



Legislation Details (With Text)

**File #:** 130981. **Version:** 3 **Name:**  
**Type:** Ordinance **Status:** Adopted  
**File created:** 5/12/2014 **In control:** City Manager  
**On agenda:** 9/4/2014 **Final action:** 9/18/2014  
**Title:** TOWNSEND PLANNED DEVELOPMENT - DEVELOPMENT TIME EXTENSION (B)

Ordinance 130981

An ordinance of the City of Gainesville, Florida, amending Ordinance No. 980726 to extend certain development time limits for approximately 52 acres of property known as the "Townsend Planned Development" that is located in the vicinity of the 2300 block of NW 39th Avenue and extending south to NW 31st Avenue (Glen Springs Road) to allow for the construction of the extension to NW 24th Boulevard, the dedication of right-of-way, and the completion of the Planned Development; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 130981A\_Petitioner request letter\_20140605.pdf, 2. 130981B\_PD Documents\_20140605.pdf, 3. 130981A\_draft ordinance\_20140904.pdf, 4. 130981\_Ordinance\_20140918.pdf

Date	Ver.	Action By	Action	Result
9/18/2014	3	City Commission	Adopted on Final Reading (Ordinance)	Pass
9/4/2014	3	City Commission	Approved and Adopted on First Reading (Ordinance)	Pass

**TOWNSEND PLANNED DEVELOPMENT - DEVELOPMENT TIME EXTENSION (B)**

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The City Commission adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

The "Townsend Planned Development," which is approximately 52 acres located in the vicinity of the 2300 block of NW 39th Avenue and extending south to NW 31st Avenue (Glen Springs Road), was approved on August 9, 1999, by the adoption of Ordinance No. 980726. Planned Development District (PD) zoning is an entirely voluntary method for landowners or developers to submit unique proposals that are not provided for or otherwise allowed in the zoning districts established by the City of Gainesville Land Development Code. Section 30-219 of the Land Development Code provides that the City Commission may establish reasonable time limits for the development of a PD, which the City Commission may extend for good cause. If such time

limits are not complied with or extended for good cause, the City Commission may rezone the property or any part of it.

Since 1999 the following components of the Townsend PD have been completed: the master stormwater facility for the entire 52 acres; Phase 4 known as Uptown Village; the infrastructure for Phase I; and a roundabout in the public right-of-way of Glen Springs Road at the entrance of the PD. The development stalled in 2008 during the real estate collapse leaving portions of the development incomplete. The developer, Townsend TND, LLC, has applied for extensions of certain development time limits as provided in Ordinance No. 980726 to allow for the construction of the extension to NW 24th Boulevard (providing a connection from NW 39th Avenue to Glen Springs Road), the dedication of right-of-way, and the completion of the PD, which includes the development of 63 residential units.

Staff has reviewed the request and finds it to be consistent with the City of Gainesville Comprehensive Plan and Land Development Code.

#### CITY ATTORNEY MEMORANDUM

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