



## Legislation Details (With Text)

<b>File #:</b>	120223.	<b>Version:</b>	2	<b>Name:</b>	Rezone Property from Alachua County MS, RE-1, R-3, and A Districts to City of Gainesville BI (B)
<b>Type:</b>	Ordinance	<b>Status:</b>			Filed
<b>File created:</b>	9/20/2012	<b>In control:</b>			City Commission
<b>On agenda:</b>	2/21/2013	<b>Final action:</b>			3/26/2013
<b>Title:</b>	REZONING - VICINITY OF 4600-5000 SW 41ST BLVD. (B)				

Ordinance No. 120223; Petition PB-11-52 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 285 acres of property located in the vicinity of the 4600-5000 blocks of SW 41st Boulevard, west side, as more specifically described in this ordinance, from the Alachua County zoning districts of Industrial services and manufacturing (MS), Multiple family, high density (R-3), Single family, low density (RE-1), and Agricultural (A) to the City of Gainesville Business industrial (BI) zoning district; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. 120223A\_draft ordinance\_20130221.pdf, 2. 120223B\_staff report\_20130221.pdf, 3. 120223C\_Comp Plan GOPs\_20130221.pdf, 4. 120223D\_LDC\_Exh B-1\_20130221.pdf, 5. 120223E\_Supplement Docs\_20130221.pdf, 6. 120223F\_Petition application\_20130221.pdf, 7. 120223G\_CPB minutes\_20130221.pdf, 8. 120223H\_staff ppt\_20130221.pdf, 9. 120223\_Quasi-judicialform\_20130221.pdf, 10. 120223\_ORDINANCE\_20130307.pdf

Date	Ver.	Action By	Action	Result
3/7/2013	2	City Commission	Adopted on Final Reading (Ordinance)	Pass
2/21/2013	1	City Commission	Approved (Petition) and Adopted on First Reading (Ordinance)	Pass

## REZONING - VICINITY OF 4600-5000 SW 41ST BLVD. (B)

Ordinance No. 120223; Petition PB-11-52 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 285 acres of property located in the vicinity of the 4600-5000 blocks of SW 41st Boulevard, west side, as more specifically described in this ordinance, from the Alachua County zoning districts of Industrial services and manufacturing (MS), Multiple family, high density (R-3), Single family, low density (RE-1), and Agricultural (A) to the City of Gainesville Business industrial (BI) zoning district; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

This petition/ordinance changes the zoning of certain property, as more specifically described in the ordinance, from the Alachua County zoning districts of Industrial services and manufacturing (MS), Multiple family, high

density (R-3), Single family, low density (RE-1) and Agricultural (A) to the City of Gainesville Business Industrial (BI) zoning district. The approximately 285 acre vacant property is located in the vicinity of 4600 - 5000 blocks of SW 41st Blvd, on the west side of the road. This petition/ordinance is related to Ordinance No. 120222, which amends the property's land use from Alachua County Heavy Industrial, Light Industrial, and Low Density Residential (1-4 DU/acre) to the City of Gainesville Business Industrial (BI) designation.

This petition/ordinance applies a City of Gainesville zoning designation on property annexed in 2008. The BI zoning district was selected to provide an opportunity for development of certain office, business and industrial uses in a combined setting. Business park development is facilitated with this zoning district, reflecting the large amount of acreage available to provide sufficient space for a variety of uses that support and complement each other and reduce external trips for goods and services. Typically for annexed properties, the City considers the current Alachua County zoning category designation and proposes a similar City designation. In this case, the BI zoning district is considered more appropriate given the proposed BI land use category for the property and the broader uses allowed in the zoning district. The BI zoning district supports businesses involved in light manufacturing, processing or fabrication of products and machinery, research and development operations, business retail, medical uses and wholesale or storage distribution concerns. In addition, the BI zoning district offers the opportunity for development in a business park setting that can be designed around the sensitive environmental areas on the site (this includes strategic ecosystem area as delineated in the Future Land Use map series).

After public notice was published in the Gainesville Sun on August 9, 2011, the City Plan Board held a public hearing on August 25, 2011, and by a vote of 4-0, recommended approval of this petition.

#### **CITY ATTORNEY MEMORANDUM**

This ordinance requires two readings. This ordinance shall become effective immediately upon final adoption; however, the rezoning implemented by this ordinance shall not become effective until the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 120222 becomes effective as provided therein.