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City of Gainesville

Inter-Office Communication
Office of the City Manager
Mail Station 6
334-5010

TO: Hon. Mayor and Members of The City Commission DATE: June 15, 2001

FROM: Wayne Bowers
City Manager

SUBJECT: Koppers/Cabot Superfund Site Zoning

As you requested during the June 11, 2001 City Commission meeting, staff has prepared a report on the current and future zoning of the Koppers/Cabot Superfund site. If you have any questions concerning this report, please contact Tom Saunders or me.

Respectfully submitted,

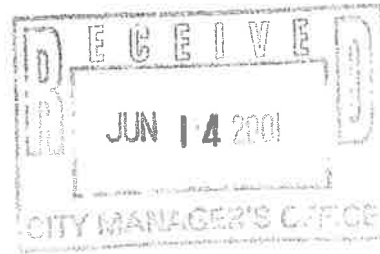


Wayne Bowers
City Manager

WB/jh
Attachment
Cc: Charter Officers
Community Development Director Tom Saunders



Inter-Office Communication
Department of Community Development
Station #11 ● Extension 5022



Date: June 13, 2001
To: Wayne Bowers
From: Community Development Department Staff
Subject: Koppers/Cabot Superfund Site Zoning

Koppers/Cabot Superfund Site is 170 acres, and is located on the north side of NW 23rd Avenue at the 300-block. Koppers Industries owns and operates a wood-treating operation on 87 acres of the western portion of the site. The Koppers land is currently zoned I-2 (General Industrial). The remaining 83 acres of Superfund land east of the Koppers property is zoned MU-2 (Mixed-Use Medium Intensity), I-2, BA(Business Automotive) and I-1 (Limited Industrial). The property contains much of the northwestern side of the neighborhood center at Main Street and 23rd Avenue. Springstead Creek flows westerly along the north side of the property, and discharges to Hogtown Creek. The property is within the southwestern portion of the Tertiary Zone of the Murphree Wellfield Management Protection Zone. See attached map.

Staff does not recommend a re-zoning of this property to a different category. For the Koppers property, industrial zoning is appropriate for the foreseeable future. Note that if the City were zoning this property prior to development of the properties in the vicinity being developed (with no reference to the present use there), mixed-use zoning might be more appropriate.

Cabot/Koppers Superfund Cleanup Site

XXX Zoning

