



Legislation Text

File #: 050254, **Version:** 2

REZONING - N.W. 39TH AVENUE (B)

(Quasi-Judicial) Ordinance No. 0-06-23, Petition No. 111PDV-05PB

An Ordinance of the City of Gainesville, Florida; rezoning certain lands annexed into the City, as more specifically described in this Ordinance, and amending the Zoning Map Atlas from the Alachua County zoning category of "BP, business and professional" to the City of Gainesville zoning category of "Planned Development District"; located in the vicinity of 4405 N.W. 39th Avenue and consisting of approximately 1.26 acres; adopting a development plan report and development plan maps; providing conditions and restrictions; providing for enforcement and penalties; providing a severability clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

STAFF REPORT

This petition is a request to allow commercial development on an undeveloped parcel located along the south side of Northwest 39th Avenue, west of Northwest 43rd Street. The parcel was recently annexed into the City and is the only undeveloped parcel within the block and is adjacent to a bank, at the intersection of Northwest 39th Avenue and Northwest 43rd Street. Without the petitioner's request for Planned Development overlay zoning, staff would have recommended OF (General Office) zoning for the property, based on the surrounding land uses and existing conditions.

The property is an undeveloped 1.26-acre parcel located within 200 feet of the intersection of two major roadway corridors, Northwest 39th Avenue and Northwest 43rd Street. The four corners of that intersection are developed as follows:

1. Northwest Corner - Multi-family Residential (Alachua County)
2. Northeast Corner - A low activity family medical emergency center (Office)
3. Southeast Corner - A financial institution and offices (PD/Office)
4. Southwest Corner - A financial institution and offices (Office)

The general area located south and west of Northwest 39th Avenue and Northwest 43rd Street is comprised of offices and residential development. Being in the same general area, it is expected that the subject property should reflect a similar and consistent pattern of development. Given the character of the area, an intense commercial use would be out of character. This northwest quadrant of the City has been planned with three mixed-use centers to serve both employment and residential uses: the Millhopper Village/Thornebrook Activity Center, Magnolia Park Mixed-Use Center and the Hunter's Crossing Activity Center. Some complimentary commercial uses may be appropriate in this area.

The Plan Board heard the petition and recommended that it be approved, with staff conditions as modified by the City Plan Board.

Public notice was published in the Gainesville Sun on November 1, 2005. Letters were mailed to surrounding property owners on November 2, 2005. The Plan Board held a public hearing November 17, 2005.

