



Legislation Text

File #: 070544., **Version:** 1

REZONING - FIRE STATION 8 (B)

Ordinance No. 0-07-90, Petition No. 85ZON-07PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property within the City from "Planned Development District" to "PS: Public services and operations district"; by permitting a fire rescue station, with approval of a preliminary development plan; located in the vicinity of 3223 Northwest 42nd Avenue; 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 the site of A Child's Place child care facility. The City adopted the zoning designation on the subject property by ordinance (Ordinance No. 2604) in 1981. Lots zoned RSF-2 (single-family residential district) and occupied by single-family dwellings abut on the north and east. A 6-foot wide strip of land zoned PD abuts on the south and separates the subject property from additional lots that are zoned RSF-2 and occupied by single-family dwellings. Northwest 34th Street abuts on the west. The land use designation is PUD (Planned Use District).

The subject property consists of 4.04 (MOL) acres. Applications have been filed to reduce the total acreage of the subject property zoned PD to 1.97 (MOL) acres, so that 2.07 (MOL) acres can be used for the construction of a City fire station and associated right-of-way. This petition involves rezoning 1.27 (MOL) acres of subject property to PS (Public services and operations district) for the construction of the City fire station. The remaining .80 (MOL) acres is proposed for the construction of associated right-of-way.

The 1.27 (MOL) acres proposed for the City fire station is located on the east (rear) side of the child care facility. Lots zoned RSF-2 and occupied by single-family dwellings abuts the property on the north and east. The 6-foot wide strip of land zoned PD abuts on the south and separates the subject property from additional lots zoned RSF-2 and occupied by single-family dwellings. The .80 (MOL) acres of land proposed for right-of-way abut on the west and north.

The PS zoning district is established for public and private activities that serve and are used by the public. The following criteria, included in Section 30-75 of the City Land Development Code, was used to determine the compatibility of this petition with the surrounding area: Purpose; Objectives; Uses permitted by right; Dimensional requirements; General conditions; Development plan approval (site suitability; site design; external compatibility); Parking; Landscaping; Street signs; Flood Control, and Preliminary development plan in conjunction with rezoning.

The City Plan Board considered the above-referenced petition at a public hearing held September 20, 2007. By a vote of 7 - 0, the City Plan Board approved Petition 85ZON-07PB with staff conditions and the condition that the City Plan Board review the associated development plan for preliminary approval.

CITY ATTORNEY MEMORANDUM

Florida Statutes provides that the City Commission may adopt the ordinance at the conclusion of one public hearing.

