

LEGISLATIVE #

120178F

Regional Transit System (RTS) Public Services (PS) Rezoning *Rezoning Justification Report*

Prepared for Submittal to:
The City of Gainesville, Florida

Prepared on Behalf of:
RTS / City of Gainesville

Prepared by:



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PN 11-0389

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1. EXECUTIVE SUMMARY

Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning

To: Mr. Erik Bredfeldt, AICP, Ph.D., City of Gainesville, PN 11-0389
Planning and Development Director

From: Gerry Dedenbach, AICP, LEED® AP, Director of Planning & GIS Services

Date: May 2, 2012

Re: Regional Transit Services (RTS) Public Services (PS) Rezoning

<p>Jurisdiction: City of Gainesville</p>	<p>Intent of Development: RTS Bus Fleet Maintenance & Operations Facility Parking and Stormwater Maintenance Facility (SMF)</p>
<p>Address of Location: 200 SE 16th Avenue, Gainesville, FL 32627</p>	
<p>Parcel Number: <i>A portion of 15691-000-000</i></p>	<p>Acres: ± 22.82 Acres <i>(Source: The Alachua County Property Appraiser)</i></p>
<p>Future Land Use (FLU) Classification: <i>Public Facilities (PF)</i> This category identifies administrative and operational governmental functions, such as government offices, utility facilities, and storage facilities.</p>	
<p>Existing Zoning Classification: <i>Public Services – Utilities (PS)</i> Existing PS zoning was established prior to the current Land Development Code (LDC) PS zoning district standards. Therefore, no specific uses are identified in the ordinance adopting the PS zoning district for this site. Only uses consistent with the LDC <i>utilities</i> definition are permitted.</p>	
<p>Proposed Zoning Classification <i>Public Services and Operations District (PS)</i> The PS district is established for the purpose of identifying and providing suitable locations for the necessary public and private utility and recreation activities that serve and are used directly by the public for their own benefit and are necessary to the normal conduct of the community's activities. This district may be isolated and surrounded by any other zoning district compatible with the intended use of the facility.</p>	
<p>Current Allowable Density and Intensity by Right <i>Public Services – Utilities (PS):</i> 0 du – Residential units are not permitted on this site.</p>	
<p>Potential Maximum Allowable Density and Intensity by Right <i>Public Services and Operations District (PS):</i> 0 du - Residential units are not permitted on this site</p>	

2. STATEMENT OF PROPOSED CHANGE

This rezoning application requests to change the existing zoning districts on a City of Gainesville-owned ±22.82-acre site (a portion of Alachua County Tax Parcel 15691-000-000) from Public Services – Utilities (PS) to Public Services and Operations District (PS). The site is located at 200 SE 16th Avenue, as shown in Figure 1 below. This site is adjacent to the Gainesville Regional Utilities (GRU) Main Street Water Reclamation Facility.



Figure 1: Aerial Map

Table 1 identifies the surrounding FLU and zoning designations. Figures 2-4 depict the existing FLU Map (FLUM), existing Zoning Map, and the proposed Zoning Map.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	FLU Designation	Zoning Designation
North	Industrial (IND)	General Industrial (I-2)
East	Single Family (SF)	Residential Single Family 1 (RSF-1) Residential Multi-Family 5 (RMF-5)
South	Residential Medium Density (RM)	Residential Multi-Family 7 (RMF-7)
West	Mixed-Use Low (MUL) Residential Medium Density (RM) Industrial (IND)	Residential Multi-Family 7 (RMF-7) Planned Development (PD) Mixed-Use 1 (MU-1) Limited Industrial (I-1)

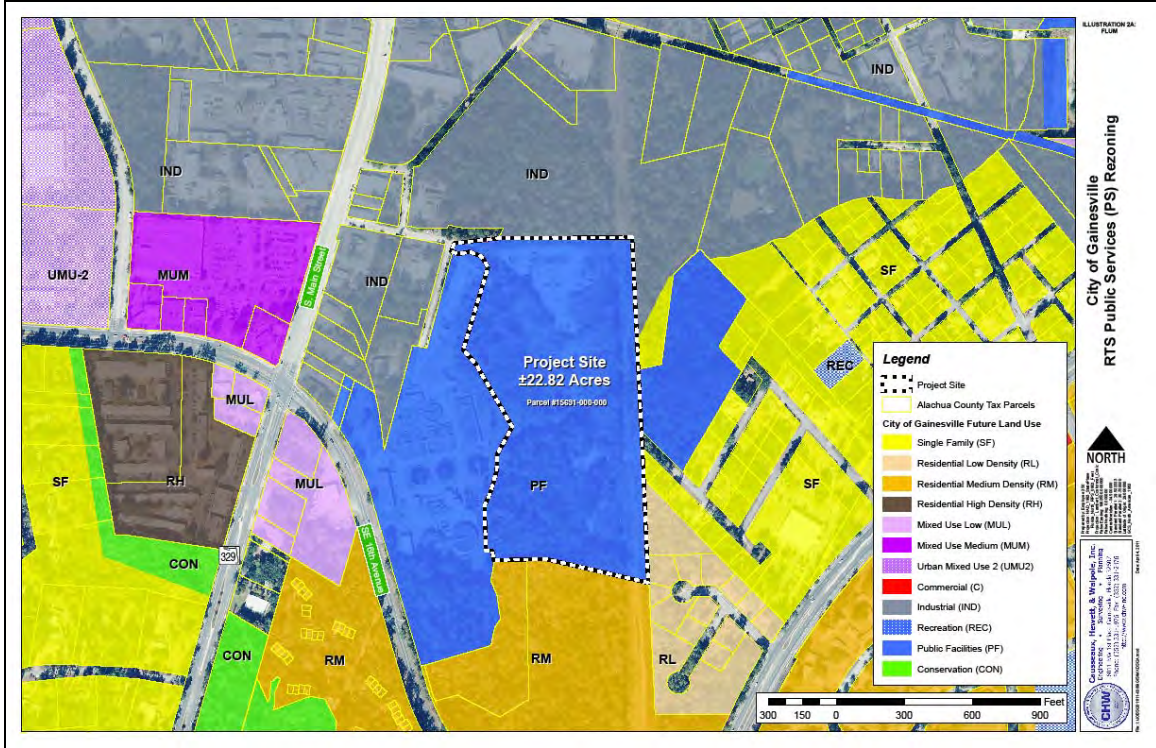


Figure 2: Existing Future Land Use Map

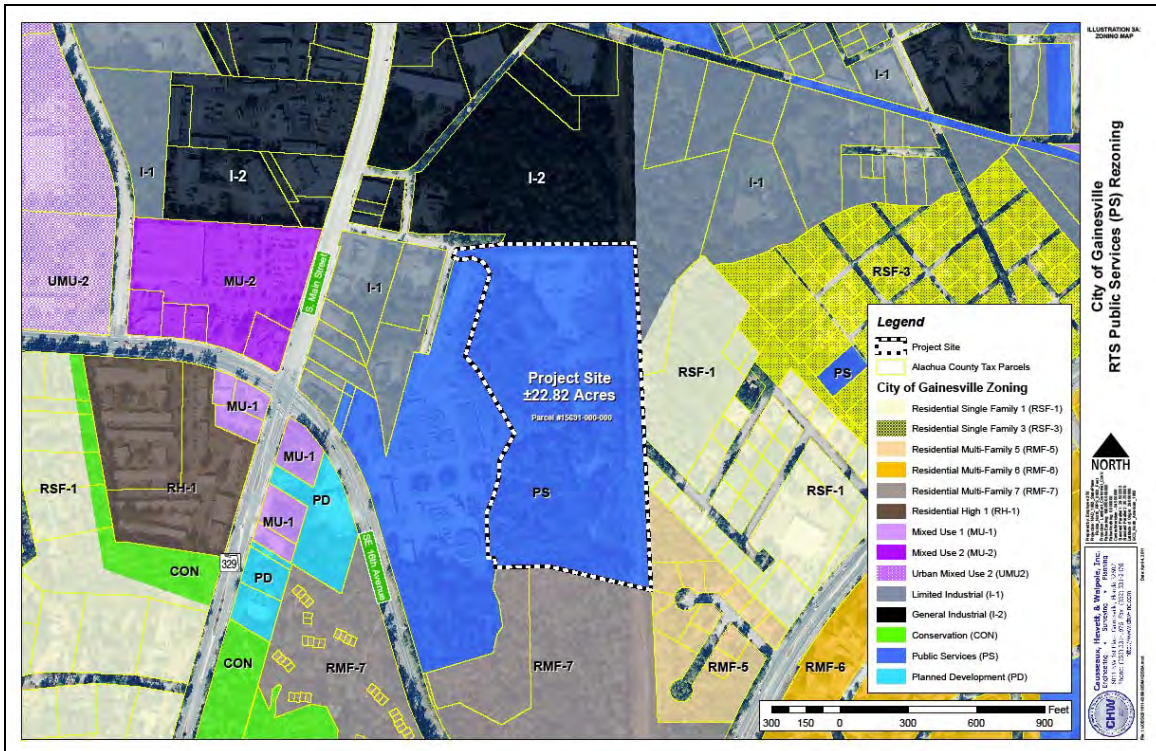


Figure 3: Existing Zoning Map

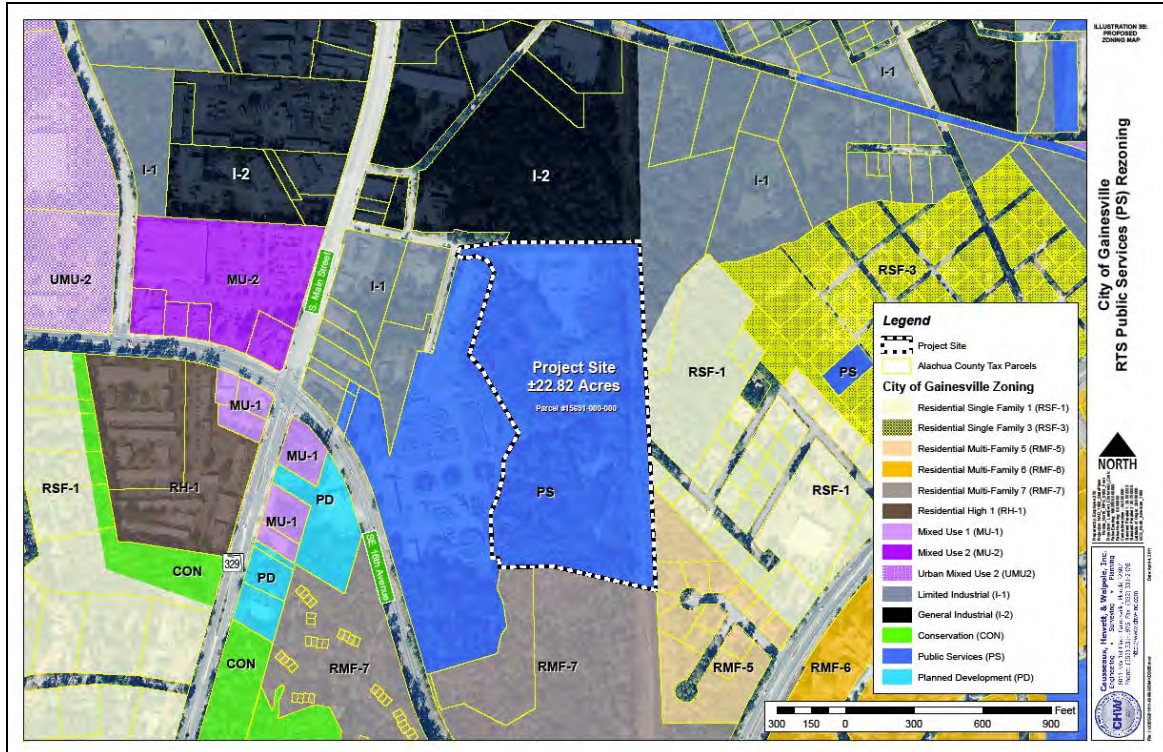


Figure 4: Proposed Zoning Map

The proposed PS zoning district is consistent with the site's current use and surrounding FLU and zoning designations. This area of Main St. and SE 16th Avenue has an evident industrial character. The industrial property adjacent to the north of this parcel is also owned by the City of Gainesville and will be the site of the Regional Transit System (RTS) Bus Fleet Maintenance and Operations Facility. The RTS site will include bus storage, fueling stations, a maintenance building, and administrative and operations facilities.

The current PS zoning district only permits utility uses on the project site. The primary reason for this application is to clearly restate the allowed uses within this PS district on this site to allow for parking, stormwater management facilities (SMF), and vehicle maintenance facilities to support the adjacent RTS Bus Fleet Maintenance and Operations Facility. Figure 5 provides a conceptual plan for the proposed RTS uses on the site.

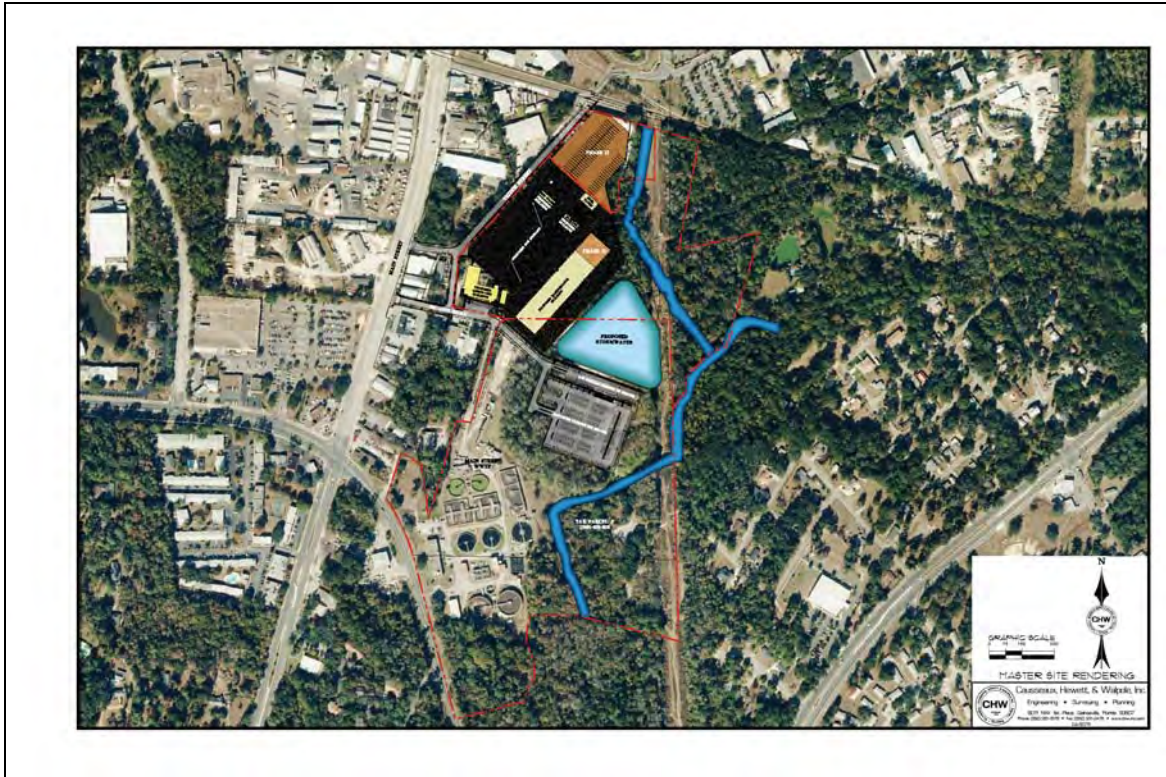


Figure 5: Conceptual RTS Facility Layout

As shown in Figure 5 and on the Preliminary Development Plan included with the map set in Section 7 of this re-submittal package, the new uses on the rezoning site will primarily be for RTS parking and SMF. However, there is a possibility that a portion of the maintenance building will also be located on this parcel. Consistent with LDC Section 30-75(c), specific uses permitted by right can be identified in the adopting PS rezoning ordinance. Based on the existing and intended uses for this parcel, the following uses should be permitted by right and included in the adopting PS rezoning ordinance for this site:

- Public Administration;
- Local and suburban transit and interurban highway passenger transportation;
- Electric, gas, and sanitary services;
- Any use customarily incidental to any permitted principal use;
- Public lands designated for open space or conservation;
- Activity-based private recreational or open space lands which have had development rights conveyed to the public, or for which a covenant of at least ten-years' duration is executed ensuring that only open space outdoor recreation or park uses shall be permitted in accordance with Chapter 193.501, F.S.;
- Activity-based public parks and recreational facilities as defined by the comprehensive plan;
- Utility Lines;

- Water conservation areas, water reservoirs and control structures, drainage wells, and water wells;
- Transmitter towers in accordance with Article VI;
- Utilities, as defined by the Land Development Code;
- Transportation Equipment;
- Transportation, communications, electric, gas, and sanitary sewer services, including solar generation station in accordance with Article VI;
- Automotive repair, services, and parking;
- Outdoor storage in accordance with Article VI;
- Physical fitness facilities; and
- Car washing station(s) for mass transit and City vehicles.

Parking provided on the rezoning site will accommodate approximately 500 RTS employees working in three (3) shifts. The 388 automobile parking spaces and 20 motorcycle parking spaces are consistent with the City's LDC parking regulations. The parking calculations for this site per LDC Sections 30-332 and 30-333 are as follows:

<u>Vehicle</u>		
Admin. / Operations	1 space / 300 ft ² x 14,995 ft ² =	50 spaces
Bus Wash	1 space / 200 ft ² x 2,135 ft ² =	11 spaces
Maintenance	1 space / 200 ft ² x 63,765 ft ² =	319 spaces
Fueling	1 space / 200 ft ² x 1,497 ft ² =	8 spaces
<i>Sub-Total</i>		<i>388 spaces</i>
Additional 10%	388 x 10% =	39 spaces
<i>Maximum Spaces Allowed</i>		<i>427 spaces</i>

Motorcycle

1 space per 40 vehicle spaces x 388 = Minimum 10 spaces

A portion of this site will also be utilized for RTS vehicle storage. The RTS vehicles that will be stored on this site are normal sized automobiles used to perform work tasks. One use for these vehicles is to serve as a means of transportation for bus drivers during shift changes. The new driver will take a vehicle to meet a bus that is in service and the previous bus driver will bring the car back to the RTS facility.

While the majority of the proposed development on this site will be horizontal infrastructure, i.e. parking and SMF, a portion of the maintenance facility building will extend onto the site from the adjacent parcel. Therefore, the following development standards are proposed:

- No setbacks for principal and accessory structures shall be required where adjacent to property which is shown for Industrial (IND) or Public Facilities (PF) uses on the Future Land Use Map of the Comprehensive Plan.

- All other principal and accessory structure setbacks shall be in accordance with the following requirements:
 - Front: 25 feet
 - Side, Interior: 20 feet
 - Side, Street: 25 feet
 - Rear: 10 feet

3. IMPACT ANALYSIS

IMPACT ON RESIDENTIAL STREETS

The proposed rezoning and intended RTS facility uses will not impact any residential streets. The adjacent residential areas are not connected to the site via residential streets. Access to the rezoning site and the RTS facility will be via SE 16th Avenue or SE 13th Road, neither of which is a residential street.

IMPACT ON NOISE AND LIGHTING

Adjacent and surrounding uses to the north and west are either industrial or commercial in nature. Noise and lighting will not negatively impact these properties since they are similar in nature and intensity. Properties to the east will be buffered by the eastern portion of the parcel, which is heavily treed. This portion of the parcel contains floodplain and steep terrain. Due to these natural features, there are no immediate plans to develop this portion of the site and it is not included in this application. All parking lot lighting will be consistent with the City's LDC requirements to minimize unnecessary off-site impacts.

ENVIRONMENTAL FEATURES

The project is located in the City of Gainesville's developed, urban core. The RTS facilities will be located in the northern portion of the project site. This portion of the site contains a moderately dense tree canopy. Mitigation for regulated trees that are not able to be saved will be in accordance with City of Gainesville Land Development Code (LDC).

Sweetwater Branch Creek runs through the project parcel. Figure 6 shows that Federal Emergency Management Agency (FEMA) 100-year floodplain is also present on this parcel. As shown on Figure 5 in this report's preceding section, the proposed RTS parking and SMF facilities will not impact the creek. It is also not anticipated that these facilities will impact the FEMA floodplain. Should any floodplain impacts occur, development will be consistent with the City's LDC requirements. The project site does not contain any identified wetlands.

As shown on Figure 7, the National Resources Conservation Service (NRCS) identifies five (5) soil types on-site: Arents, Kanapaha Sand, Millhopper Sand, Newnan Sand, and Wuchula-Urban Land Complex. As evidenced by the surrounding development on the same soil types, these soils are suitable for urban-type development.

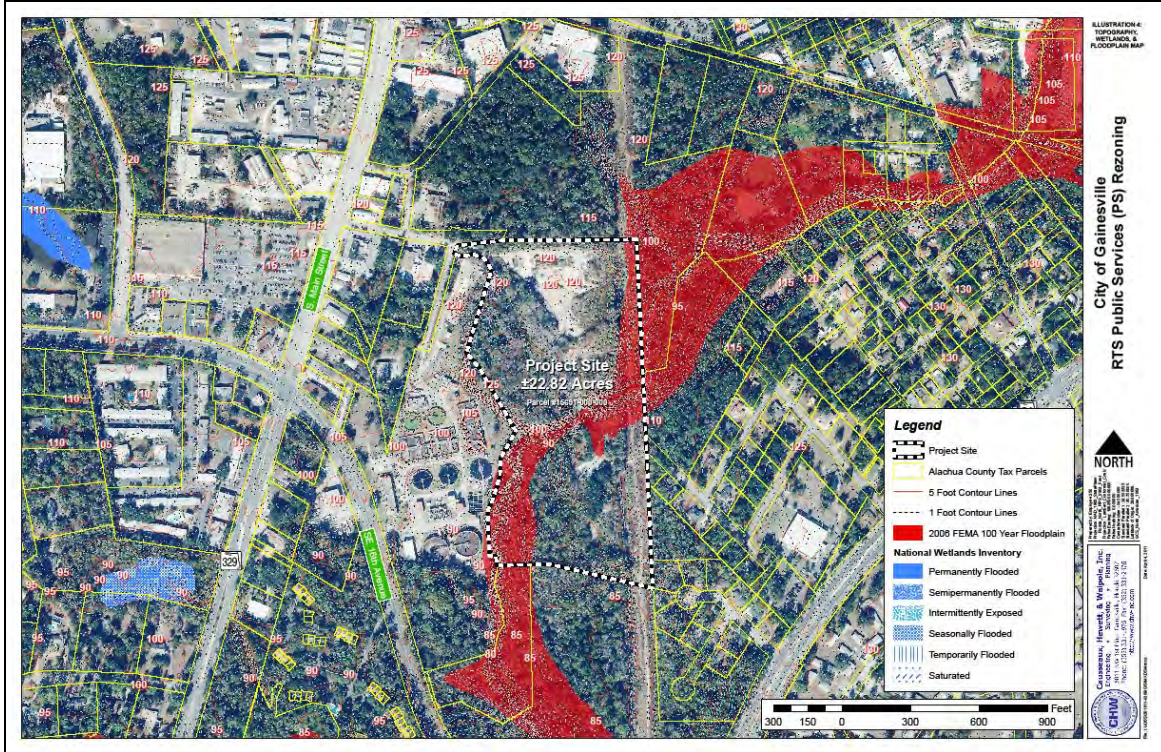


Figure 6: Topography, Wetlands, and FEMA Floodplain Map

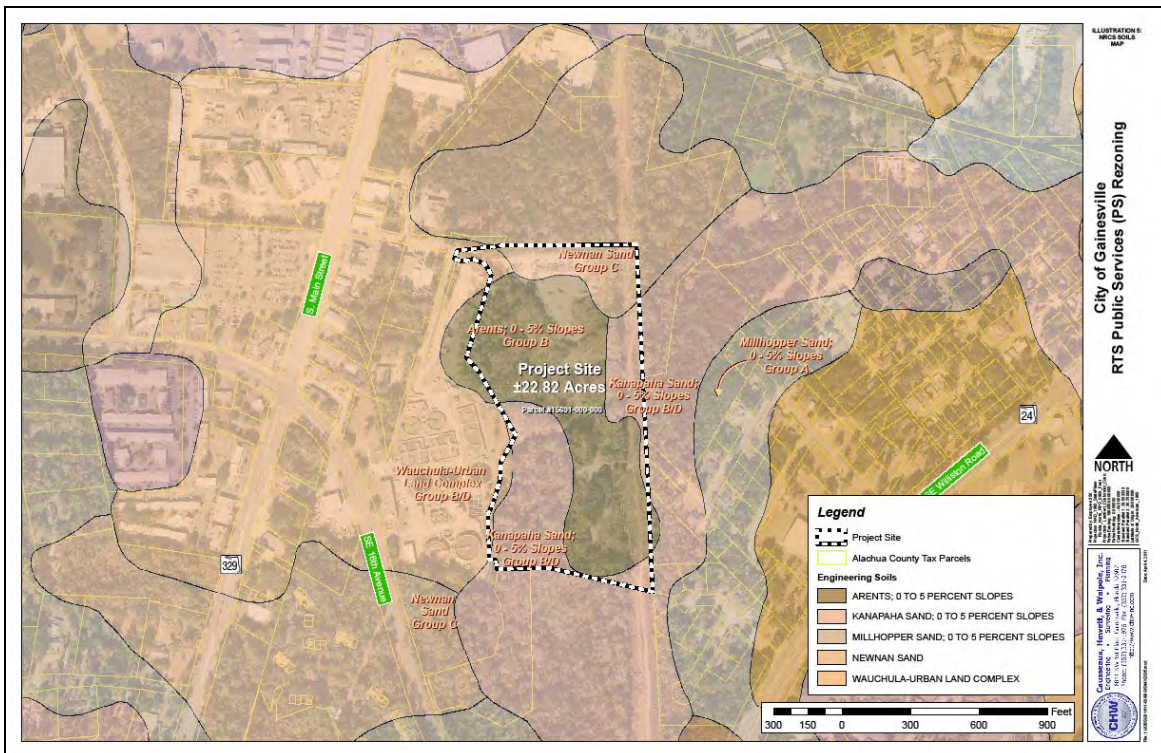


Figure 7: Natural Resources Conservation Service (NRCS) Soils Map

HISTORIC AND ARCHEOLOGICAL RESOURCES

According to the Florida Division of Historical Resources (DHR), no archeological resources are located on the property.

COMMUNITY CONTRIBUTIONS

The proposed rezoning is consistent with the City of Gainesville Comprehensive Plan and LDC, utilizes a vacant site in an industrial area, and prevents this use from locating in a less compatible area of the City. The approval of this rezoning application provides supporting services to the City's mass transit operation that provides many citizens with transportation and transportation options.

POTENTIAL LONG-TERM ECONOMIC BENEFITS

Mass transit is a key element to the long-term economic growth and stability for Gainesville and the surrounding area. As previously stated, the proposed rezoning will provide supporting services to the City's mass transit operation, which is necessary to attract innovative and progressive businesses and employees to Gainesville. Attracting innovative businesses creates new jobs, a need for additional services, and opportunities for spin-off or supporting businesses.

LEVEL OF SERVICE STANDARDS

The proposed RTS parking and SMF will not generate additional trips. These are supportive uses to the Bus Fleet Maintenance and Operations Facility on the adjacent site to the north. Therefore, this rezoning will not increase potential impacts to the City's adopted public facilities LOS. Specifically, a net change of zero (0) will be used in the calculations provided in this section.

The site is located within the City's TCEA Zone A, which was established to encourage redevelopment and infill near the University Context Area and the urban core. Developers within TCEA Zone A are responsible to provide transportation improvements that are required due to safety and/or operational conditions. Development or redevelopment within TCEA Zone A may be required to provide the following:

- a. Sidewalk connections to existing and planned public sidewalks;
- b. Cross-access connections/easements or joint driveways;
- c. Deeding of land or conveyance of required easements along the property frontage to the City, as needed, for the construction of public sidewalks, bus turn-out facilities and/or bus shelters;
- d. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site; and
- e. Provide safe and convenient on-site pedestrian circulation.

As shown in Figures 1 and 5, the existing and proposed development's location allows employees to have walking access to RTS bus routes 16 and 17, which travel along South Main Street and SE 16th Avenue. With respect to mass

transit, specific LOS standards are not established within the City of Gainesville Comprehensive Plan.

LEVEL OF SERVICE

The following tables summarize the public facilities capacity analysis for the rezoning. As can be seen by the calculations, this proposed rezoning does not degrade existing public facilities below accepted LOS standards.

Table 2: Projected Trip Generation

Category ¹	Units ²	AADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Single Family Residential (ITE 210)	0	9.57	0	0.77	0	1.02	0
Shopping Center (ITE 820)	0	42.94	0	1.00	0	3.73	0
Total		-	0	-	0	-	0

1. Source: ITE Trip Generation Manual, 8th Edition.

2. Unit = 1 dwelling unit or 1,000 sq. ft. gross leasable area

Conclusion: The proposed RTS parking and SMF will not generate additional trips. These are supportive uses to the Bus Fleet Maintenance and Operations Facility on the adjacent site to the north. Residential and commercial / retail uses are not permitted on this site. Therefore, this rezoning will not increase potential impacts to the City’s adopted public facilities LOS.

Table 3: Projected Potable Water Capacity

System Category	Gallons Per Day
Murphy Water Treatment Plant Current Capacity ¹	30,000,000
Current Use ¹	23,400,000
Available Capacity	6,600,000
Projected Demand from Rezoning [0 du x 2.46 persons / du x 200 gal/day]	0
Residual Capacity After Proposed Rezoning	6,600,000

1. Source: Gainesville Regional Utilities, Water and Wastewater Systems Division. Date: January 11, 2012

Conclusion: As calculated in Table 3, potable water capacity exists to adequately serve the proposed development.

Table 4: Projected Sanitary Sewer Capacity

System Category	Gallons of Effluent Per Day
Main Street Water Reclamation Facility Current Capacity ¹	7,500,000
Current Average Demand ¹	6,080,000
Available Capacity	1,420,000
Projected Demand from Rezoning [0 du x 2.46 persons / du x 113 gal/day]	0
Residual Capacity After Proposed Rezoning	1,420,000

1. Source: Gainesville Regional Utilities Water and Wastewater Systems Division. Date: January 11, 2012

Conclusion: As calculated in Table 4, sanitary sewer capacity exists to adequately serve the proposed development.

Table 5: Projected Solid Waste Capacity

System Category	Tons of Solid Waste Per Year
Projected Impact from Rezoning [0 dwelling units * 2.64 persons per HH*0.0655 tons / yr]	0
Alachua County Solid Waste Facility Capacity¹	>10 years

1. Source: Alachua County Comprehensive Plan

Conclusion: As calculated in Table 5, solid waste facility capacity exists to adequately serve the proposed development.

4. CONSISTENCY WITH CITY OF GAINESVILLE COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

Objective 1.2: Protect and promote viable transportation choices (including transit, walking and bicycling, and calmed car traffic).

Response: The proposed rezoning and RTS facility will provide support services for the City's mass transit operation which is essential to achieving the stated objective.

Policy 2.1.4: The City shall designate an Urban Infill and Redevelopment Area for the purpose of targeting economic development, job creation, housing, transportation, crime prevention, neighborhood revitalization and preservation, and land use incentives in the urban core. The designated Urban Infill and Redevelopment Area shall be part of and shown in the adopted, Future Land Use Map Series.

Response: The proposed rezoning site is located within the City's designated Urban Infill and Redevelopment Area. The proposed RTS facility and supportive uses that will be located on this site represent infill development. The currently vacant land is located in a developed, industrial area of the City. The proposed rezoning and forthcoming development promote job creation and mass transportation within the City of Gainesville.

Objective 3.3: Provide adequate land for utility facilities and that utility facilities be available concurrent with the impact of development using the following policies.

Response: The primary intent of the proposed rezoning is to clearly state the permitted uses for the project site to include utilities and transit supportive services. This rezoning will ensure the provision of these services as growth and development occur.

Policy 4.1.1: Land Use Categories on the Future Land Use Map shall be defined as follows:

Public Facilities – This category identifies administrative and operation governmental functions such as government offices, utility facilities, and storage facilities. Maximum lot coverage in this district shall not exceed 80 percent.

Response: The underlying FLU category for the entire subject parcel is Public Facilities (PF). The proposed uses that will support the RTS Bus Fleet Maintenance and Operations Facility are consistent with the intended uses for the Public Facilities FLU category.

TRANSPORTATION MOBILITY ELEMENT

Overall Goal: Establish a transportation system that enhances compact development, redevelopment, quality of life, that is sensitive to the cultural and environmental amenities of Gainesville, and implements the vision of the “Year 2020 Livable Community Reinvestment Plan” (Gainesville 2020 Transportation Plan) within the City of Gainesville. The transportation system shall provide equal attention to pedestrian, bicycle, auto, and public transit needs. The system should provide vehicular, public transit, and non-motorized access to activity centers, community facilities, and neighborhood commercial areas. Safety and ...

Objective 1.1: Create an environment that promotes transportation choices, compact development, and a livable city.

Policy 1.1.2: The City shall promote transportation choice, healthy residential and non-residential development, safety, and convenience.

Goal 3: Create a premiere community transit system that provides a variety of flexible transportation services that promote accessibility and comfort. The city shall become a national model for expanded and enhanced transit service through aggressive efforts to provide convenient service through-out the city and urban area. Service shall be provided with the cleanest, quietest, most efficient equipment feasible.

Response: The proposed rezoning and RTS facility will provide support services for the City’s mass transit operation which is essential to achieving the stated goals, objective and policy. The proposed RTS facility will have direct access to existing RTS bus routes on S. Main Street, which allow employees to utilize mass transportation in their commute to work.

POTABLE WATER/WASTEWATER MANAGEMENT ELEMENT

Objective 1.1: Water and wastewater services shall be provided at adequate levels of service (LOS) to meet the needs of existing and future populations.

Response: As demonstrated in the public facilities analysis portion of this report, the proposed rezoning will not increase the potential impacts to the City’s potable water and wastewater system. The absence of increased impacts helps the City provide potable water and wastewater services at adequate LOS.

SOLID WASTE ELEMENT

Objective 1.4: Establish a LOS standard for the disposal of solid waste generated by current and future City waste generators.

Objective 1.5: The City shall coordinate with solid waste management facility providers for future increases in disposal capacity needed to maintain adequate disposal service levels throughout the 10-year planning period.

Response: As demonstrated in the public facilities analysis portion of this report, the proposed rezoning will not increase the potential impacts to the City's potable water and wastewater system. Development resulting from the proposed rezoning will utilize appropriate mechanisms for solid waste disposal. As outlined in Table 5, New River Regional Landfill, the area's main landfill, will not be adversely impacted by site development.

STORMWATER MANAGEMENT ELEMENT

Objective 1.1: The City shall implement Level of Service (LOS) standards to diminish the occurrence of new flooding and to protect or improve water quality. The LOS standards for Stormwater Management are in the Concurrency Management Element.

Objective 1.3: The City shall ensure that proper and adequate stormwater management facilities are provided to meet future needs.

Objective 1.6: The City shall continue to comply with adopted Land Development Regulations that improve inspection procedures and improve coordination with other agencies to protect, and preserve or improve the quality of discharges from stormwater management facilities to natural surface waters and aquifers. Additionally, all new stormwater management facilities shall meet the applicable Water Management District's regulations.

Objective 1.9: The City shall continue to implement stormwater management facility design guidelines that promote dual use and aesthetically pleasing facilities.

Response: As shown in Figure 5, a Stormwater Management Facility (SMF) is a key component of the RTS site plan and this rezoning application. The SMF can be constructed to mitigate the potential impacts of 100-year critical duration rainfall depth. The SMF facility will be designed to contain the site's stormwater and to allow percolation into the soil rather than run directly into the Sweetwater Branch Creek that runs through a portion of the site. The SMF will be designed consistent with the City's Land Development Code and St. Johns River Water Management District requirements.

CONSERVATION ELEMENT

Objective 2.2: The City shall improve the quality of stormwater entering City lakes and creeks by requiring development and redevelopment to meet the adopted water quality standards of this Element and the Stormwater Management Element.

Policy 3.1.3: The City shall continue to require that removal of regulated trees that are not subject to development plan approval shall be mitigated by on- or off-site tree planting (or an equivalent exaction of fees).

Response: The site is located within Gainesville's urban core, located on SE 16th Avenue, just east of South Main Street. Two environmental features of note on the site are Sweetwater Branch Creek and existing trees.

As shown in Figure 5, the proposed development of the RTS parking and SMF will not directly impact Sweetwater Branch Creek. The SMF facility will be designed to contain the site's stormwater and to allow percolation into the soil rather than run directly into the creek. The SMF will be designed consistent with the City's Land Development Code and St. Johns River Water Management District requirements.

The portion of the site planned for development of RTS supportive services has a fairly dense supply of trees. Until a tree survey is completed as part of the site plan application, it is not how many of these trees are regulated species and how many are invasive species. Removal and mitigation of regulated tree species will be consistent with the City's LDC and site plan approval requirements.

5. CONSISTENCY WITH CITY OF GAINESVILLE LAND DEVELOPMENT CODE

ARTICLE III. - VESTED RIGHTS REVIEW, CONCURRENCY MANAGEMENT, PROPORTIONATE FAIR-SHARE AND STATE-MANDATED TRANSPORTATION CONCURRENCY EXCEPTION AREA

DIVISION 2. - CONCURRENCY MANAGEMENT

Sec. 30-35. - Level of service standards.

Response: The uses permitted on this site will provide support for the adjacent RTS facility. This rezoning will not increase potential impacts to the City's adopted LOS. Please refer to Section 3: Impact Analysis, for additional information on the reduction in potential Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts.

ARTICLE IV. - USE REGULATIONS

DIVISION 1. – GENERALLY

Sec. 30-46. – Correspondence of zoning districts with Future Land Use (FLU) categories.

The following table establishes the zoning districts allowable within the FLU categories from the comprehensive plan. Zoning district changes to a new district which fall into a different FLU category shall require a change in the FLU category also.

Zoning Districts	FLU Categories
AF, PS, PD, CON	Public Facilities (PF)

Response: The proposed PS zoning district is consistent with the underlying PF FLU category.

DIVISION 6. – SPECIAL USE DISTRICTS

Sec. 30-75. – Public Services and Operations District (PS)

- (a) Purpose. The PS district is established for the purpose of identifying and providing suitable locations for the necessary public and private utility and recreation activities that serve and are used directly by the public for their own benefit and are necessary to the normal conduct of the community's activities. This district may be isolated and surrounded by any other zoning district compatible with the intended use of the facility.
- (b) Objectives. The provisions of this district are intended to:
 - (1) Accommodate utilities, recreation and public facilities, at appropriate locations, necessary to serve the public;

- (2) Ensure public awareness of the location of existing or potential utilities, recreation and public facilities;
- (3) Allow, through the rezoning process, public review of specific utility, recreation and public facility uses to ensure locations compatible with surrounding activities; and
- (4) Ensure, by requiring development plan review where necessary, that such uses are designed to minimize negative impacts on surrounding properties.

Response: The proposed RTS parking and stormwater management facility (SMF) will provide supporting services to the City's mass transit operations which is consistent with the LDC "Public Facilities" definition and consistent with the intended uses for the PS district.

LDC Section 30-75 identifies uses permitted by right in the PS district. This section also allows for additional uses to be permitted by right that are specified in the adopting ordinance that rezones the property. This application proposes that the following uses be permitted by right in the adopting ordinance that rezones the subject property:

- ***Public Administration;***
- ***Local and suburban transit and interurban highway passenger transportation;***
- ***Electric, gas, and sanitary services;***
- ***Any use customarily incidental to any permitted principal use;***
- ***Public lands designated for open space or conservation;***
- ***Activity-based private recreational or open space lands which have had development rights conveyed to the public, or for which a covenant of at least ten-years' duration is executed ensuring that only open space outdoor recreation or park uses shall be permitted in accordance with Chapter 193.501, F.S.;***
- ***Activity-based public parks and recreational facilities as defined by the comprehensive plan;***
- ***Utility Lines;***
- ***Water conservation areas, water reservoirs and control structures, drainage wells, and water wells;***
- ***Transmitter towers in accordance with Article VI;***
- ***Utilities, as defined by the Land Development Code;***
- ***Transportation Equipment;***
- ***Transportation, communications, electric, gas, and sanitary sewer services, including solar generation station in accordance with Article VI;***
- ***Automotive repair, services, and parking;***
- ***Outdoor storage in accordance with Article VI;***

- *Physical fitness facilities; and*
- *Car washing station(s) for mass transit and City vehicles.*

**Application Package
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7. **Map Set**

City of Gainesville
RTS Public Services (PS) Rezoning

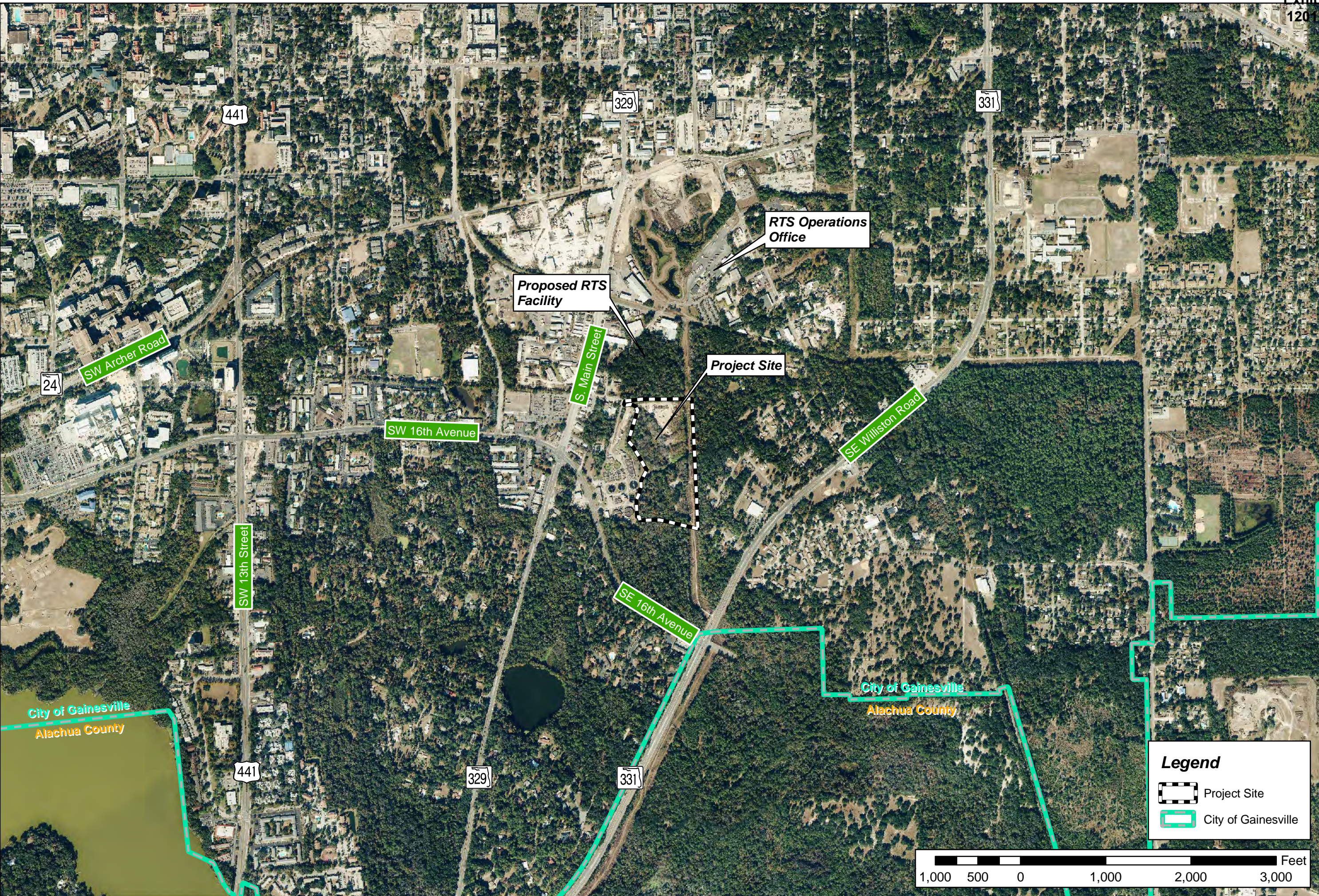


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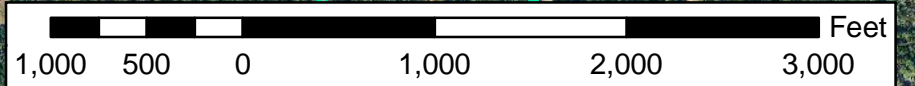


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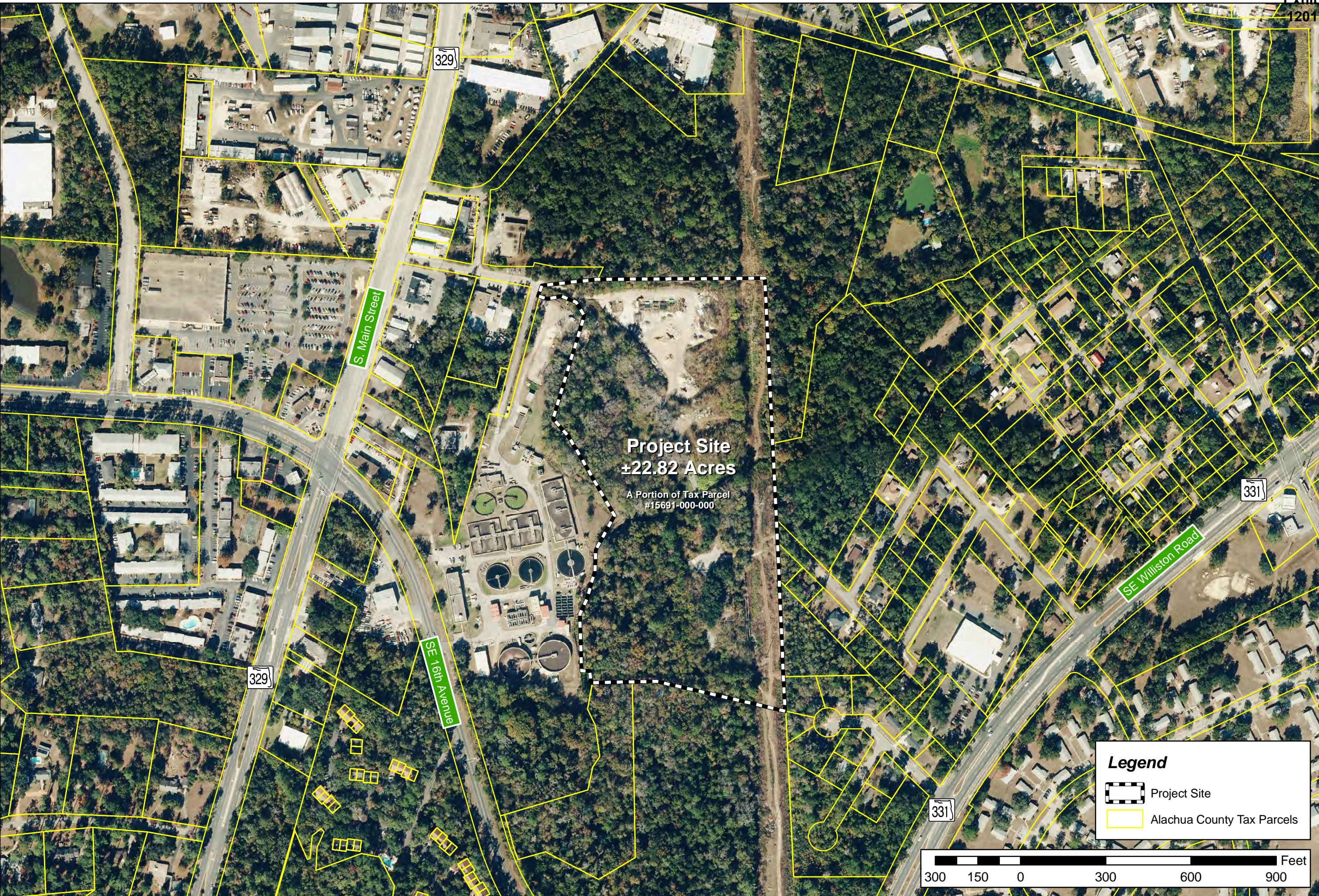


Legend

- Project Site
- City of Gainesville



City of Gainesville
RTS Public Services (PS) Rezoning



Project Site
±22.82 Acres
A Portion of Tax Parcel
#15691-000-000

Legend

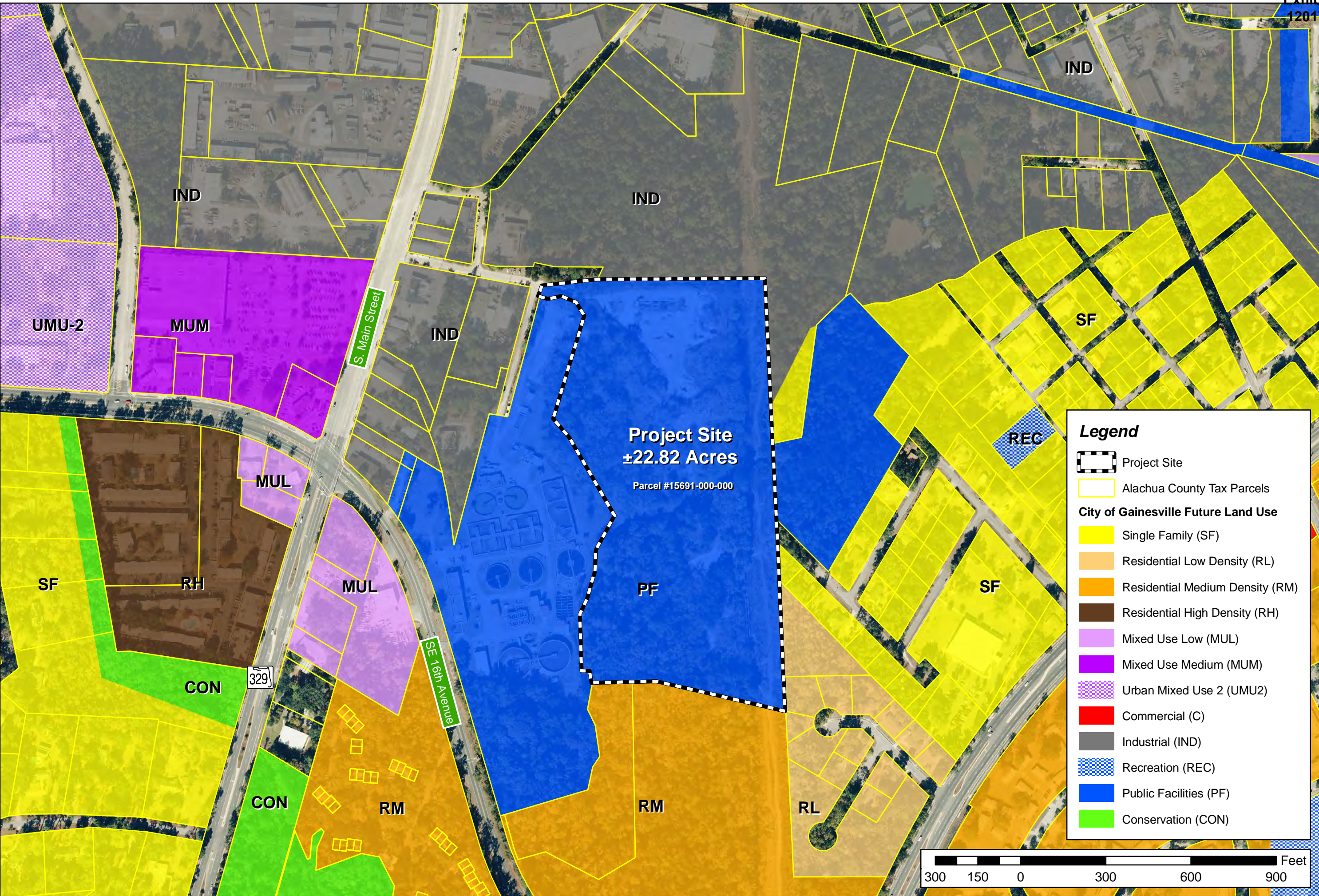
- Project Site
- Alachua County Tax Parcels



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Projection: NAD_1983_StatePlane
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False Northing: 0.000000
Central Meridian: -84.500000
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Latitude of Origin: 29.000000
Datum: North American, 1983

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Legend

- Project Site
- Alachua County Tax Parcels
- City of Gainesville Future Land Use**
- Single Family (SF)
- Residential Low Density (RL)
- Residential Medium Density (RM)
- Residential High Density (RH)
- Mixed Use Low (MUL)
- Mixed Use Medium (MUM)
- Urban Mixed Use 2 (UMU2)
- Commercial (C)
- Industrial (IND)
- Recreation (REC)
- Public Facilities (PF)
- Conservation (CON)

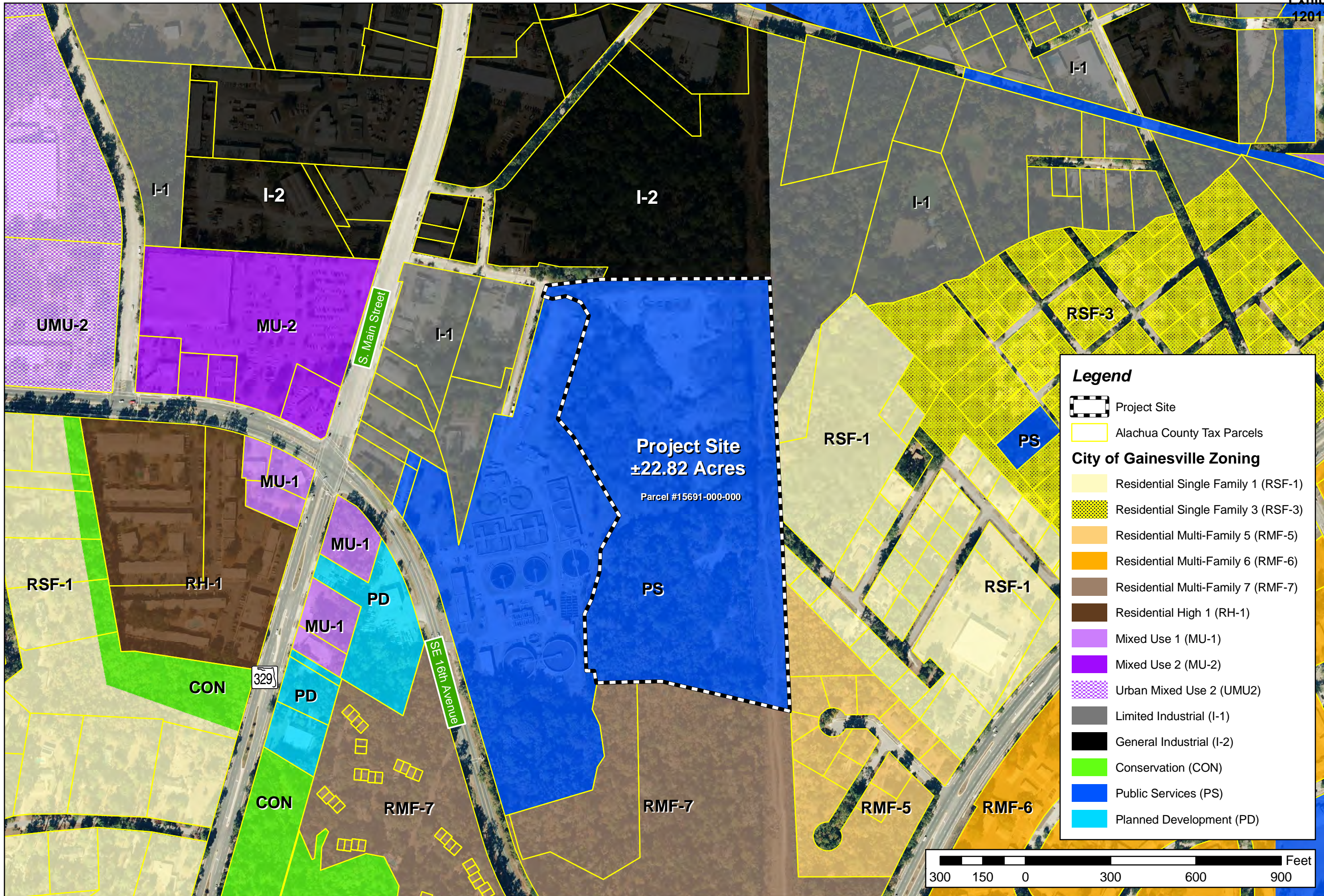


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**City of Gainesville
RTS Public Services (PS) Rezoning**



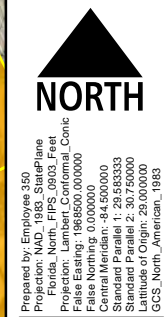
Legend

- Project Site
- Alachua County Tax Parcels

City of Gainesville Zoning

- Residential Single Family 1 (RSF-1)
- Residential Single Family 3 (RSF-3)
- Residential Multi-Family 5 (RMF-5)
- Residential Multi-Family 6 (RMF-6)
- Residential Multi-Family 7 (RMF-7)
- Residential High 1 (RH-1)
- Mixed Use 1 (MU-1)
- Mixed Use 2 (MU-2)
- Urban Mixed Use 2 (UMU2)
- Limited Industrial (I-1)
- General Industrial (I-2)
- Conservation (CON)
- Public Services (PS)
- Planned Development (PD)

**City of Gainesville
RTS Public Services (PS) Rezoning**

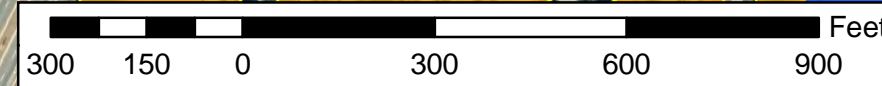


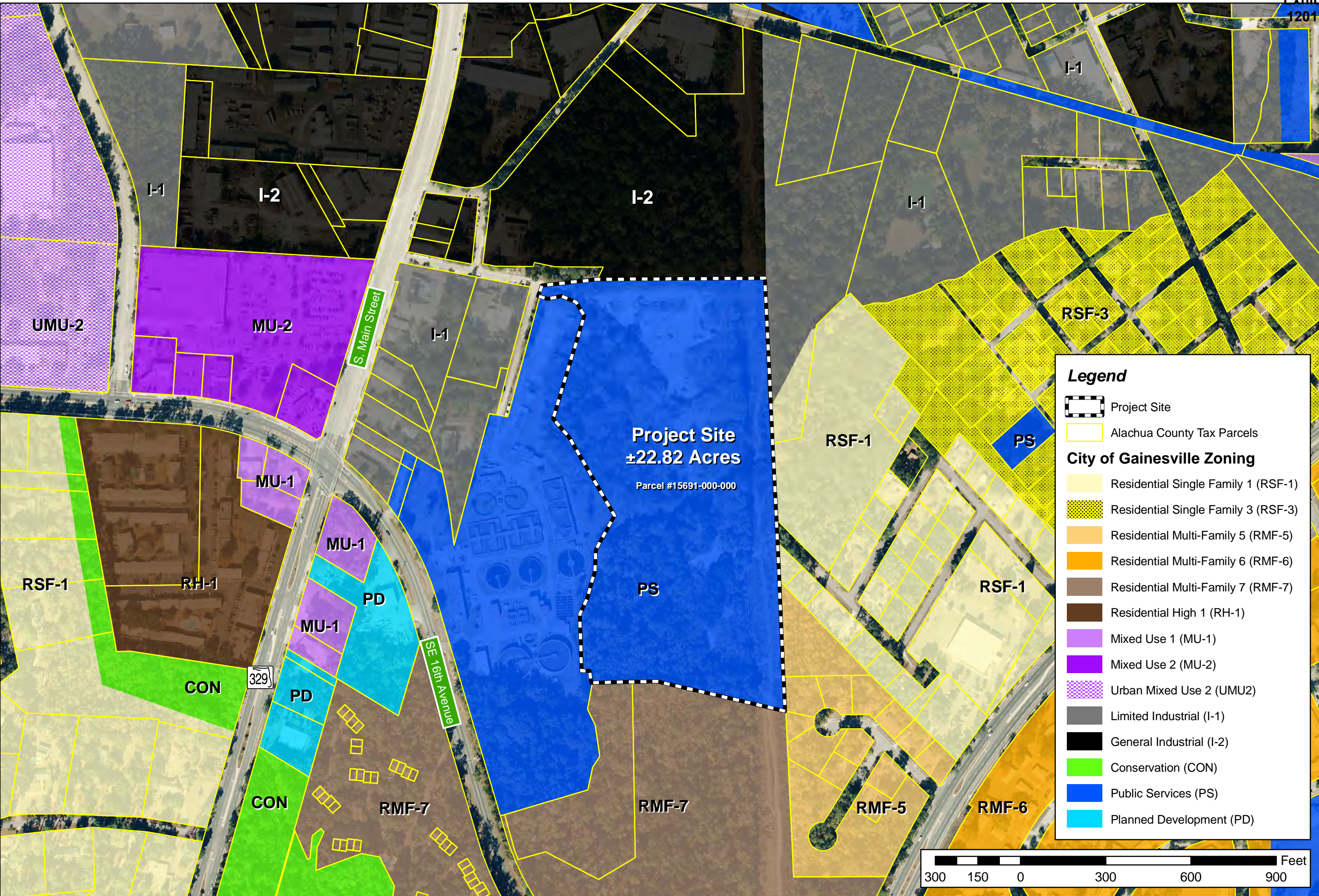
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 Standard Parallels: 1: 28.583333
 2: 29.000000
 Latitude of Origin: 29.000000
 GCS: North_American_1983

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Date: April 4, 2011

Fig. 1: JOBS\2011\11-0288\GIS\MXD\3A.mxd





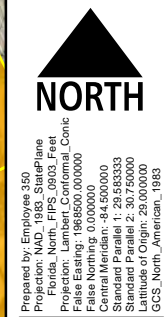
Legend

- Project Site
- Alachua County Tax Parcels

City of Gainesville Zoning

- Residential Single Family 1 (RSF-1)
- Residential Single Family 3 (RSF-3)
- Residential Multi-Family 5 (RMF-5)
- Residential Multi-Family 6 (RMF-6)
- Residential Multi-Family 7 (RMF-7)
- Residential High 1 (RH-1)
- Mixed Use 1 (MU-1)
- Mixed Use 2 (MU-2)
- Urban Mixed Use 2 (UMU2)
- Limited Industrial (I-1)
- General Industrial (I-2)
- Conservation (CON)
- Public Services (PS)
- Planned Development (PD)

City of Gainesville
RTS Public Services (PS) Rezoning



Prepared by: Employee 350
 Projection: NAD_1983_StatePlane
 Florida_North_FIPS_9903_Feet
 Projection: Lambert Conformal, Conic
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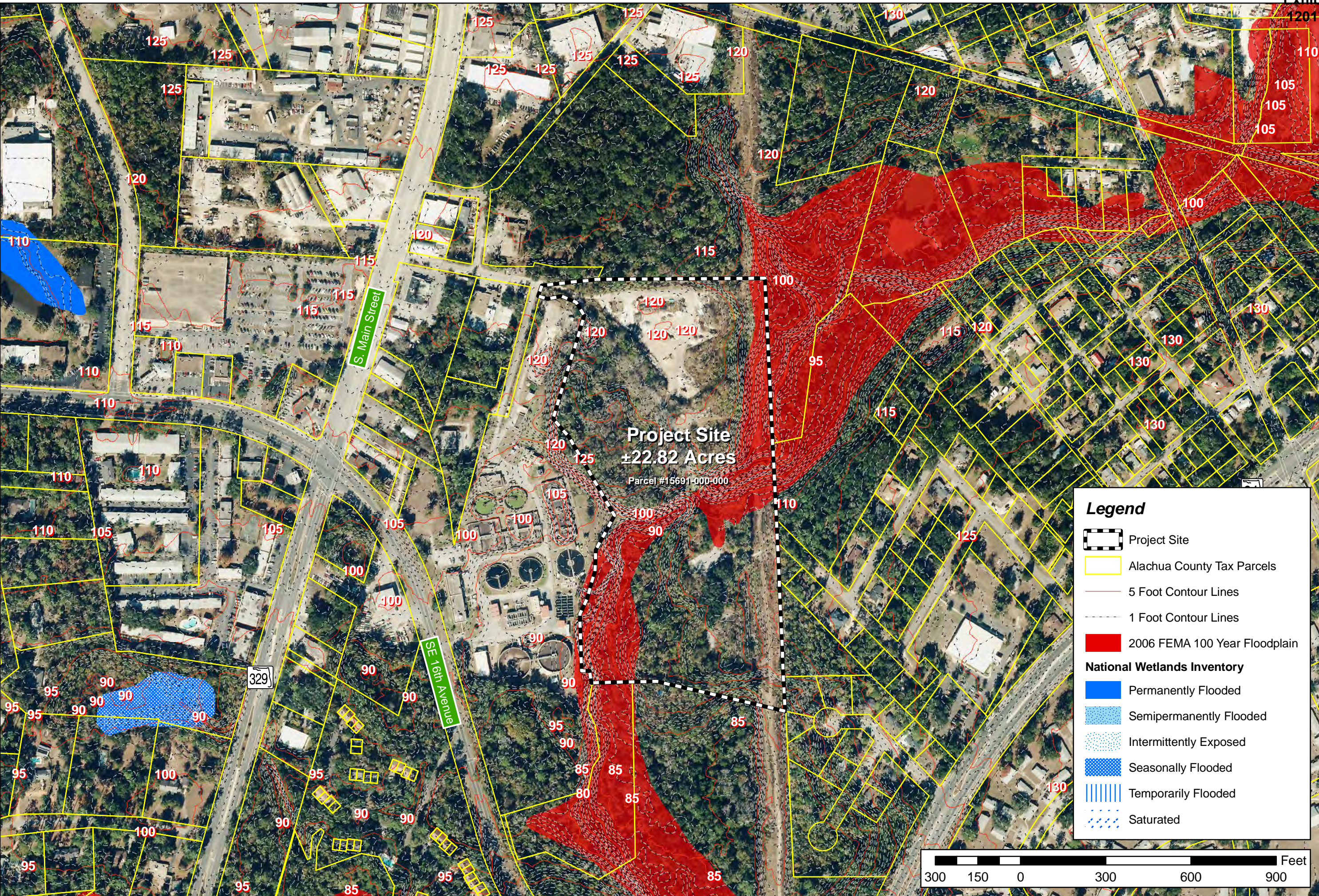
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Date: April 4, 2011

Fig. 1:JOBS\2011\11-0288\GIS\MXD\3B.mxd



City of Gainesville
 RTS Public Services (PS) Rezoning



Legend

- Project Site
- Alachua County Tax Parcels
- 5 Foot Contour Lines
- 1 Foot Contour Lines
- 2006 FEMA 100 Year Floodplain

National Wetlands Inventory

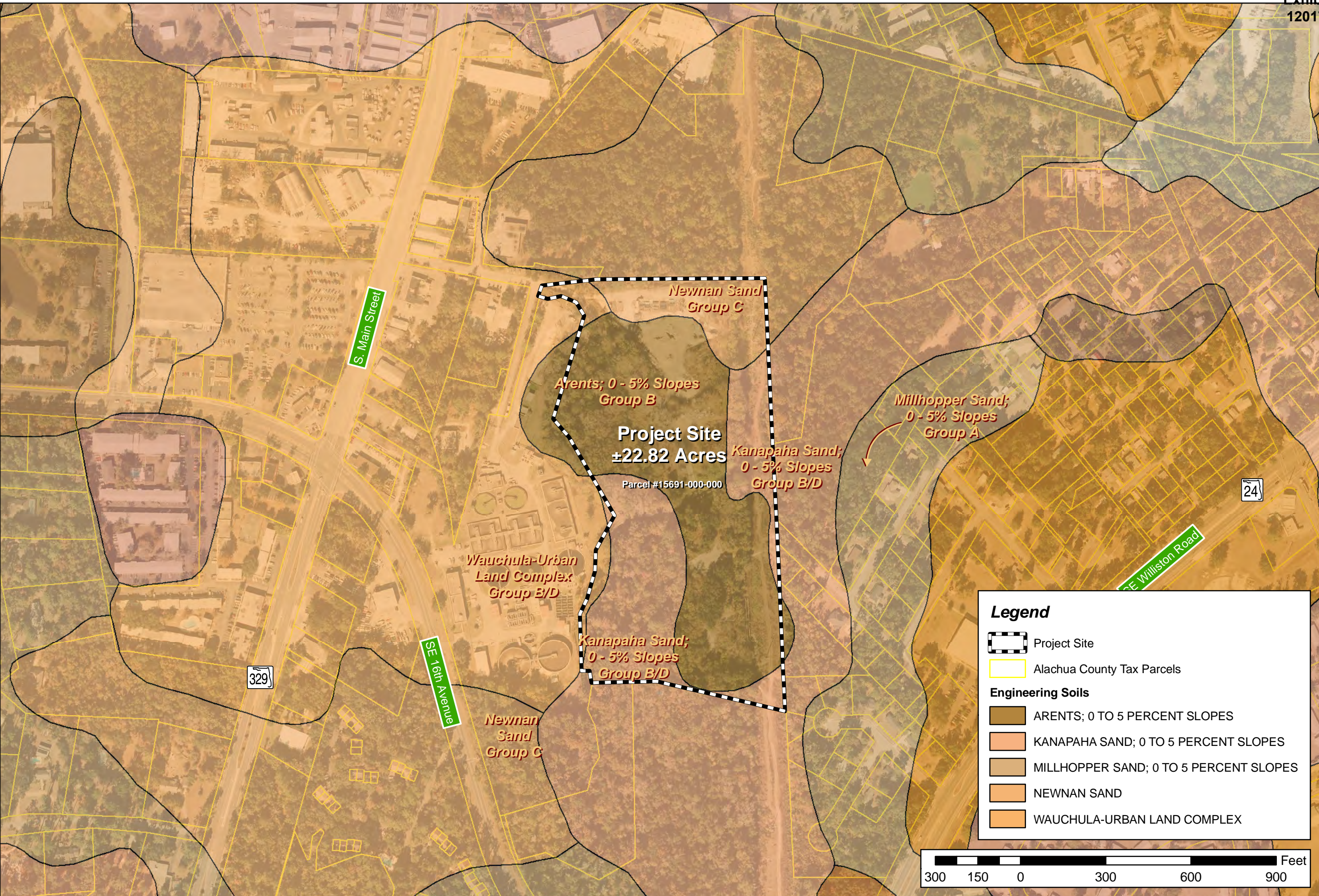
- Permanently Flooded
- Semipermanently Flooded
- Intermittently Exposed
- Seasonally Flooded
- Temporarily Flooded
- Saturated



Prepared by: Employee 390
 Projection: NAD_1983_StatePlane
 Florida_North_FIPS_9903_Feet
 Projection: Lambert Conformal, Conic
 False Easting: 500000
 False Northing: 0.000000
 Central Meridian: -84.500000
 Standard Parallels: 1.28583333
 Latitude of Origin: 29.000000
 GCS: North American, 1983

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City of Gainesville
RTS Public Services (PS) Rezoning

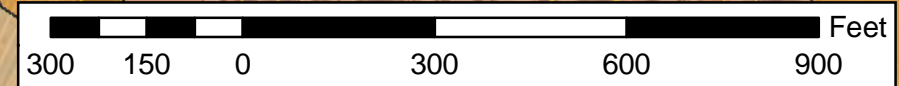


Legend

- Project Site
- Alachua County Tax Parcels

Engineering Soils

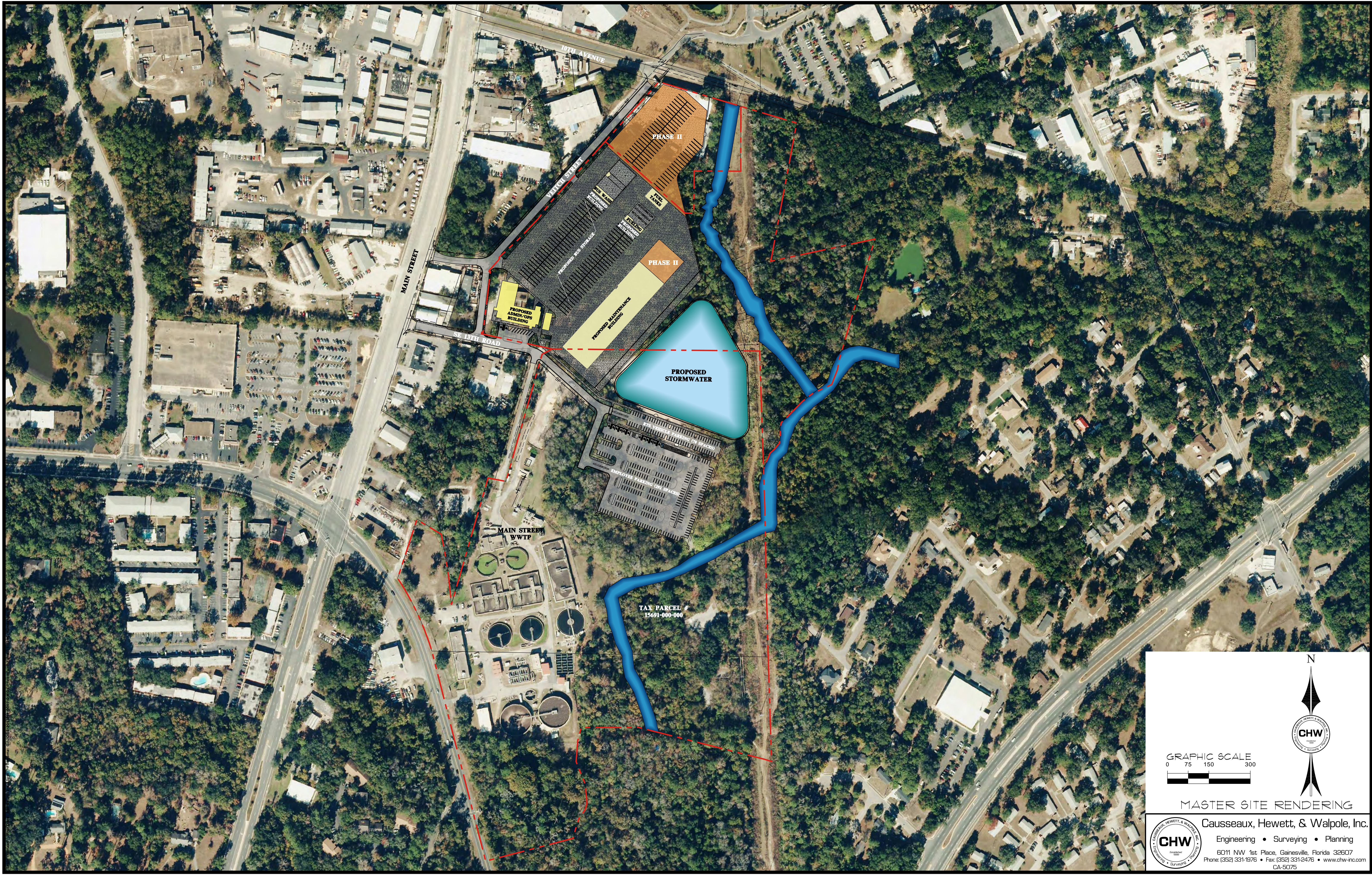
- ARENTS; 0 TO 5 PERCENT SLOPES
- KANAPAHA SAND; 0 TO 5 PERCENT SLOPES
- MILLHOPPER SAND; 0 TO 5 PERCENT SLOPES
- NEWNAN SAND
- WAUCHULA-URBAN LAND COMPLEX



Prepared by: Employees 350
 Projection: NAD_1983_StatePlane
 Florida_North_FIPS_9903_Feet
 Projection: Lambert Conformal Conic
 False Easting: 500000.00
 False Northing: 0.000000
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 Latitude of Origin: 29.000000
 GCS: North American, 1983

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N

CHW

GRAPHIC SCALE
0 75 150 300

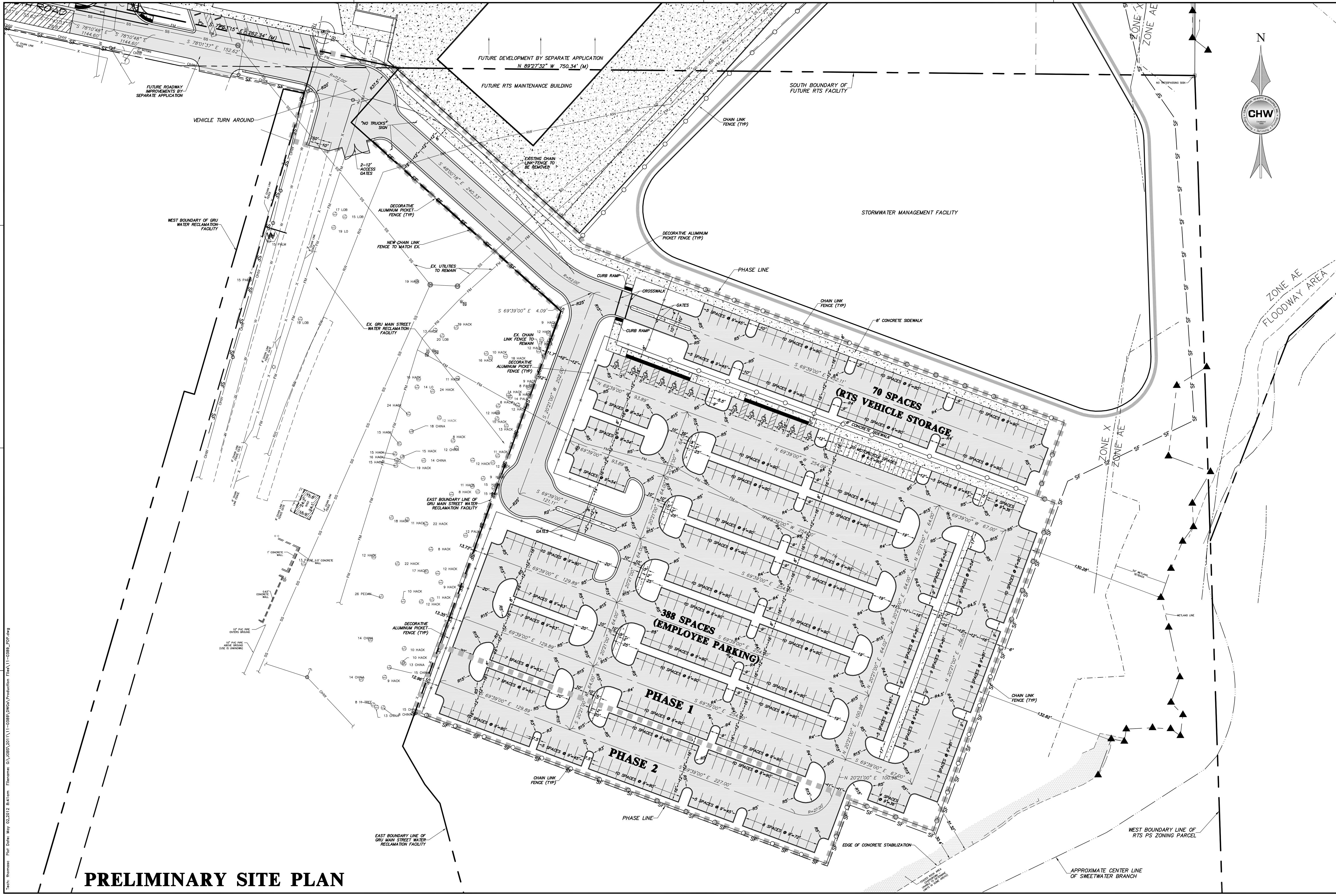
MASTER SITE RENDERING

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CA-5075

REVISION	DATE	DESCRIPTION	DATE	REVISION	DATE	DESCRIPTION



<p>CLIENT: CHARLES PERRY PARTNERS, INC. PROJECT: RTs BUS FLEET MAINTENANCE & OPERATIONS FACILITY</p>	<p>DATE: 05/02/12 - CITY SUBMITTAL</p>
	<p>REVISIONS:</p>
<p>DESIGNER: S.D. WEBBER, P.E. QUALITY CONTROL: A.S. ROBERTS, P.E.</p>	<p>PROJECT NUMBER: 11-0389</p>
<p>DATE: 11-0389</p>	<p>PLAN FOR PS ZONING</p>
<p>FL. No. 70251</p>	<p>SHEET NO. PDP-1</p>

CAUSSEAU, HEWETT, & WALPOLE, Inc.
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CA-5075

CHW
CONSTRUCTION HARDWARE
CORPORATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN METERS. THIS SHEET, ADJUST SCALES ACCORDINGLY.

CAUSSEAU, HEWETT, & WALPOLE, INC. - QUALITY ASSURANCE (QA) / QUALITY CONTROL (QC) REVIEW

TECH: Thomas; Plot Date: May 02, 2012 8:41am; Filename: G:\0505\2011\11-0389\DWG\Production\Plan11-0389_PDP.dwg