



Legislation Text

File #: 080025, Version: 2

REZONING - 7100 SW 41ST PLACE (B)

Ordinance No. 0-08-26, Petition No. 30ZON-08PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property, as more specifically described in this Ordinance, from the Alachua County zoning category of "Conservation (C-1) district" to the City of Gainesville zoning category of "PS: Public services and operations district"; to allow a public utility - wastewater treatment plant and ancillary facilities as a use permitted by right without approval of a preliminary development plan; located in the vicinity of 7100 Southwest 41st Place, commonly known as "Kanapaha Water Reclamation Facility"; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT STAFF MEMORANDUM

This petition requests a rezoning from Alachua County Conservation (C-1) to City of Gainesville Public services and operations district (PS). This area was annexed by the City on May 14, 2007, and must be brought into conformance with the City's Generalized Zoning Map.

The Kanapaha Water Reclamation Facility is a City-owned and -operated wastewater treatment facility that has been in operation since 1977. The 136-acre subject property is located east of Tower Road and the County's Kanapaha Park, and includes the facility, constructed infiltration wetlands (known as Chapman's Pond), and undeveloped land. The annexed area is separated from City limits only by a publicly-owned County park.

The surrounding land uses include Conservation, Medium-density Residential, and Low-Density Residential. The related Petition 26LUC-08PB amends the Future Land Use Element Map series to designate the annexed property with Public Facilities land use, which is consistent with this request.

Public notice was published in the Gainesville Sun on August 6, 2008. The Plan Board held a public hearing on August 28, 2008.