



Legislation Text

File #: 110557., **Version:** 1

REZONING - 4035 SW 20TH AVENUE (B)

Ordinance No. 110557, Petition No. PB-11-126ZON

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property located in the vicinity of 4035 SW 20th Avenue, from the Alachua County zoning category of "Planned development (PD) district" to the City of Gainesville zoning category of "PS: Public services and operations district"; to permit telecommunications facilities, utility buildings or facilities, stormwater management facilities, and uses customarily incidental to any permitted principal use; excepting the requirement of a preliminary development plan; providing directions to the City Manager; adopting certain conditions; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission: 1) approve Petition No. PB-11-126ZON; and 2) adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

This zoning petition pertains to an approximately 0.34-acre property located at 4035 SW 20th Avenue. This narrow, triangular property that abuts SW 20th Avenue was part of the Urban Village annexation that occurred in 2009. It is used as a telecommunications facility (in a 240 square-foot, single-story, unstaffed building containing equipment only), and it has a utility easement (UE-035-72) in which GRU water and sewer lines are located. The property is on the south side of SW 20th Avenue, across from the Madison on 20th apartment complex. The property is at the east side of the entrance to the Madison Lane apartment complex, and is on the north side of the Mill Run condominium complex, from which it is separated by a wooded area and a wetland. Alachua County Planned development (PD) zoning districts are to the north, south and west, and SW 20th Avenue is to the east.

The purpose of this petition is to place appropriate City of Gainesville zoning on this annexed property. The proposed PS (Public services and operations district) zoning will implement the Public Facilities land use which was approved (second reading of the ordinance implementing Petition PB-10-137 LUC) on November 3, 2011. That ordinance also approved Urban Mixed-Use 2 (UMU-2: 10 to 100 units per acre; and up to 25 additional units per acre by special use permit) land use for the surrounding properties.

Section 30-75 of the Land Development Code requires that the permitted uses for a property with PS zoning be specified in the ordinance that places PS zoning on a property. This small, triangular property used by AT&T as a telecommunications facility (electronic hub location in which voice and other data move from fiber optic to copper wire for distribution to customers) has limited development potential due to its small size, configuration and location. The staff and City Plan Board recommendation is that the uses to be allowed by the PS zoning ordinance be telecommunications facilities, utility buildings or facilities as defined in Section 30-23 of the Land Development Code, stormwater management facilities, and any use customarily incidental to any permitted principal use. These uses are generally compatible with the existing telecommunications facility use.

Public notice was published in the Gainesville Sun on October 11, 2011. The City Plan Board held a public hearing on November 1, 2011.