



Legislation Text

File #: 140721., **Version:** 2

Hatchett Creek Planned Use District - Time Extension (B)

Ordinance No. 140721

An ordinance of the City of Gainesville, Florida, amending Ordinance No. 100776 to extend certain time limits to apply for and obtain Planned Development District (PD) zoning for the Hatchet Creek Planned Use District (PUD); providing a severability clause; providing a repealing clause; and providing an effective date.

The City Commission adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

Planned Use District (PUD) is an overlay land use category created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations are compatible with the character of the surrounding land uses and environmental conditions of the subject land. Once a PUD is adopted, an associated Planned Development District (PD) zoning ordinance generally must be adopted within 18 months or the PUD overlay becomes null and void, leaving the land with the original and underlying land use category.

On December 17, 2009, the City Commission adopted Ordinance No. 070210, which overlaid the PUD land use category, with development conditions, on certain land that is the subject of this ordinance and is commonly known as "Hatchet Creek". Ordinance No. 070210 included a condition that within 18 months, Hatchet Creek's owner/developer shall either apply for and obtain an associated PD zoning or file an application to extend the aforesaid 18 month period. Following Hatchet Creek's owner/developer timely filing an extension application per Ordinance No. 070210, the City Commission on July 21, 2011, adopted Ordinance No. 100776 granting the extension and establishing that Hatchet Creek's owner/developer shall either apply for and obtain PD zoning by June 30, 2015, or file an application by February 26, 2015, to extend such date. On February 3, 2015, Hatchet Creek's owner/developer filed an application to request a 3-year extension and cited market viability and revisions to the overall development plan concept as reasons for the request.

CITY ATTORNEY MEMORANDUM

This ordinance requires two readings and shall become effective immediately upon adoption.