



Legislation Text

File #: 140030., **Version:** 5

QUASI-JUDICIAL - REZONING AND TEXT CHANGE - GRU POWER DISTRICT (B)

Ordinance No. 140030; Petition Nos. PB-14-54 ZON, PB-14-53 TCH, PB-14-76 ZON and PB-14-77 TCH

An ordinance amending the Zoning Map Atlas and the Land Development Code of the City of Gainesville, Florida, by rezoning approximately 12.22 acres of property known as the "Power District" that is generally located south of SE 4th Avenue, west of SE 7th Street, north of SE 7th Avenue, and east of SE 3rd Street, as more specifically described in this ordinance, from Public Services and Operations District (PS) and Central City District (CCD) to Urban Mixed-Use District 2 (UMU-2); amending the Land Development Code by adding "public administration, excluding correctional institutions" to the list of permitted uses by right in Section 30-65.2 Urban mixed-use district 2 (UMU-2); amending the Land Development Code Section 30-65.2 Urban mixed-use district 2 (UMU-2) by adding a height limit dimensional provision and adding Figure 1.3 District Boundary Map - Power District, Figure 2.3 Street Types - Power District, and Figure 3.1 Height Limits - Power District; providing directions to the City Manager; providing directions to the Codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance will rezone approximately 12.22 acres of property known as the "Power District" from Public Services and Operations District (PS) and Central City District (CCD) to Urban Mixed-Use District 2 (UMU-2). The subject property is generally located south of SE 4th Avenue, west of SE 7th Street, north of SE 7th Avenue, and east of SE 3rd Street, and includes the site of the Gainesville Regional Utilities (GRU) administration building and fleet management facilities. '

PS is the current zoning district for most of the subject property (except for a 0.55 acre parcel on SE 4th Avenue, which is zoned CCD). PS is primarily for utilities, recreation, and public facilities, which severely limits the redevelopment potential for most of the property. The proposed UMU-2 zoning district will allow a mixture of residential, retail, service and office/research uses, which will greatly increase the property's redevelopment potential. Essential components of the UMU-2 land use category are orientation of structures to the street, the multi-modal character of the area, and retail and office uses that must be scaled to fit the character of the area.

This ordinance establishes the "Power District" as a subarea within the UMU-2 zoning district and will, within the Power District, establish a maximum 6-story height limit with a maximum 3-story height limit for certain areas adjacent to residential areas. This ordinance will also designate certain streets as a "Storefront Street", which will mandate a 20-foot build-to line (measured from back of curb to face of building). Finally, this ordinance will add Division J - Public administration (excluding correctional institutions) as a use by right in the UMU-2 zoning district, which will ensure that GRU's public administration use may continue as a conforming use. This ordinance is consistent with the City's Comprehensive Plan, as amended by Ordinance No. 140029.

This ordinance combines the substance of four petitions: Petition Nos. PB-14-54 ZON, PB-14-53 TCH, PB-14-76 ZON, and PB-14-77 TCH. After public notice was published in the Gainesville Sun, the City Plan Board held a public hearing on May 22, 2014, for Petition Nos. PB-14-54 ZON and PB-14-53 TCH and voted to recommend approval with the exclusion of the contiguous area south of the McRorie Community Garden to SE 5th Avenue. The City Commission then held a public hearing on August 21, 2014, and approved Petition Nos. PB-14-54 ZON and PB-14-53 TCH, including the contiguous area south of the McRorie Community Garden. The City Plan Board held a public hearing on July 24, 2014, for Petition Nos. PB-14-76 ZON and PB-14-77 TCH and voted to recommend approval of both petitions.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. This ordinance shall become effective immediately upon adoption; however, the rezoning implemented by this ordinance shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 140029 becomes effective as provided therein.