



Legislation Text

File #: 070622., **Version:** 2

PLANNED DEVELOPMENT - ARCHER SQUARE (B)

Ordinance No. 0-07-114, Petition No. 97PDA-07PB

An Ordinance of the City of Gainesville, Florida; amending the Planned Development that was originally approved by Alachua County, formerly known as "Winn Dixie", located in the vicinity of 3501 Southwest Archer Road; adopting a new Development Plan and superseding the Development Plan approved by Alachua County, as more specifically provided in this ordinance; providing for the construction, use, and operation of a maximum 100,000 square-foot retail establishment to be known as the Archer Square Planned Development; adopting new development plan maps and a new planned development report; adopting new conditions and restrictions; providing for penalties; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

STAFF REPORT

This is a request to amend the Old Archer Road Planned Development consisting of approximately 10.77 acres and located at 3501 Southwest Archer Road. The subject property commonly known as the "Winn Dixie" shopping center is owned by M & P Shopping Centers, LLC consisting of approximately 81,541 square foot shopping center was approved by the Alachua County Commission in 1977. The 10.77 acre PD site being presented to the City of Gainesville Plan Board and City Commission for amendment is a portion of a much larger 26 acre PD site originally known as Archer Square that was approved by the Alachua County Commissions in 1974 for a large shopping center that included a department store and grocery store as the main anchors (see exhibit - 1). Over the past (20-30) years the original 26 acre site has been split into numerous (8-10), smaller commercial parcels, all under separate ownership, with all but one or two retaining a PD zoning designation and Commercial land use.

The requested PD amendment is necessary to allow for the redevelopment of this site as a new stand-alone department store having a maximum of 100,000 square feet. The proposed improvements include the complete demolition of the existing 81,541 square foot Winn-Dixie shopping center and parking lot and the redevelopment of the site as a stand-alone department store with a newly redesigned parking lot, updated landscaping, stormwater areas, and enhanced open space. The redevelopment of this site will create a new presence on Southwest 34th Street and revitalize a struggling shopping center with vacant storefronts. The redevelopment of this existing commercial site with a new commercial project is compatible with the adjacent properties and current land uses.

The Plan Board reviewed the petition and recommends approval of the petition with staff conditions as modified.

Public notice was published in the Gainesville Sun on October 3, 2007. The Plan Board held a public hearing on October 18, 2007.

CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of November 19, 2007 authorized the city attorney's office to prepare and advertise the necessary ordinance amending the planned development on those certain lands within the city formerly

known as "Winn Dixie" to a new planned development to be known as "Archer Square Planned Development".