



Legislation Text

File #: 030621, Version: 2

REZONING - NORTHWOOD INDUSTRIAL PARK (B)

Ordinance No. 0-04-14, Petition No. 135ZON-03PB

An Ordinance of the City of Gainesville, Florida; amending the Zoning Map Atlas and Rezoning Certain Properties within the City from the zoning category of "CON: Conservation District" to "I-2: General Industrial District"; located in the vicinity of 2339 Northwest 66th Court; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT STAFF MEMORANDUM

The subject property is within the Northwood Industrial Park, located east of State Road 121 (Northwest 22nd Street) on Northwest 66th Court. The approximately 0.6-acre property is largely located behind the Gainesville Ironworks property at 2341 Northwest 66th Court. The subject property is zoned CON (Conservation) with IND (Industrial) land use. The surrounding property to the north, east and west of the site is land with Industrial land use and I-2 (general industrial district) zoning. To the north of the subject property is Gainesville Ironworks, which supplies ornamental gates, railing and other metalwork, and Exactech, which manufactures prosthetic devices. East of the property is a warehouse building with miscellaneous businesses, and on the west is a mailing and shipping supply service. To the south of the property is vacant land with CON (conservation) land use and CON (conservation) zoning that acts as a drainage easement and buffer. Beyond the buffer is City of Gainesville right-of-way, railroad tracks and U.S. Highway 441.

Prior to city annexation of this area in 1992, the subject property was to be used as access to the railroad tracks and as common area for the industrial park. The request of this petition is to change the zoning from CON to I-2. The uses that are under consideration for the property are not allowed in the CON zoning district.

The Plan Board heard the petition and recommended that the petition be approved. The Board felt that this proposal is consistent with the goals, objectives and policies of the Comprehensive Plan.

Public notice was published in the Gainesville Sun on November 4, 2003. Letters were mailed to surrounding property owners on November 5, 2003. The Plan Board held a public hearing November 20, 2003. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 135ZON-03 PB. Plan Board vote 6-0.

CITY ATTORNEY MEMORANDUM

The petition and ordinance are simultaneously submitted to the City Commission for approval and adoption because city staff and the plan board both recommend approval.