



City of Gainesville Agenda Report

File #: 2022-189

Agenda Date: July 21, 2022

Department: City Attorney

Title: Quasi-Judicial – Planned Development Amendment to the Shoppes at Pinewood Planned Development (B)

Description: An ordinance of the City of Gainesville, Florida, amending Ordinance No. 050487 commonly known as “The Shoppes at Pinewood” Planned Development located on the southwest corner of U.S. 441 and NW 23rd Terrace to allow for a mini-warehouse/self-storage facility as a use within the Planned Development (PD), as well as providing applicable maximum building area and parking regulations, as more specifically described in this ordinance; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: This ordinance will amend an existing Planned Development (PD) known as the Shoppes at Pinewood Planned Development to add mini-warehouse/self-storage as a permitted use and increase the maximum building area square footage to accommodate the proposed self-storage facility. An additional amendment would apply the current parking standard for a mini-warehouse/self-storage facility in the Land Development Code to the proposed self-storage facility instead of the 1 space per 250 square feet of Leasable Floor Area parking standard that currently applies to the PD as a whole.

Plans for the property include the construction of a climate controlled self-storage facility on one of the existing building pads and a retail commercial building on the second vacant building pad. The proposed amendment will allow for a less intense use at the property that can serve the adjacent residential areas while the retail proposal will front on U.S. 441, away from the multiple-family residential area to the west of the PD. The proposed amendment will support a commercial center that is intended to serve the nearby neighborhoods and the city at large.

At a public hearing on April 28, 2022, the City Plan Board voted to recommend approval of this Planned Development amendment. This ordinance requires two readings and will become effective immediately upon adoption.

Strategic Connection: N/A

Fiscal Note: N/A

Recommendation:

The City Commission adopt the proposed ordinance.