

City Plan Board Recommendation

Approve Petition PB-09-124 TCH with the findings identified in the staff report and with the following additional items:

1. That staff create a finding that indicates that the proposed changes are consistent with the City's comprehensive plan.
2. That staff ensure that additional sign regulations contained within the proposed changes are the minimum necessary to identify differences from the existing sign code.
3. That staff work to ensure that the analysis of potentially available sites accounts for City-owned property, Alachua County land use and zoning, and restrictions due to Special Area Plans.
4. That staff identify an alternative [to measurement to property line] measurement standard for businesses located in multi-tenant developments.
5. That staff continue to examine specific regulations for the window display of retail goods.
6. That staff evaluate potential buffering requirements from health services/nursing homes.
7. That staff evaluate the potential for additional regulations on Gateway Streets as identified in the Land Development Code.
8. That approval is based on the fact that the City has a substantial interest in regulating negative impacts on blight, declining property values, traffic, which have been established by the reports that are listed in the staff report. Those reports establish the negative secondary impacts of adult entertainment, including crime.