



Legislation Text

File #: 050489, **Version:** 3

ZONING MAP ATLAS - 309 NE 39TH AVENUE

Ordinance No. 0-06-07, Petition No. 146ZON-05PB

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain property within the City from “I-1: Limited industrial district” to “BUS: General business district”; located in the vicinity of 309 Northeast 39th Avenue; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT STAFF MEMORANDUM

The subject property is 1.25 acres and currently contains a vacant building set behind a parking lot.

The property to the east and west is zoned BA (Business Automotive). The property to the south is zoned I-1 (Limited Industrial). Property to the north is zoned BA and BUS (General Business).

The subject property is entirely within the Secondary Zone of the Murphree Wellfield Protection Area.

Because the character of nearby properties is compatible and because the property is within a Wellfield Protection Zone, a BUS zoning is preferable for the subject property rather than the industrial zoning the property now has.

The Plan Board heard the petition and recommended that it be approved by the City Commission.

Public notice was published in the Gainesville Sun on October 4, 2005. Letters were mailed to surrounding property owners on October 6, 2005. The Plan Board held a public hearing October 20, 2005. Planning Division staff recommended that the Plan Board approve the petition. The Plan Board recommended that the City Commission approve Petition 146ZON-05 PB. Plan Board vote 4-0.