



Planning and Development Services

PZ-09-45 ZON

Presentation to Gainesville City

Commission

July 16, 2009

(City Legistar # 090113)

Dean Mimms, AICP

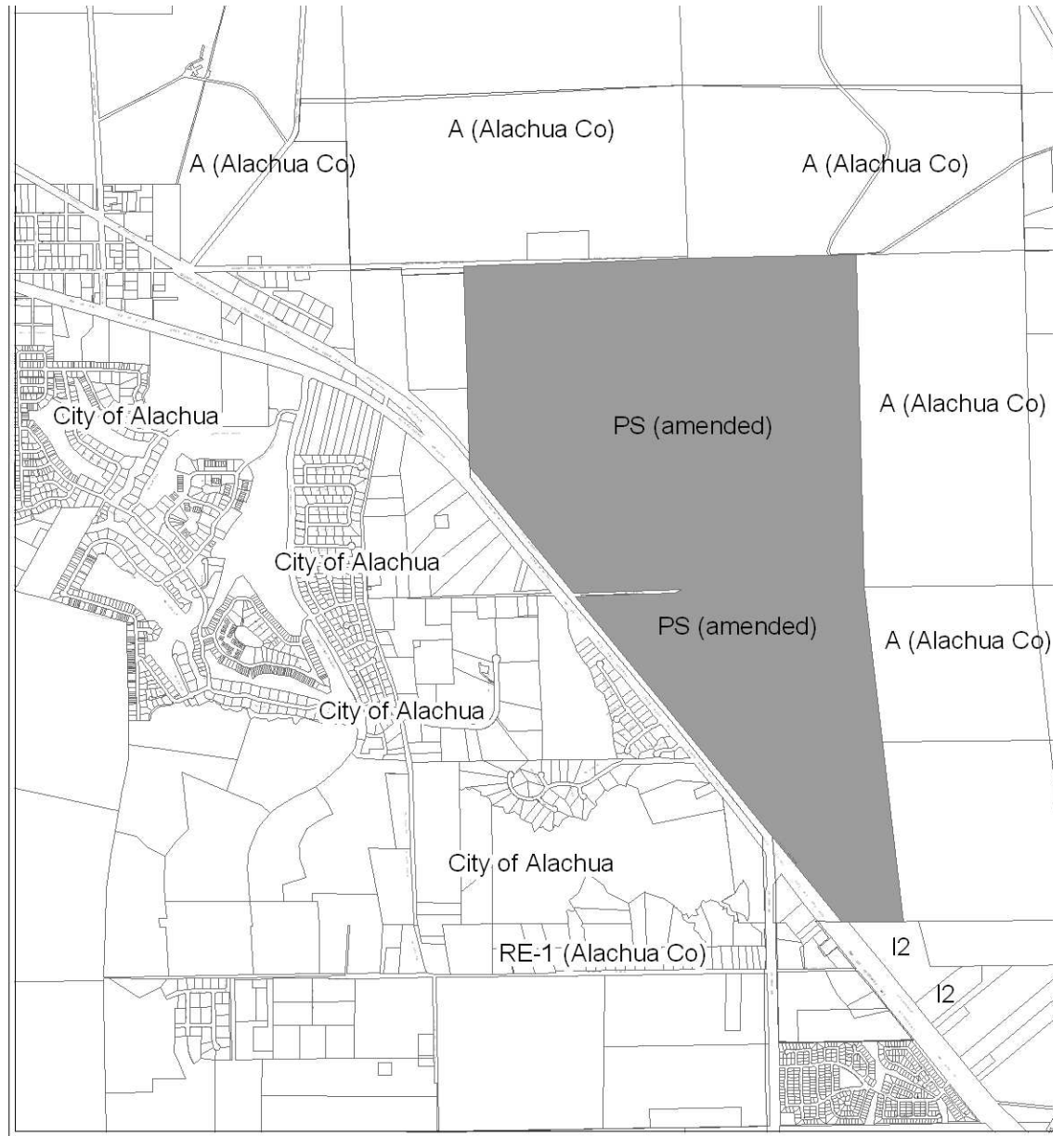
Petition / Background

- Amend existing PS (Public services & operations district) zoning to establish permitted uses for City's 1,061-acre Deerhaven Generating Station property.
- Major power plant since 1978.
- PS since 1982, subsequent to annexation.

Zoning District Categories

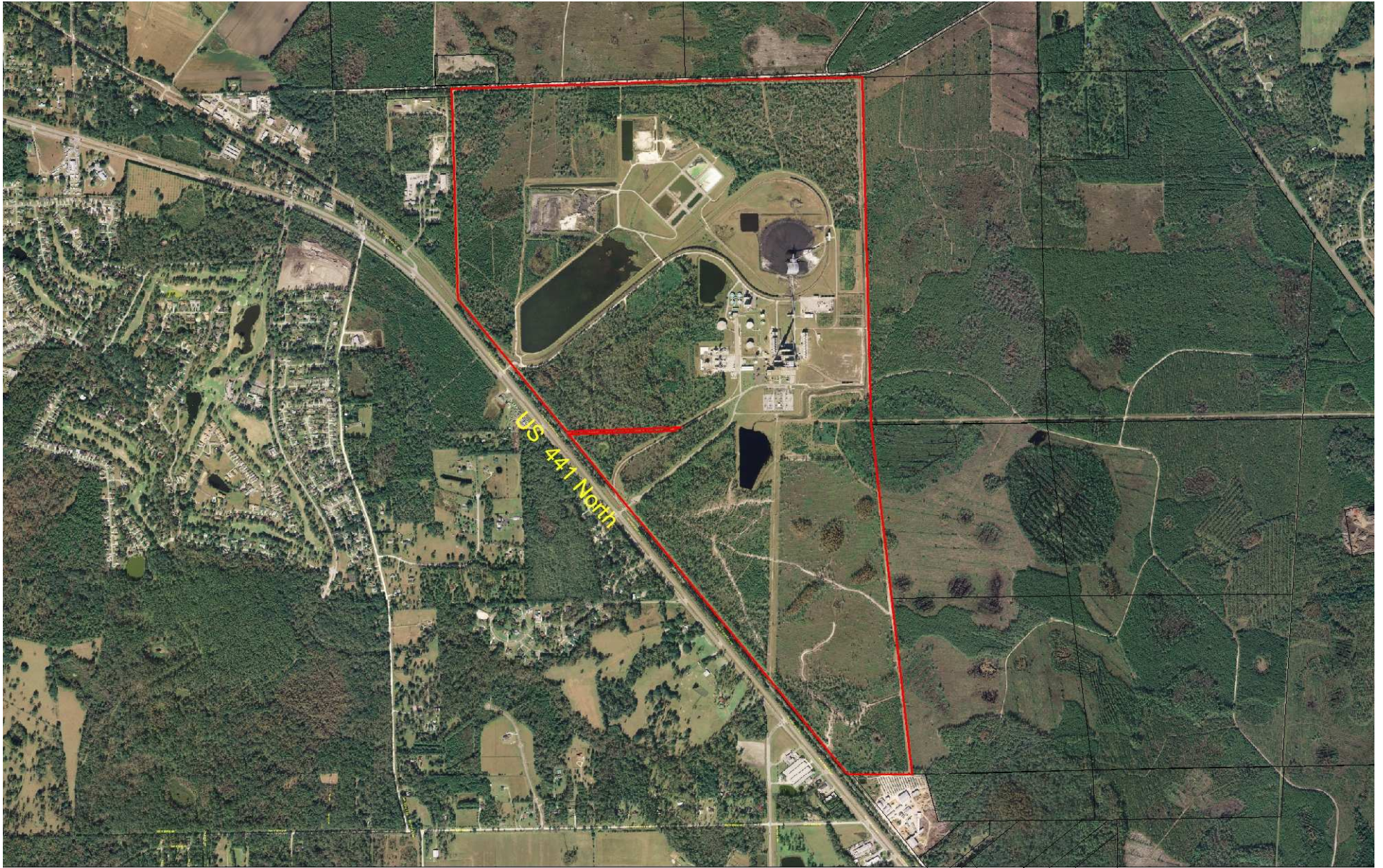
- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (8-30 du/acre)
- MU2 Mixed Use Medium Intensity (12-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

- Historic Preservation/Conservation District
 - Special Area Plan
 - - - - - Division line between two zoning districts
 - City Limits
- Area under petition consideration*
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PROPOSED ZONING

	Name	Petition Request	Map(s)	Petition Number
	City of Gainesville, applicant	Amend Existing PS district designation on Property to Allow Additional Use.	2544	PZ-09-00045



AERIAL PHOTOGRAPH

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GAINESVILLE REGIONAL UTILITIES 
**DEERHAVEN
GENERATING STATION**
POWERED BY THE PEOPLE IT SERVES
1000 NW 12TH STREET

STOP
X

























Proposed Uses - Existing

- **Electric power generating plants & ancillary systems & bldgs;**
- **Fuel & Chemical Transportation systems for power plants, incl. railroad & truck;**
- **Storage/disposal of by-products; Timber planting/harvesting; Wildlife Mgmt; Police/Fire training; Outdoor Storage; Acc. Uses**

Proposed Uses - New

- **Communication towers & facilities**
- **Green industries that would benefit from waste heat or by-products of power generation, or that have by-products beneficial to production of electricity (e.g., ethanol production from cellulose; sequestration & compression of CO₂)**

Summary

Proposed amendment to existing PS:

- **Is consistent w/character of district. In use since 1978, only 2 new uses proposed at Deerhaven.**
- **Encourages most appropriate use of the land - continuation of utility operations. Allows for future biomass (renewable resource) plant. Allows for comm'n towers, of which there are four on nearby properties.**
- **Is Consistent with Comp. Plan (incl. Goal 1 of CIE (...provide & maintain adequate, efficient, reliable, equitable & environmentally sound public facilities that are financially feasible))**

Recommendation

Approval of Petition –City Plan Board voted 6-0 to approve petitioner’s request

Approval of Ordinance – Staff recommends approval