



Legislation Text

File #: 050159, **Version:** 1

LAND DEVELOPMENT CODE AMENDMENT - SIDEWALKS IN INDUSTRIAL DISTRICTS (B)

Ordinance No. 0-05-94; Petition 108TCH-05 PB

An ordinance of the City of Gainesville, Florida, amending the City of Gainesville Land Development Code, relating to requirements for sidewalks in industrial areas; amending subsection 30-188(e), eliminating the requirement to provide sidewalks as a required subdivision improvement in an industrial area, except on arterial and collector streets; amending subsection 30-338(6), eliminating sidewalk requirements on land designated as industrial on the Future Land Use Map of the City of Gainesville; 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

Based on the City's experience with the Airport Industrial Park and the existing condition of so many properties in the industrial parks with no sidewalks, City staff finds that the burden of providing sidewalks discourages development of the City's industrial parks, and for that reason, the requirement to provide sidewalks in industrial districts should be eliminated.

The City has industrial land use generally in concentrated areas, the Hugh-Edwards Industrial Park on Waldo Road, the Airport Industrial Park in the vicinity of Northeast 53rd Avenue and Waldo Road, South Main Street, the Cabot Carbon site, generally located between Northwest 16th Avenue, Northwest 39th Avenue, the T.J. Hawes Trust on North Main Street north of 39th Avenue and the Northwest Industrial Park(s) and industrial areas in the vicinity of SR 121 and US 441, and Northwest 6th Street Business Park. Most of these industrial parks have been significantly built out, without sidewalks at many properties. The City is attempting to encourage new industry. The potential sidewalks are perceived as having a high cost by most small industries, and the little amount of sidewalks that are added now would remain isolated for many years.

The proposed amendment language clarifies that, while the City does intend to have pedestrian activity throughout the City, the exception to that general intention would be those areas with industrial land use.

The Plan Board heard the petition and staff report. The City's Economic Development Department works to promote development within the Airport Industrial Park and other industrial districts, and the sidewalk expense is viewed by some businesses as a disincentive. The Board accepted staff's recommendation with the exception that sidewalks should be installed along arterial roadways and major collectors.

Public notice was published in the Gainesville Sun on July 5, 2005 and August 26, 2005. The Plan Board held a public hearing July 21, 2005.

CITY ATTORNEY MEMORANDUM

The City Commission heard and approved this petition on September 26, 2005. This ordinance requires two public hearings. If adopted on first reading, the second and final reading will be held on Monday, November 28, 2005.

