



MEMORANDUM

Office of the City Attorney

LEGISLATIVE ITEM NO. 991038

Phone: 334-5011/Fax 334-2229
Box 46

TO: Mayor and City Commission
DATE: April 10, 2000
FROM: City Attorney
CITY ATTORNEY
ADOPTION READING
SUBJECT: Ordinance No. 0-00-45, Petition No. 15ZON-00PB
An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain lands within the City from "CON: Conservation district" to "I-1: Limited industrial district"; located in the vicinity of 6925 Northwest 23rd Way; providing a severability clause; providing a repealing clause; and providing an effective date.

Recommendation: The City Commission: 1) approve Petition No. 15ZON-00PB; and 2) adopt the proposed ordinance.

STAFF REPORT

This petition is related to the land use petition, 14LUC-00 PB. The subject property is within the Northwood Industrial Park that is located on the west side of State Road 121 (Northwest 22nd Street). The small strip of land is located at the northern edge of tax parcel 07879-065-000 at 6925 Northwest 23rd Way, and is designated as a drainage easement. The subject property measures approximately 321 feet in total length with a width of 40 feet for a distance of 188 feet and a width of 20 feet for a distance of 133 feet, for a total area of approximately 0.23 acres. The property is zoned CON (conservation district) with CON (conservation) land use.

The request of this petition is to rezone the property from CON to I-1 (limited industrial district) while concurrently changing the land use from CON to IND (industrial). This change is requested in order to allow for the development of the vacant industrial parcel north of the subject property. Exactech, a company that manufactures prosthetic devices, is located on the property south of the subject property and is also the owner of the subject property and the vacant industrial parcel to the north. An additional manufacturing building could be placed on this lot, and could share the existing driveway on Northwest 23rd Way and the vehicular use area of the existing facility to the south. However, any new paved area extending from a future development towards the existing vehicular use area to the south would have to cross through the CON strip of land. The CON district does not allow more than 10 percent lot coverage by impervious cover of any kind.

In reviewing this petition, the potential impact of the proposed zoning change shall be evaluated in relation to a variety of pertinent factors. The purpose of the CON district is to conserve, restore and protect environmentally significant lands and establish natural buffers between incompatible uses. The subject property is a drainage ditch that serves the Northwood Industrial

Park. Although the site is within the 100-year floodplain, it is not an environmentally significant land or a designated wetland. Much of the drainage on the subject property is already piped underground. It also does not act as a buffer between incompatible uses since the area is in the middle of an industrial park and is zoned either I-1 or I-2.

Public notice was published in the Gainesville Sun on February 1, 2000. Letters were mailed to surrounding property owners on February 2, 2000. The Plan Board held a public hearing February 17, 2000. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 15ZON-00 PB. Plan Board vote 7-0.

Prepared and Submitted by:



Marion J. Radson, City Attorney

MJR/afm

Attachment