



## Legislation Text

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**File #:** 120178, **Version:** 4

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### REZONING - RTS MAINTENANCE FACILITY (B)

Ordinance No. 120178; Petition No. PB-12-52 PSZ

An ordinance of the City of Gainesville, Florida, establishing uses permitted by right, dimensional requirements, and other development regulations as more specifically set forth in this ordinance for approximately 22.82 acres of certain real property located in the vicinity of 200 SE 16th Avenue that is zoned Public services and operations district (PS), commonly known as the RTS Maintenance Facility site; providing for approval of a preliminary development plan; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

### PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance establishes certain uses permitted by right, dimensional requirements, and other development regulations for approximately 22.82 acres of property known as the RTS Maintenance Facility site. The property, located in the vicinity of 200 SE 16th Avenue, is currently zoned Public services and operations district (PS) with a designated use of "Utilities." The primary reason for this ordinance is to expand the allowable uses on the RTS Maintenance Facility site, and to approve a preliminary development plan for the specific use as shown on the plan.

This ordinance would allow government offices, RTS operations/maintenance and repair facilities, utilities, recreation/open space and conservation area, wireless communications, outdoor storage, solar generation stations, physical fitness facilities, and any use customary and incidental to any permitted use. The proposed uses of this property are consistent with the Comprehensive Plan, the Land Development Code, the site's current use, and the adjacent properties' land use and zoning.

Public notice was published in the Gainesville Sun on June 12, 2012. On June 28, 2012, the City Plan Board held a public hearing and, by a vote of 5-0, recommended approval of the petition with staff conditions.

### CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. Should this ordinance pass on first reading, second and final reading will be held on October 18, 2012.