



## Legislation Text

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**File #:** 110863., **Version:** 2

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### LAND DEVELOPMENT CODE - COLLEGE PARK SPECIAL AREA PLAN (B)

Ordinance No. 110863; Petition No. PB-12-25 TCH

An ordinance of the City of Gainesville, Florida, amending Appendix A. Special Area Plans, Section 3. Special Area Plan for College Park, Exhibit B. College Park Special Area Plan; by amending the permitted uses within the Type I - Shopfront/Office/Apartment designation; 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.

#### PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance amends Appendix A. Special Area Plans, Section 3. Special Area Plan for College Park of the Land Development Code by amending the permitted uses of buildings designated "Type I - Shopfront/Office/Apartment." Parcels with Type I buildings are shown on the College Park Special Area Plan (SAP) Master Plan & Regulating Plan for New Construction map. Currently, the College Park SAP states the permitted uses for Type I buildings are those uses allowed within the Urban Mixed-Use 1 (UMU-1) zoning district. This amendment is necessary because not all parcels within the College Park SAP overlay zoning district have an underlying UMU-1 zoning. This amendment will clarify that the permitted uses for Type I buildings are those uses permitted by the parcel's underlying zoning district or those uses permitted by an adopted Planning Development (PD) ordinance for the parcel.

Public notice was published in the Gainesville Sun on March 6, 2012. On March 22, 2012, the City Plan Board held a public hearing and, by a vote of 7-0, approved the petition.

#### CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. Should this ordinance pass on first reading, second and final reading will be held on July 19, 2012.