



Legislation Text

File #: 060413., **Version:** 3

HUNTERS WALK PLANNED DEVELOPMENT (QUASI-JUDICIAL) (B)

Ordinance No. 0-06-103; Petition 76PVD-06 PB

An Ordinance of the City of Gainesville, Florida; rezoning certain lands in the City, as more specifically described in this Ordinance, and amending the Zoning Map Atlas from the zoning category of “RSF-4: Single family residential district (8 units per acre)” to “PD (Planned Development)” located in the vicinity of 5043 Northwest 43rd Street; adopting a development plan report and development plan maps; providing conditions and restrictions; providing for enforcement and penalties; providing a severability clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

This is a request to rezone approximately 4.91 acres from RSF-4 (Single-family residential district, eight dwelling units per acre) to PD (Planned Development) to allow for a commercial development and associated facilities located at 5043 Northwest 43rd Street. This rezoning will enable implementation of unique design criteria that will address size, scale, parking and other complexities best accomplished through a Planned Development.

The subject parcel was reviewed by the City Commission as a Planned Development several years ago but was not approved. The current petition includes a smaller acreage, less intense development, a different range of uses and an option for multi-family residential. The City Plan Board heard the petition and addressed issues related to building placement in relationship to Northwest 43rd Street. The applicant proposed modifications to staff conditions related to access, signage and allowed uses. There were no neighborhood residents in attendance.

The City Plan Board recommended approval with modifications to staff conditions related to allowed uses, cross-access agreements, signage and clarification on square footage to mean gross floor areas, defined in the City of Gainesville Land Development Code.

Public notice was published in the Gainesville Sun on August 1, 2006. Letters were mailed to surrounding property owners on August 2, 2006. On August 17, 2006, the Plan Board heard and recommended the City Commission approve this petition. The City Commission heard and approved this petition on September 11, 2006.

CITY ATTORNEY MEMORANDUM

The City Commission adopted this ordinance on first reading December 11, 2006, and continued second reading to January 22, 2007. The ordinance was readvertised accordingly.

None