



Legislation Details (With Text)

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Type:	Ordinance	Status:		Adoption Reading	
File created:	10/7/2010	In control:		City Attorney	
On agenda:		Final action:		10/7/2010	
Title:	PLANNED DEVELOPMENT – GRACE MARKETPLACE (ONE-STOP HOMELESS CENTER)-(B)				

Ordinance No. 0-10-09, Petition No. PB -09-161PDV

An Ordinance of the City of Gainesville, Florida; rezoning certain lands within the City, as more specifically described in this ordinance, and amending the Zoning Map Atlas from "I-2: General industrial district" to "Planned Development District"; located in the vicinity of 820 N.W. 53rd Avenue; commonly known as "Grace Marketplace" Planned Development; adopting a development plan report and development plan maps; providing conditions and restrictions; providing for enforcement; providing a severability clause; and providing an immediate effective date.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 090763_cpb recommended conditions_20100304.pdf, 2. 090763A_staff report_20100304.pdf, 3. 090763B_map 1_minor subdivision_20100304.pdf, 4. 090763C_trc comments_20100304.pdf, 5. 090763D_grace marketplace pd report_20100304.pdf, 6. 090763E_aerial photo map_20100304.pdf, 7. 090763F_petitioner application_workshop info_20100304.pdf, 8. 090763G_cpb minutes draft_20100304.pdf, 9. 090763_presentation_20100304.pdf, 10. 090763_Nalbandian_20100304.pdf, 11. 090763_Nalbandian2_20100304.pdf, 12. 090763_mod_ppt_20100304.pdf, 13. 090763_MOD_RESUME'S_20100304pdf.pdf, 14. 090763_staff ppt_20101007.PDF, 15. 090763_draft ordinance_20101007.pdf, 16. 090763_draft ordinance_20101007.pdf, 17. 090763_ordinance_20101007.pdf

Date	Ver.	Action By	Action	Result
10/7/2010	1	City Commission	Adopted (Ordinance) on Adoption Reading	Pass
3/4/2010	0	City Commission	Approved (Petition) as revised by the City Plan Board, as amended	Pass

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The City Commission adopt the proposed ordinance.

STAFF REPORT

This petition is a request by the applicant to rezone the property above from I-2 (Limited Industrial) to Planned Development to operate: a residence for destitute people; a social service home; a food distribution center for the

needy; a healthcare facility; and a campground. The property is located in the 800 Block of NW 53rd Street (north side), at the end of a private easement approximately 2,000 feet from NW 53rd Avenue. The property is currently part of a larger parcel which will be provided with adequate access through the subdivision review process. The applicant is proposing a subdivision of the parent parcel to create three lots, one of which will be dedicated as the subject property for this Planned Development.

Final approval of the PD is subject to approval of the proposed subdivision by the City Commission. During the subdivision process, a 100 foot right-of-way will be created from NW 53rd Avenue, along an existing private easement to the subject parcel. Another 60 foot right-of-way will branch out in a northeasterly direction to provide the main access to the subject parcel and other parcels to the east.

The parcel dedicated to the PD is approximately 9.78 acres. It is an isolated tract of undeveloped property, well removed from any existing development. The project site has a relatively even topography with large areas of wetlands. It is mostly undisturbed and completely occupied with pine and other natural growth vegetation. The property is surrounded by undeveloped parcels, except for the south and southwest which are occupied with a salvage yard, mixed industrial uses and a cement plant. The property has a land use of Industrial and is surrounded on the north by property designated for agriculture use and on the east, west and south by property designated for industrial use. The zoning on the property is I-2 (General industrial district) and is surrounded by industrial use on the east, south and west and by agriculture on the north. Immediately to the south of the property is an asphalt plant which appears to be inactive.

The purpose and intent of the Grace Marketplace PD is a collaborative response by the City of Gainesville and Alachua County to address the needs of the homeless in the community. The primary uses include, residence for destitute people, social service home, food distribution center for the needy and camping facilities. The PD Layout Plan shows development Area "B" where the camping facilities will be provided and Area "A" for the other uses.

The Plan Board reviewed the petition and recommended approval of staff conditions with modifications to conditions 1, 8, 9, 14, 19, 22 and 26 as requested by the applicant. One board member expressed concerns about moving forward because of procedural issues raised by an opposition attorney at the meeting.

The City Commission heard the petition at a Public Hearing on March 4, 2010 and accepted the Plan Board's recommendation. Following the City Commission's Public Hearing, the following changes are recommended to clarify the conditions listed in the ordinance:

1. The list of Primary Uses was modified to add a use "One Stop Center" with a definition of the term
2. Condition #17 was modified to provide specific regulations for the size of tents allowed in Area "B" of the PD Layout Plan.
3. Condition #19 was modified to provide a definition of "Katrina Cottages" and "Temporary Structures" allowed in Area "B" of the PD Layout Plan.
4. The PD Layout Plan has been modified to include the required elements of a PD Layout Plan.

Public notice was published in the Gainesville Sun on January 14, 2010. The Plan Board held a public hearing on February 1, 2010.

CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of March 4, 2010 authorized the city attorney's office to prepare and advertise the necessary ordinance rezoning certain lands within the city to planned development commonly known as "Grace Marketplace".