



CITY OF GAINESVILLE

Department of Community Development

To: Tom Saunders
Community Development Director

April 27, 2000

From: Kathy Winburn, AICP *KW*
Senior Planner

Subject: Petition 19PDA-00PB and 29PDV-00PB

At the City Commission meeting of April 24, 2000, the Commission made a referral to staff to develop a recommendation on two requests made by the petitioner in regards to the above referenced petitions, related to the Magnolia Parke Planned Development. Those requests are as follows:

1. To expand the building envelope of Pod C of the Magnolia Parke Planned Development along the eastern boundary, adjacent to Pod G.

Explanation:

Petition 19PDA-99PB expands the allowable uses on Pod G to allow uses other than self-service storage. The petitioner has indicated that a small grocery store is potentially interested in locating on Pod G. Due to the narrow configuration of Pod G, the development of a use other than self-service storage may result in the need to construct a building which would cross over into the parking envelope of Pod C.

Recommendation:

In the interest of encouraging a use other than self-storage on Pod G, staff recommends approval of expanding the building envelope on Pod C along the eastern boundary line. Staff recommends that the area be identified as a building *or* parking envelope on the PD Layout Plan, for maximum flexibility for the petitioner. The amount of square footage permitted in Pod C, as identified in Table 1 of the PD Report, is to remain unchanged.

2. Allow two additional drive-throughs, one on Pod G and one on Pod I, as an accessory use for either a financial institution or eating place.

Explanation: The Magnolia Parke Planned Development was represented to staff from the beginning of the rezoning process in 1997 as a development utilizing elements of

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New Urbanism to create a walkable, mixed-use environment. Drive-throughs are inherently not compatible with a pedestrian oriented community, as they encourage the use of the automobile and invite conflict with the pedestrian. For these reasons, the number of drive-throughs allowed on the site was limited to one, and only in association with a financial institution. A PD amendment was later approved, at the request of the petitioner, to permit the allowable drive-through in association with either a financial institution or an eating place. Planning staff historically recommends limitations on the number of drive-throughs, particularly in developments which are represented as "New Urbanist", in order to promote the walkable, pedestrian oriented environments which New Urbanism represents. It is staff's opinion that the addition of any drive-through uses in Magnolia Parke should be limited to a financial institution, since there is an existing drive-through associated with an eating place (Schlotsky's Deli) currently operating in POD A of the Magnolia Parke PD. Additionally, drive-throughs associated with eating places are often accessory to fast food restaurants, which typically attract high levels of automotive activity during all hours of the day. Since many financial institutions will not locate without a drive-through, staff finds that its recommendation will promote a mix of personal service uses for the development. It is staff's opinion that it is reasonable to limit the total number of drive-throughs in the Magnolia Parke PD to two.

According to the Public Works Department, the addition of drive-throughs in the Magnolia Parke PD will not impact traffic infrastructure issues provided that access to the drive-throughs is internal to the development. Design issues would be addressed during development plan review. The traffic study update associated with Magnolia Park would need to account for the additional allowable drive-through use for a financial institution and its associated trip generation and trip distribution.

Recommendation: Amend condition 13 of the Magnolia Parke PD ordinance to allow one additional drive-through on either Pod G or Pod I as follows:

Condition 13: Only one drive-through shall be permitted in Pod "A" or "B" as identified on the PD Layout Plan and only used as an accessory use to a financial institution or an eating place. One additional drive-through shall be permitted on Pod "G" or "I" as identified on the PD Layout Plan and only used as an accessory use to a financial institution. If a drive-through is located on Pod I, it shall be developed in conformance with the design and layout standards of the Transportation Concurrency Exception Area (TCEA) for drive-throughs until such time that it is included in the TCEA. If a drive-through is located on Pod G, it shall adhere to the design and layout standards of the TCEA for drive-throughs. Direct access to the drive-throughs is not permitted from N.W. 39th Avenue. The facility shall be designed to gain access internally from the Magnolia Parke development via a vehicular use area or an internal driveway. The development plan shall direct drive-through traffic to areas of the development that have the least conflict with pedestrian and bicycle travel routes.