



Legislation Text

File #: 020581, **Version:** 1

SOUTHWEST 13th STREET SPECIAL AREA PLAN (B)

ORDINANCE NO. 0-03-12; PETITION NO. 97TCH-02PB

An ordinance of the City of Gainesville, Florida, imposing the Special Area Plan overlay zoning district for the SW 13th Street Corridor on certain property, generally described as those lands abutting SW 13th Street and bounded on the north by Archer Road/Depot Avenue and on the south by the city limits, and as more specifically described in this ordinance; adopting a Special Area Plan for this property; providing specific regulations; providing for administration and enforcement of these regulations; providing directions to the City Manager; 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

The City Commission has instructed staff to work with citizens and county staff to develop a Special Area Plan (SAP) for the Southwest 13th Street Corridor. This corridor is generally bounded on the north by Southwest Archer Road, and on the south by Paynes Prairie. The portion of this corridor that is within the City's jurisdiction is under a temporary moratorium through February 24, 2003. From May 4 through May 8, 2002, Southwest 13th Street was the subject of a five-day, consultant-led planning charrette. On June 13, 2002, the Corradino Group (consultant for the charrette) presented the results and recommendations of the charrette to a joint meeting of the City and County Commissions. At that meeting, both the City and County Commissions voted to accept the consultant's report and to direct their respective staffs to provide development code recommendations to implement the Southwest 13th Street Charrette Report. The code recommendations for the City's portion of the corridor are in the proposed Special Area Plan.

On October 29, 2002, the City Plan Board and the County Planning Commission held a joint public hearing to discuss the proposed Special Area Plan. Based on input from that meeting, several revisions to the proposed Special Area Plan were made. Those revisions included deleting some uses from the list of prohibited uses; clarifying the process used to determine the location of build-to lines for parcels that are adjacent to existing development; adding flexibility to some single-family buffer requirements; revising the maximum building area for single-use buildings; increasing sidewalk width requirements in one portion of the corridor; and narrowing the list of prohibited building materials.

On November 21, 2002, at a public hearing, the City Plan Board again reviewed the petition and recommended the draft Special Area Plan as submitted by staff, with minor modifications.

Public notice was published in the Gainesville Sun on November 5, 2002. Letters were mailed to surrounding property owners on November 6, 2002. The Plan Board held a public hearing on November 21, 2002.

The Commission at its January 13, 2003 meeting requested that Penny Wheat's suggested changes be specifically noted and those changes are shown by shading in Exhibit A of the ordinance.

CITY ATTORNEY MEMORANDUM

This ordinance requires two public hearings. If the Commission adopts the ordinance on first reading, the second and final reading will be held on Monday, February 24, 2003. The temporary moratorium in this area expires at 12:00 a.m. on February 24, 2003.