



PLANNING & DEVELOPMENT SERVICES DEPARTMENT
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TO: City Plan Board **Item Number:** 2

FROM: Planning and Development Services Staff **DATE:** June 28, 2012

SUBJECT: Petition PB-12-59 TCH, City of Gainesville. Amend the Land Development Code Section 30-65.2 UMU-2 (10 to 100 units/acre; and up to an additional 25 units/acre by special use permit urban mixed use) district to allow temporary surface parking lots by Special Use Permit.

Recommendation:

Staff recommends approval of the petition.

Discussion/Background:

This is a request to allow temporary surface parking lots by Special Use Permit in the Innovation Square area (Exhibit 1, Innovation Square Map) as a transition parking strategy. On January 24, 2012 the Economic Development University/Community Committee heard a presentation from Linda Dixon on changing the UMU-2 district to allow surface parking as a temporary use. The presentation is attached as Exhibit 2 (Innovation Square Parking Strategy). The current code provision for the UMU-2 district only allows automobile parking as a use by right in structured parking facilities (garages), surface parking as an accessory use to other permitted uses are allowed.

The overall concept of Innovation Square is that live, work and play activities are concentrated, and that shorter trip distances and transit options will decrease the parking required for each building. Instead of the traditional accessory surface parking lot that is allowed for each building, shared parking decks will be utilized to serve the increasing parking need of new development. Unlike accessory surface parking lots garages are developed independently from building, which allows parking capacity to be controlled and not result in too little or too much parking. Given that new building and urban form will emerge incrementally, surface parking lot will be needed temporarily to serve existing and new building until development is completed. In the end shared parking decks will replace all existing surface lot as the transitional parking strategy allows Innovation Square to achieve its urban form.

The proposed change (Exhibit 3) to allow temporary surface parking lot is relatively straight forward, by adding the use as a use allowed by special use permit with conditions. In addition to the general compatibility standard for all special use permits this use would also have to demonstrate that it can comply with the following conditions:

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1. Temporary Parking shall only be allowed when it can be demonstrated that the parking will be replaced with either a building or parking structure, as part of a unified development concept, shown on the master plan;
2. Temporary parking shall be allowed only for persons that work, live and do business in the identified area;
3. The Special Use Permit may be granted for a period of 5 years with an automatic renewal of 5 additional years if the development concept/master plan is being followed;
4. Security lighting must be provided;
5. The parking must be paved and stormwater must be provided in accordance with Public Works standards.
6. All temporary parking facilities must provide perimeter landscaping, in the form of trees and/or hedges. Decorative fencing or garden walls may be used as a substitute for the landscaping. Interior landscaping shall not be required for temporary parking facilities, but may be provided at the discretion of the property owner.

Summary

Staff recommends approval of the petition to allow temporary surface parking with conditions.

Respectfully submitted



Ralph Hilliard,
Planning Manager

Attachments:

- Exhibit 1- Innovation Square Map
- Exhibit 2- Innovation Square Parking Strategy
- Exhibit 3- Proposed Parking Changes