



Legislation Text

File #: 081040., **Version:** 1

DEPOT PARK REZONING (B)

Ordinance No. 0-09-18, Petition No. PZ-09-37 ZON

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning certain property located generally south of Depot Avenue, east of South Main Street, north of Southeast Veitch Street and west of Southeast 4th Street, commonly known as "Depot Park", from "PS: Public services and operations district," "I-1: Limited industrial district" and "I-2: General industrial district" to "PS: Public services and operations district"; specifying permitted uses; specifying dimensional requirements; 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 is a petition to rezone property located generally south of Depot Avenue, east of South Main Street, north of Southeast Veitch Street and west of Southeast 4th Street, commonly known as "Depot Park", from Public services and operations (PS), Limited industrial (I-1) and General industrial (I-2) to Public services and operations (PS). A small portion of the property is already zoned PS; however, it is included in this ordinance for the purpose of further specifying its uses and dimensional requirements for development. The properties that are the subject of this Petition (tax parcels 16004-000-000 and 15706-000-000), consist of approximately 34 acres owned by the City of Gainesville. The current land use classification for the subject property is Industrial and PS zoning is an implementing zoning district for the current land use. The PS zoning district is established for public and private uses of land that serve and are used by the public.

The Depot Park project is an effort to clean up and restore brownfield properties in the area of Depot Avenue and South Main Street. A brownfield is an abandoned, idle, or underused industrial or commercial site where redevelopment is hampered by environmental contamination. The City of Gainesville through Gainesville Regional Utilities will clean up the environmental contamination, which was the result of a coal gasification plant that operated on Depot Avenue. The City will initially develop the site as a stormwater treatment facility to serve the downtown area, and as a public park to provide green space and recreation activities, that will provide an economic boost to this area of the community.

In addition to the rezoning, this Petition also establishes the minimum setback for certain principal and accessory structures on the property, not otherwise specified in the Code, and specifies the State Historic Preservation Office will determine the exact location for the Depot building at such time it is moved back to its traditional location.

The City Plan Board heard this petition at a public hearing held April 23, 2009, and by a vote of 6-0, recommended the City Commission approve the Petition.