



Legislation Text

File #: 030626, **Version:** 1

COLLEGE PARK SPECIAL AREA PLAN (B)

Ordinance No 0-04-19 Petition No. 155TCH-03 PB

AN ORDINANCE OF THE CITY OF GAINESVILLE, FLORIDA, AMENDING APPENDIX A OF THE LAND DEVELOPMENT CODE, RELATING TO THE COLLEGE PARK MASTER PLAN AND REGULATING PLAN FOR NEW CONSTRUCTION; AMENDING PARAGRAPH (2) OF THE SUBSECTION ON BUILDING HEIGHT FOR NEW CONSTRUCTION, DECREASING THE DISTANCE BETWEEN FLOOR AND CEILING HEIGHT FROM 16 TO 10 FEET; PROVIDING A MAXIMUM HEIGHT OF 65 FEET; AMENDING APPENDIX A, SECTION 3 OF THE LAND DEVELOPMENT CODE INCORPORATING A SPECIFIC CHANGE FROM TYPE IV (CIVIC) TO TYPE I (SHOPFRONT/OFFICE/APARTMENT) FOR TAX PARCEL 14907-000-000 IN THE MAP OF THE COLLEGE PARK SPECIAL AREA PLAN; PROVIDING DIRECTIONS TO THE CODIFIER; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

The City Commission adopt the proposed ordinance.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT

This petition requests a text change and a map change to the College Park Special Area Plan. The intent of the Plan is to protect and promote the traditional, walkable character of this neighborhood. Largely, this intent is to be achieved in the proper design and placement of buildings, streets and sidewalks in the neighborhood to create high-quality street spaces that are pleasant, safe and convenient for pedestrians, bicyclists, transit users and motorists.

In addition to the preservation and promotion of a neighborhood design that is welcoming (particularly to pedestrians), the Special Area Plan finds it essential that residences, offices, retail and civic uses be compactly laid out so that their proximity makes walking between them convenient—a traditional design known as "mixed use."

The Plan Board heard the petition and recommended approval of the map change, and accepted the revised staff recommendation pertaining to height limits—that for Type I buildings, the first story must be at least 10 feet from floor to ceiling, and that the maximum building height be 65 feet. This recommendation would retain the present 4-story height limit for Type I buildings.

Public notice was published in the Gainesville Sun on November 4, 2003. Letters were mailed to 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 155TCH-03 PB, with the modifications to the staff recommendation as discussed at the meeting. Plan Board vote 6-0.

CITY ATTORNEY MEMORANDUM

This ordinance requires two public hearings. Should the Commission adopt the ordinance on first reading; the second and final reading will be held on Monday, February 23, 2004.

None