



## Legislation Text

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**File #:** 110109., **Version:** 2

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### REZONING - 7200 - 7300 BLOCK OF NW 4TH BLVD (B)

Ordinance No. 110109, Petition No. PB-11-48ZON

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas and rezoning certain properties from the Alachua County zoning categories of “Highway oriented business services (BH) district” and “Administrative and professional (AP) district to the City of Gainesville zoning category of “BUS: General business district”; consisting of approximately 27.8 acres, and located in the vicinity of the 7200-7300 blocks of Northwest 4th Blvd.; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

### COMMUNITY DEVELOPMENT STAFF MEMORANDUM

This proposed rezoning from Alachua County Highway oriented business services district (BH) and Administrative and Professional district (AP) to City of Gainesville General business district (BUS), pertains to an approximately 27.8-acre property that was voluntarily annexed into the City on April 15, 2010. The proposed rezoning is necessary to bring the annexed property under the City's zoning regulations. The property is located east of Tower Road (Northwest 75th Street), west of Interstate 75, north of West University Avenue, and is in the general vicinity of the 7200 - 7300 blocks of Northwest 4th Boulevard. This developed property includes the 65,000 square-foot, commercial (retail) Tower Center that was built in 1989 and that is adjacent to and west of the previously annexed Home Depot store, and a very large stormwater retention pond to the north across NW 4th Boulevard.

The proposed rezoning is appropriate for the property's established and continuing use as a commercial center close to the major arterial roadways of State Road 26 (Newberry Road), Northwest 75th Street (Tower Road), and Interstate 75. This rezoning entails no major transportation issues, and there are no major environmental impacts and constraints associated with it.

This petition is related to Petition PB-11-47 LUC, which is a request for a large-scale land use amendment from Alachua County Commercial to City of Gainesville Commercial. This proposed rezoning to General business district (BUS) is consistent with the related land use amendment and with the City's Comprehensive Plan.

The Plan Board discussed the petition and recommended approval with a 4-0 vote.

Public notice was published in the Gainesville Sun on April 12, 2011. The Plan Board held a public hearing on April 28, 2011.