

LEGISLATIVE #

120178C

TO: City Plan Board

Item Number: 1

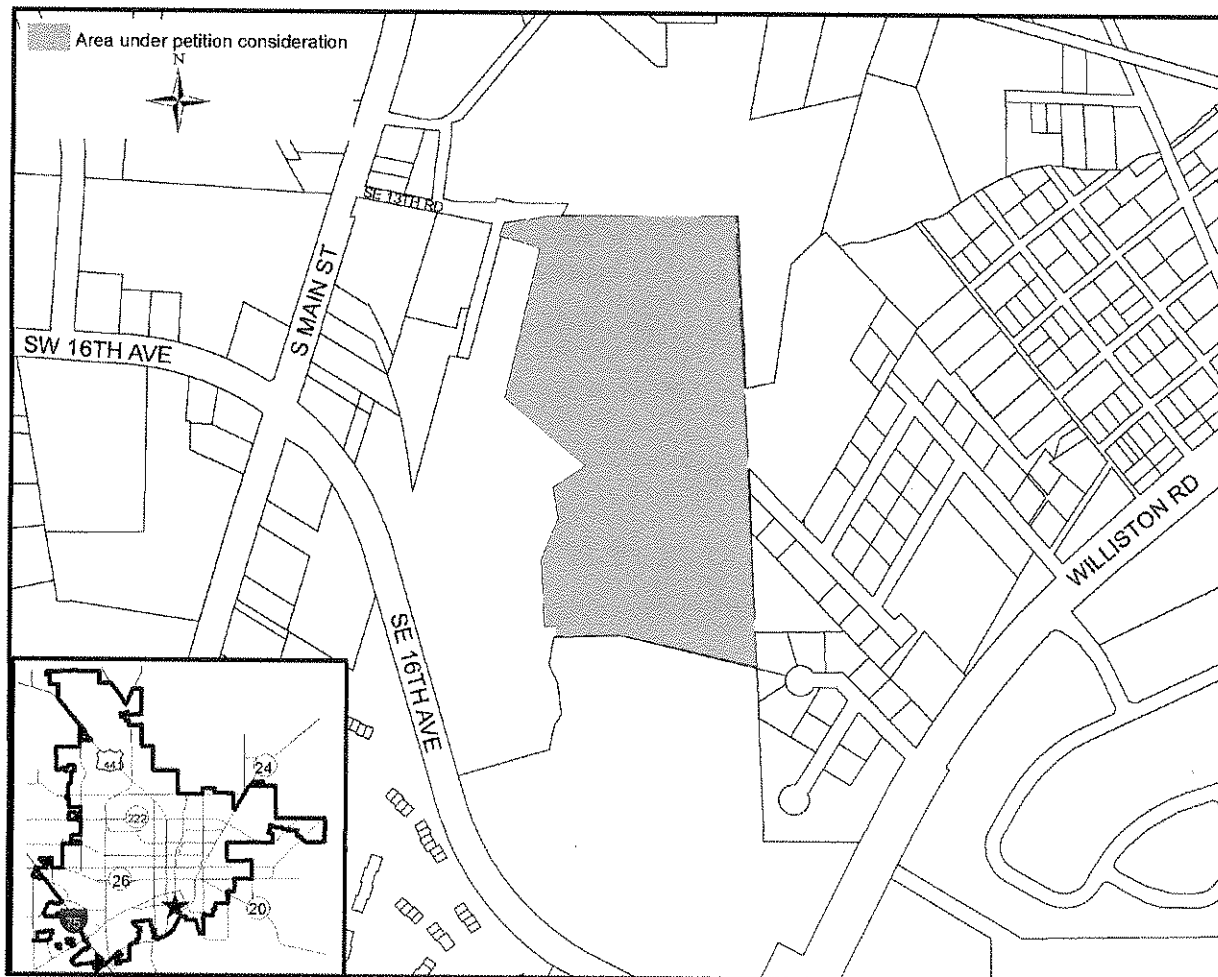
FROM: Planning and Development Services Staff

DATE: June 28, 2012

SUBJECT: Petition-12-52 PSZ. Causseaux, Hewett, &Walpole, Inc., agent for City of Gainesville. Amend the PS (Public Service and Operations District) zoning to allow additional public service type uses for property located at 200 SE 16th Avenue.

Recommendation:

Approve the petition with conditions and the associated preliminary development plan.



Discussion

The purpose of this petition is to provide the appropriate zoning designation to allow additional public service type uses for property located in the vicinity of 200 Southeast 16th Avenue, on a portion of tax parcel 15691-000-000. The property is currently zoned PS (public service and operation district), however the only specific use listed for the property on the zoning map at the time of rezoning is utility use. The utility use is consistent with the use of the property by Gainesville Regional Utilities as a wastewater treatment plant. Given the current use of the property is limited to utility uses on the site, the primary reason for this petition is to clearly state what the allowable uses will be now and in the future.

Section 30-75 of the land development code requires that the specific uses permitted on the properties be specified as part of the ordinance which places the PS zoning classification on the properties. The intended purpose of this amendment to the zoning is to allow for the expansion of Regional Transit Service (RTS) facilities on city owned properties. The PS district was established for the purpose of identifying and providing suitable locations for necessary public services for the benefit of the community. The district may be isolated and surrounded by any zoning district compatible with the intended use of the property. The site consists of approximately 22.82 acres (see map Exhibit 1), and will consist of uses that will support the functions of RTS. The primary uses will be parking, storm water management facilities and vehicle maintenance facilities.

The proposed use of the property will be consistent with the site's current use and the adjacent surrounding land use and zoning in the area are shown in Table 1, and on Exhibit 2 (Land Use Map).

TABLE 1: SURROUNDING LAND USE AND ZONING DESIGNATIONS

Direction	Land Use Designations	Zoning designations
North	Industrial (IND)	General Industrial (I-2)
East	Industrial (IND), Public Facility (PF), Single Family (SF), and Residential Low (RL).	Limited Industrial (I-1) Single Family Residential (RSF-1) and Residential Multiple Family (RMF-5)
West	Industrial (IND) and Public Facility (PF)	Limited Industrial (I-1) and Public Service and Operations (PS)
South	Residential Medium Density (RM)	Residential Multiple Family (RMF-7)

Attached you will find the conceptual RTS Facility Layout Plan (Exhibit 3), and the Preliminary Development Plan (Exhibit 4) for parking that is associated this petition. The plans together show the overall relationship of what is being proposed with the surrounding area. The development plan associated with this petition indicates that the parking, storm water and building areas are properly located in relationship to the creek, single-family areas and other industrial uses in the area. It is staff's opinion that the petition meets all the requirements of the Comprehensive Plan and Land Development Code.

The Land Development code requires that a number of issues be addressed when adding new use to property designated PS: permitted uses; dimensional requirements; development plan; parking; landscaping; street signs; and flood control.

Permitted Uses

Based on the existing and planned use of the property the following uses are being recommended as permitted uses by right:

- Public Administration Government Offices;
- Regional Transit System Operations, Repair and Maintenance Facilities;
- Utilities as defined in Section 30-23 of the Land Development Code;
- Recreation, Open space and Conservation Areas;
- Wireless Communications Facilities and Towers;
- Outdoor Storage;
- Solar Generation Station;
- Physical Fitness Facilities for employees; and
- Any use customarily and incidental to any permitted use.

Dimensional requirements

The applicant has indicated that the majority of the proposed development of the site (parking and stormwater) will be horizontal infrastructure, a portion of the maintenance facility building will extend onto the site from the adjacent parcel. Based on the potential for vertical construction on the site the following dimensional requirements shall apply:

No setbacks from principal and accessory structures shall be required when the adjacent property is shown for Industrial (IND) and/or Public Facilities (PF) on the Future Land Use Map of the Comprehensive Plan. Otherwise the setbacks shall be as follows:

- Front 25 feet
- Side, Street 25 feet
- Side interior: 20 feet, except where the side yard abuts property which would allow for residential use the setback shall be 20 feet or the 45 degree angle of light obstruction, whichever is greater.
- Rear: 10 feet, except where the side yard abuts property which would allow for residential use the setback shall be 10 feet or the 45 degree angle of light obstruction, whichever is greater.

Development Plan

In this case preliminary development plan approval is needed to ensure proposed development will comply with the Comprehensive Plan and development standards. The criteria for review of the development plan focuses on site suitability, site design, and external compatibility.

Site suitability.

1. The site shall be suitable to the use proposed. Adequate land area should be provided for the current development, as well as any anticipated expansion.

The property consists of 22.82 acres of land and the development plan indicates that there is adequate land area for the proposed parking facility. The conceptual plan submitted as part of the application also indicates that there will be adequate land area for future development on adjacent city-owned parcels.

2. The site shall be adequately served by water and wastewater facilities.

The site can be adequately served by water and wastewater facilities

3. Transportation facilities available to the site shall be appropriate to the use. Large scale uses or those generating large volumes of traffic should be located on arterial or major collector streets as shown in the comprehensive plan.

The development plan provides adequate access to the site through an extension of a driveway from the public right-of way Southeast 13th Road. Southeast 13th Road is accessed from South Main Street and arterial roadway.

4. The site shall be suitable for the use proposed without hazard to persons or property from the probability of flooding, soil erosion or other hazards.

There are no apparent issues that would create a hazard to persons or property from the use of this site. The property does contain FEMA 100-year floodplain, it is not anticipated that the facilities planned for the property will impact the floodplain. No other known hazards have been identified with the property. All development on the site will have to comply with the requirements of the Comprehensive Plan and the Land Development Code.

Site design.

1. Building scale and massing shall relate to that of adjacent buildings to the extent practical.

The property is located in an industrial area with the only major building in the area consisting of the wastewater treatment plant, and vacant land. Given that the currently proposed use is a parking lot and a stormwater facility, building massing is not an issue.

2. Public developments shall be exemplary in their use of signage and landscaping and in the preservation of existing trees.

This final development plan will be required to address landscaping and the

preservation of existing trees in accordance with the Land Development code. Signage for the property will be addressed for the overall development through the sign permit process.

3. Pedestrian areas shall be separated from vehicular areas wherever possible. Traffic circulation should be safe, convenient and designed according to sound engineering practices.

The development plans provides sidewalks separated for the vehicular area within the Phase 1 parking area. Given that the parking area will be a secured parking facility for employee parking only, staff have not requested additional sidewalk connections throughout the parking area, the main focus has been to provide pedestrian connections for handicapped parking areas and the main connection to the location of the new maintenance facility and where the employees work.

4. The design of the site and facilities shall promote energy conservation through proper solar access, shading and other measures, where appropriate.

This provision is not applicable at this time because no buildings are being planned, however this will be considered when the city moves forward with finalizing the conceptual plans.

5. Appropriate access for emergency vehicles, garbage trucks and other service vehicles shall be provided.

The roadway network in the area will provide adequate access.

6. All site elements shall be designed to protect natural and community resources, such as wildlife habitats, historic structures and ecologically sensitive areas.

There is a portion of Sweetwater Branch Creek that runs through the property. The city's environmental coordinator has worked with the applicant to ensure that the 50 foot average creek setback has been met. The development plan shows only a very small portion of the parking area within 7 feet of the 50 foot setback line, with the majority of the parking area being over 100 feet from the creek setback line.

External compatibility.

1. Buffering and screening of public service facilities shall be provided commensurate with the facility's degree of impact and incompatibility with surrounding developments.
2. Electrical transformers and other utility equipment shall be screened from public view.

3. Site illumination and public address systems, particularly for recreation areas, shall be designed so as to create no interference with the privacy of adjoining properties.
4. Adverse impacts on adjacent properties, such as noise, smoke, glare and odor, shall be mitigated through site design. Where necessary, building construction methods or mechanical equipment should also be utilized to mitigate these adverse impacts.

The development site is well buffered from nearby residential uses in the area by the creek and the creek setback. Given the lack of vertical building elements being proposed for the site external compatibility does not appear to be an issue. The final approval of any development on the site will have to meet the standards of the land development code which addresses the 4 issues listed above.

Applicable Comprehensive Plan Goals, Objectives and Policies.

The PS zoning will implement the Public Facilities land use category which identifies areas designated for the location of administrative and operational governmental functions such as government offices, utility facilities and storage and maintenance facilities. The changes proposed to the zoning in this area will further implement the objectives and policies listed below.

Future Land Use Element

Objective 3.3

Provide adequate land for utility facilities and that utility facilities be available concurrent with the impacts of development using the following policies.

Policy

- 3.3.3 No final development order shall be issued unless the required on-site and off-site utilities needed to serve that development have received a development permit concurrent with the proposed development.

Objective 3.4

The City shall ensure that services and facilities needed to meet and maintain the LOS standards adopted in this Plan are provided.

Policy

- 3.4.1 The City shall continue to require of the development facilities needed to serve the development prior to the issuance of any development order.

Summary

Staff recommends approval of the petition with preliminary development plan approval and the conditions listed below:

Condition 1: The following list of uses shall be permitted by right on the property:

Public Administration Government Offices;
Regional Transit System Operations, Repair and Maintenance Facilities;
Utilities as defined in Section 30-23 of the Land Development Code;
Recreation, Open space and Conservation Areas;
Wireless Communications Facilities and Towers;
Outdoor Storage;
Solar Generation Station
Physical Fitness Facilities for employees; and
Any use customarily and incidental to any permitted use.

Condition 2: Dimensional and Setback requirements shall be as follows:

Minimum lot area: 10,000 square feet
Minimum lot width at minimum building front yard setback 100 feet.

No setbacks from principal and accessory structures shall be required when the adjacent property is shown for Industrial (IND) and/or Public Facilities (PF) on the Future Land Use Map of the Comprehensive Plan. Otherwise the setbacks shall be as follows:

Front 25 feet
Side, Street 25 feet
Side interior: 20 feet, except where the side yard abuts property which would allow for residential use the setback shall be 20 feet or the 45 degree angle of light obstruction, whichever is greater.
Rear: 10 feet, except where the side yard abuts property which would allow for residential use the setback shall be 10 feet or the 45 degree angle of light obstruction, whichever is greater.

All recreational type use shall comply with the requirements of Section 30-75(e) (2).

Condition 3: The final development plan must comply with the all other development standards including but not limited to landscaping, lighting and public works design manual standards.

Condition 4: The applicant shall coordinate with GRU regarding any issues related to reclaimed water lines and force main lines that are on the property.

Respectfully submitted



Ralph Hilliard
Planning Manager