



Legislation Text

File #: 070542., **Version:** 1

PLANNED DEVELOPMENT AMENDMENT - A CHILD'S PLACE (B)

Ordinance No. 0-07-91, Petition No. 95PDA-07PB

An Ordinance of the City of Gainesville, Florida; amending Ordinance No. 2604, that adopted the Planned Development commonly known as "A Child's Place" located in the vicinity of 4127 Northwest 34th Street; providing for the reduction of the lot size of the existing planned development; adopting revised development plan maps and a revised planned development report; amending and adopting additional conditions and restrictions; providing for penalties; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT STAFF REPORT

This is request to reduce the lot size in an existing PD (Planned Development) to facilitate the development of Fire Station No. 8. The subject property is the site of A Child's Place child care facility. It consists of one tax parcel of land that is 4.04 acres (MOL) in size. Lots zoned RSF-2 (single-family residential district) and occupied by single-family dwellings abuts on the north and east. A 6-foot wide strip of land zoned PD abuts the property 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).

In 1981, the City adopted the PD (Planned Development) zoning on the subject property by ordinance (Ordinance No. 2604). The purpose of this petition is to amend the ordinance, which consists of a development plan map, a development plan report dated February 4, 1981, and an addendum to the development plan report dated March 25, 1981. The amendment will reduce the total acreage of the subject property zoned PD to 1.97 acres (MOL), so that the remaining portion can be used for the construction of a City fire station and associated right-of-way. These improvements will require a lot split approval, and the approval of a land use and zoning change for the fire station site, under the related petitions noted above. The remaining parcel and the permitted daycare center will continue to meet and comply with the standards of the PD.

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 95PDA-07PB with staff conditions and the condition that the City Plan Board review the associated development plan for preliminary approval.

CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of October 22, 2007, authorized the city attorney's office to prepare and advertise the necessary ordinance amending the planned development known as "A Child's Place".