(s)	Petition Number
W E No Scale	City Plan Board, applicant	Rezone from Alachua County PD district to City of Gainesville PS district.	4244	PB-11-126 ZON

## 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

Area under petition consideration



#### PROPOSED ZONING

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# 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