



Legislation Text

File #: 100602., **Version:** 2

TEXT CHANGE TO LAND DEVELOPMENT CODE - AIRPORT FACILITY DISTRICT (B)

Ordinance No. 100602, Petition No. PB-10-107TCH

An ordinance of the City of Gainesville, Florida, amending the Land Development Code of the City of Gainesville; amending Section 30-76, (AF: Airport facility district); by adding and removing certain permitted uses; by adding conditions to certain uses, as more specifically set forth in this ordinance; by amending certain uses, and amending restrictions on certain uses in the Airport Development Area, Airfield Infrastructure Area, and the Non-development Area, as more specifically set forth in this ordinance; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

STAFF REPORT

The proposed text amendments pertain to the Airport facility district (AF), Section 30-76 of the City's Land Development Code. Development of properties within the AF district is an important component of this zoning district, of the Gainesville Regional Airport Master Plan that was updated in 2006, and of the airport's ability to operate as an independently funded facility. The Gainesville-Alachua County Regional Airport Authority in early 2010 commissioned Eng, Denman & Associates to review existing development conditions and future development potential of properties associated with the Airport.

On June 30, 2010, the Airport Authority directed Gainesville Regional Airport's Chief Executive Officer to prepare the following planning proposals: amendment of the AF zoning district to include solar generation facilities, light industrial, and other accessory activities considered accessory to the airport as permitted uses; and, amendment of the AF district to increase the amount of "revenue support" uses, including office, retail, service, industrial, etc. The applicant subsequently discussed these text amendments for enhancing economic development opportunities at the airport with City Planning staff, and staff recommended that the applicant present them to the City Commission. The applicant made such a presentation to the City Commission on August 19, 2010 (Legislative No. 100233), and the Commission voted unanimously to authorize preparation of a petition to the Plan Board. The current petition is limited to text changes for the AF zoning district.

The text changes consist of additional uses to be permitted by right within the airport development area, establishment of development limits for each additional use, increases in allowable development for the four Revenue Support categories (Office Development; Retail Service and Wholesale Development; Limited Industrial; and Hotel), updated development data for currently allowed uses, and addition of solar generation station as a permitted use in the airfield infrastructure area and in the non-development area. The proposed additional uses (the first three of which, MG 36, 38 and 39, are manufacturing uses) to be permitted by right in the airport development area of the AF district are as follows: MG 36 - Electronic and other electrical equipment and components, except computer equipment; MG 38 - Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks; MG 39 - Miscellaneous manufacturing industries; MG 43 - United States Postal Service; GN 554 - Gasoline service stations; Solar generation stations; Pet boarding (only within enclosed buildings); and Corporate offices.

Of these uses, all but solar generation stations and pet boarding (which is not currently specified in the land development code) are allowed by right in the I-1 (Limited industrial) zoning district. The AF district already includes the following I-1 uses: MG-47 (Transportation services), MG-48 (Communications), MG-73 (Business services), and various uses within MG-87 (Engineering, Accounting, Research, Management, and Related Services).

Public notice was published in the Gainesville Sun on November 18, 2010. The Plan Board held a public hearing on December 6, 2010.

CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of January 20, 2011, approved the Petition and authorized the City Attorney's Office to prepare the necessary ordinance amending the Land Development Code of the City of Gainesville.