

Item No. 1

TO: City Plan Board

DATE: July 23, 2009

FROM: Planning Department Staff

SUBJECT: Petition PZ-09-53: City of Gainesville Parks, Recreation, and Cultural Affairs, agent for City of Gainesville. Amend the PS (Public services and operations) district to establish permitted uses and development standards. Development plan review for construction of a skate park facility, off-leash dog area, and walking trail with associated parking and stormwater facilities. Located at 4009 Northwest 53rd Ave.

Recommendation:

Approve Petition PZ-09-53 with the associated 'Zoning Master Plan' and preliminary development plans, subject to the conditions in this report.

Explanation:

If approved, this petition will amend the PS (Public services and operations district) zoning district for the property known as Possum Creek Park. The park is owned by the City of Gainesville and is located on the south side of NW 53rd Avenue, about 700 feet east of the intersection with NW 43rd Street. The western 19 acres of the park is currently zoned 'PS' (Public Services and Operations) and this is the area that is the subject of this petition. This portion of the park is mostly cleared and has been used for active recreational uses. The proposed amendment will allow for establishment of new uses on the property, specifically a skate park and an off-leash dog park. The proposed development for the site also will include a 79-space paved parking area, sidewalk system, mulched recreational path, and associated stormwater basin. The land use designation on the site will remain as 'Recreation', since this land use may be implemented by the PS zoning district under Section 30-46 of the Land Development Code. There are another 40 acres of park property to the east and south, with a land use designation of 'Conservation' and a zoning district of 'C' (Conservation). There are creeks and wetlands located on this portion of the park and this area will remain wooded and undeveloped and will not be affected by this petition.

Surrounding uses include the undeveloped portions of Possum Creek Park to the east, institutional uses to the north across NW 53rd Avenue, and commercial development to the west at the intersection of NW 53rd Avenue and NW 43rd Street. The adjacent commercial area includes retail development in the 'MU-1' zoning district along NW 53rd Avenue and the Hunter's Crossing Planned Development. Across 53rd Avenue, there is a Gainesville Regional Utilities operations site that has a 'PS' zoning district, and Trinity United

Methodist Church which has zoning districts of 'MU-1', 'RMF-5', 'RMF-6', and 'CON'. The southern end of the subject property abuts the rear of several single-family residential lots with 'RSF-2' zoning. There is a vehicular drive that runs along the western side of the subject property which was constructed as part of the adjacent commercial development. This drive is currently utilized by the park as an entrance to the existing unpaved parking area. Existing uses on the park property include picnic pavilions, a playground, a restroom facility and informal recreational fields.

The purpose of this petition is to adopt uniform development regulations that are consistent with the intended future use and operation of Possum Creek Park. The petition is proposed in a manner that is compatible with the surrounding land uses and considers the existing site conditions.

A 'PS Zoning Master Plan' (Sheet Z1.00) is included with the submitted preliminary development plans. This plan proposes development standards that are tailored specifically to the intended use of the site as a City park. These standards outline the permitted uses for the site, setbacks for buildings and other uses, parking standards, and required landscape buffers. The proposed regulations, if approved, will guide all future development on the site. The City's Land Development Code will remain applicable in all instances that are not specifically addressed by the PS Zoning Master Plan.

Included with this request are complete preliminary development plans, which show the proposed new development on the site. The development plans also show the location of existing structures and facilities in the park. The existing unpaved parking lot will be replaced by a larger paved parking area that will continue to be accessed from the private roadway along the west side of the property. The plans also show the location of the proposed skate park facility and a fenced off-leash dog park area. A 'dry' stormwater basin which is necessary to account for the new impervious areas on the site will be located within the fenced dog area. An unpaved 6'-wide nature trail will be established around the perimeter of the park. The southern half of the property is not proposed for new development and will continue to exist as an informal recreational area.

The PS zoning district was established specifically for public and private activities that serve and are used by the public for their own benefit, and are necessary to the normal conduct of the community's activities. According to Section 30-75 of the City Land Development Code, a proposal to rezone to the PS district shall consider the following:

Purpose. The PS district is established for the purpose of identifying and providing suitable locations for necessary public and private utility and recreation activities. Possum Creek Park provides recreational opportunities for all citizens of Gainesville and particularly those residing in the surrounding neighborhoods, and this amendment to the PS district will allow for the expansion of the park facilities.

Objectives. The objectives for the PS district include ensuring public awareness of potential new facilities and evaluating their compatibility with surrounding uses. Public input for this petition has been sought through neighborhood workshops and through the City's notification process for public hearings. The existing uses surrounding the site include commercial developments, institutional uses, and other public facilities with a PS zoning district. The site is adjacent to single-family residential lots to the south and southwest. The proposed new active recreational

facilities (the skate park and dog park) will be located on the northern half of the park property, over 400 feet from the closest residences.

Uses permitted. For this PS rezoning, a list of specific permitted uses has been provided on the Zoning Master Plan (Sheet Z1.00) as follows:

- Picnic area
- Playground
- Park game area (such as but not limited to horseshoes, volleyball, shuffleboard)
- Ball fields (such as but not limited to soccer, softball/baseball)
- Skateboarding and in-line skating
- Swimming pool and water recreational facilities
- Community center/concessions
- Nature/exercise trails and boardwalks
- Off-leash dog area
- Accessory uses customarily and clearly incidental to any permitted principal use

These uses are consistent with the underlying land use designation of 'Recreation'.

Dimensional requirements. The dimensional requirements that are being proposed are appropriate for the permitted uses for the site. A 50' front setback, 25' side setback, and 25' rear setback are proposed for structures and active recreational uses. The nature/exercise trail on the site is required to be 25' from the front property line and 15' from the side and rear property lines. The dimensional requirements of the City Land Development Code shall apply where new dimensional requirements specific to the site are not expressly provided as unique standards of the PS zoning.

General conditions. The Possum Creek Park site shall be subject to the requirements of the City's Land Development Code, except where otherwise regulated by the proposed standards for the PS zoning.

Site suitability. The size of the site is sufficient for the current uses as well as planned future facilities included on the development plans. The site has direct frontage on an arterial roadway (NW 53rd Street) and is easily accessible to public. The portions of the site that is proposed for active recreational purposes are located outside of the natural wooded areas on the property, and away from the creek system and wetlands to the east.

Site design. The preliminary development plan outlines the extent of the proposed development area on the site. The exact location of buildings, parking, drives and other parts of the proposed development will be evaluated at the development review stage. All site elements shall be designed to protect natural and community resources, such as ecologically sensitive areas. Building elevations and landscaping will also be reviewed with the preliminary and final development plans to ensure that this is an exemplary public project.

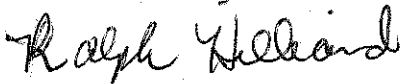
External compatibility. The proposed site is adjacent to commercial, institutional, and residential uses. The site directly abuts single-family residential lots along the southern property line and a portion of the western property line. The new active recreational uses are being proposed at the northern end of the site, away from the single-family neighborhood. The PS Zoning Master Plan specifies that a Buffer Type

B will be provided where the site is adjacent to residential uses. Therefore, the existing landscaping in these areas will need to be supplemented in order to meet the planting requirements for this buffer type. A Buffer Type E, excluding the required shrubs, shall be maintained along NW 53rd Avenue. This buffer has already been established along the street with shade trees and understory trees.

Preliminary development plan in conjunction with rezoning. A rezoning to the PS zoning district may include a preliminary development plan, which *is intended to help further the purpose of this district by providing the plan board and city commission with additional information on site-specific conditions* [Section 30-75(f)(7)]. In this case, a complete preliminary development plan has been included with the application for rezoning. The preliminary development plan will be approved in conjunction with the rezoning, provided that it is found to be consistent with the proposed conditions of the PS zoning district and standard requirements of the Land Development Code. Final development plan approval would then be granted administratively. Staff is proposing the following condition for this PS rezoning, in order to ensure that the final development plan will be consistent with the City Commission's approval of the rezoning:

Condition 1. All comments of the Technical Review Committee must be met prior to final development plan approval. Development of the site shall be consistent with the layout and standards outlined on the PS Zoning Master Plan.

Sincerely,



Ralph Hilliard
Planning Manager

RH:saw

Attachments:

Technical Review Committee Comments

Neighborhood Workshop Information

Preliminary Development Plan and PS Zoning Master Plan