



Legislation Details (With Text)

**File #:** 130118. **Version:** 2 **Name:**  
**Type:** Ordinance **Status:** Adopted  
**File created:** 7/8/2013 **In control:** City Commission  
**On agenda:** 7/17/2014 **Final action:** 8/7/2014  
**Title:** PLANNED DEVELOPMENT AMENDMENT - MAGNOLIA PARKE PLANNED DEVELOPMENT (B)

Ordinance No. 130118; Petition PB-13-55 PDA  
An ordinance of the City of Gainesville, Florida, updating and clarifying the regulations, including regulations pertaining to allowable drive-throughs, for the Magnolia Parke Planned Avenue, as more specifically described in this ordinance; by amending the Zoning Map Atlas by rezoning the subject property to Planned Development District (PD); adopting PD maps, a PD report, and development conditions; providing for enforcement; providing a severability clause; providing a repealing clause; and providing an effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 130118A\_staff report\_20130801.pdf, 2. 130118B\_Exb A-1\_rezoning packet\_20130801 .pdf, 3. 130118C\_cpb minutes\_20130801.pdf, 4. 130118D\_staff ppt\_20130801.pdf, 5. 130118A\_draft ordinance\_20140717.pdf, 6. 130118\_MOD presentation from Craig Brashier\_20140717.pdf, 7. 130118A\_draft ordinance\_20140807.pdf, 8. 130118\_ordinance\_20140807.pdf

Date	Ver.	Action By	Action	Result
8/7/2014	2	City Commission	Adopted on Final Reading (Ordinance)	Pass
7/17/2014	2	City Commission	Adopted on First Reading (Ordinance)	Pass
8/1/2013	1	City Commission	Approved (Petition)	Pass

**PLANNED DEVELOPMENT AMENDMENT - MAGNOLIA PARKE PLANNED DEVELOPMENT (B)**

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The City Commission adopt the proposed ordinance.

**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT**

This ordinance updates and clarifies regulations for the Magnolia Parke Planned Development (PD) located in the vicinity of the 4600-5000 block of NW 39th Avenue. One of the primary changes this ordinance makes is clarifying the regulations pertaining to allowable drive-throughs in the Magnolia Parke PD. Specifically, this ordinance clarifies that each of the allowable drive-throughs may have up to three (3) drive-through lanes. Note: The petition associated with this ordinance originally allowed up to two (2) drive-through lanes, but subsequent to the City Commission's approval of that petition on August 1, 2013, the petitioner and city staff

discovered that one of the existing drive-throughs currently has three (3) lanes.

This ordinance also updates the PD conditions to reflect the new Transportation Mobility Element criteria for future development or redevelopment and supersedes and repeals the prior PD ordinance and its amendments.

After public notice was published in the Gainesville Sun on June 11, 2013, the City Plan Board held a public hearing on June 27, 2013, and by a vote of 5-0, recommended approval of the petition with certain revisions. The City Commission held a public hearing on August 1, 2013, and approved the petition by a vote of 6-0.

#### CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective upon final adoption.