



Legislation Text

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PLANNED DEVELOPMENT AMENDMENT - OAKBROOK WALK (B)

Ordinance No. 0-08-10, Petition No. 132PDA-07PB

An ordinance of the City of Gainesville, Florida; amending Ordinance Nos. 3248, 3378 and 000618 that rezoned certain property to planned development district, commonly known as "Oakbrook Walk PD"; generally located in the vicinity of the 1000-1200 block of SW 14th Avenue, north side and 1331 S.W. 13th Street; by allowing the contraction of the development plan and adopting a revised development plan, as more specifically described in this ordinance; adopting revised development plan maps and a revised development plan report; preserving certain 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.

COMMUNITY DEVELOPMENT STAFF REPORT

This request is to amend the Oakbrook Walk planned development to remove the subject property which is located at 1331 SW 13th Street from the planned development for the purpose of changing its zoning to UMU-1 (see related Petition 88ZON-07PB). The current zoning on the subject property is Planned Development (PD). The current land use category is Urban Mixed-Use 1 (UMU-1: up to 75 units per acre).

The petitioner has provided a revised Oakbrook Walk PD layout map, PD Report and survey. The PD layout map and PD Report have been amended to delete the subject parcel and remove references to it in the PD Report. The subject property is approximately 1.1 acre in size and it is located in the SW 13th Street Special Area Plan. A large portion of the parcel falls within the 10-year flood channel, and some lies within the 100-year floodplain. This will severely limit future development potential for the parcel.

The subject property is currently improved with a structure containing three units. One unit serves as an office for Oakbrook Walk and the other two units are apartments.

The original Oakbrook Walk PD was established in September 1986 (Ordinance 3248). The PD was amended in October 1987 to add additional acreage to the planned development (Ordinance 3378).

The Oakbrook Walk PD was further amended in May 2001 (Ordinance 000618) to add the subject property and to allow one of the units to serve as an on-site management office for Oakbrook Walk. This is consistent with the existing use at the site.

In 2005 (Ordinance 041061), the City amended the Future Land Use Map and zoning of 550 acres of land located in the College Park/University Heights area and an area bounded by Archer Road and Depot Avenue to the north, SW 6th Street to the east and SW 16th Avenue to the south to the new Urban Mixed Use categories. The area was designated for high intensity use or high residential densities to spur redevelopment efforts. The subject property did receive the UMU-1 land use category designation at that time (November 2005) but the zoning on the property remained PD because it was part of the Oakbrook Walk PD.

Planning staff finds that removing the subject parcel from the PD will not create any problems for the already developed Oakbrook Walk and the PD will remain fully viable without the subject parcel because it is already fully developed.

The Plan Board discussed the petition and recommended that the requested Planned development amendment be approved.

Public notice was published in the Gainesville Sun on December 31, 2007. The Plan Board held a public hearing on January 17, 2008.

CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of February 25, 2008 authorized the city attorney's office to prepare and the clerk to advertise the necessary ordinance amending the planned development known as "Oakbrook Walk".