

City of
Gainesville

980276

Inter-Office Communication

Planning Division
x5023, FAX x3259, Station 12

Item No. 8

TO: City Plan Board

DATE: August 20, 1998

FROM: Planning Division Staff

SUBJECT: Petition 156TCH-98PB, City Plan Board. Amend the City of Gainesville Land Development Code to allow stormwater facilities developed by the City as use in all zoning districts and to require the undergrounding of all utilities for all new development.

Recommendation

Planning Division staff recommends approval of Petition 156TCH-98PB.

Explanation

The purpose of this petition is twofold: allow city-developed stormwater projects in all zoning districts and to require new development to underground all facilities including cable and telephone lines. It is staff's opinion that city-developed stormwater facilities are a utility and that they benefit the public in general instead of a single private property owner. Therefore, these facilities should be permitted just like electrical and water and wastewater facilities.

During the past several months, the City Commission has been discussing the issue of undergrounding all utilities with Gainesville Regional Utilities. The result of those discussions was that the City should concentrate on undergrounding utilities for new development projects. Generally, all new subdivisions have underground utilities. This amendment will require all new development projects to underground utilities. This amendment will also require private utilities to be placed underground at the same time as other utilities. The proposed amendments are contained in attachment 1.

Respectfully submitted,



Ralph Hilliard
Planning Manager

RH:djw

Attachment 1

Sec. 30-343. Permitted utility uses.

Public and private utility distribution/transmission facilities (all cable television, telephone, electrical, water and wastewater, gas facilities and stormwater management facilities developed by the city) shall be allowed as permitted uses in all zoning districts as described below. All distribution/transmission facilities must be placed underground within new subdivisions of residential and nonresidential uses unless otherwise noted in this chapter. Exceptions from the undergrounding provision may be granted for good cause by the City Commission in accordance with Sec. 30-187(s).

The following types of facilities shall be allowed as permitted uses in all zoning districts:

- (1) Electric facilities:
 - a. All underground transmission facilities;
 - b. All overhead utility transmission facilities not exceeding three (3) feet in diameter and seventy-five (75) feet in height;
 - c. All transformers, meters and associated appurtenances; and
 - d. Any electric structure or facility that is sited on property ten thousand (10,000) square feet or less and no more than twenty (20) feet in height (utility poles, light poles and telemetry towers shall not be considered a structure).
- (2) Water facilities: All water mains, valves, hydrants, services, backflow preventers or any other appurtenances required to distribute and deliver potable water and to satisfy fire safety requirements.
- (3) Wastewater facilities:
 - a. All underground wastewater collection facilities including gravity sewers, force mains, service laterals, manholes, valves or other appurtenances required to collect wastewater; and
 - b. Any lift station or similar structure that is sited on property ten thousand (10,000) square feet or less with a structure height of twenty (20) feet or less.
- (4) Gas facilities:
 - a. All gas distribution facilities including gas mains, valves, services, meters or any other appurtenances required to distribute and deliver natural or LP gas; and
 - b. Any gate station, regulator station or similar structure that is sited on property five thousand six hundred twenty-five (5,625) square feet or less with a structure height of twenty (20) feet or less.
- (5) All electrical utility transmission facilities exceeding the requirements of subsections 30-343(1)a. through d. shall be allowed in all zoning districts by special use permit, pursuant to the requirements of Article VII, Division 4.
- (6) All television cable and telephone transmission lines.
- (7) All stormwater facilities developed by the city.

8. **Petition 156TCH-98 PB** City Plan Board. Amend the City of Gainesville, Land Development Code to allow stormwater facilities developed by the City as a use in all zoning districts and to require the undergrounding of all utilities for all new development.

Mr. Ralph Hilliard was recognized. Mr. Hilliard discussed the language of the petition and how it would benefit development of stormwater facilities. Regarding the installation of underground utilities, he noted that a person could appeal to the City Commission on the restriction if they wished.

Mr. McGill suggested that the wording on television cable lines be changed to data transmission lines.

Mr. Guy asked about the overhead transmission lines that would be allowed by the amendment.

Mr. Hilliard explained that some overhead transmission facilities were very large and permitted in all zoning districts. He indicated that the text allowed the Commission to make exceptions.

<u>Motion By:</u> Mr. Shelton	<u>Seconded By:</u> Mr. McGill
<u>Moved To:</u> Approve Petition 156TCH-98 PB.	<u>Upon Vote:</u> Motion Carried 7-0 Yeas: Guy, Shelton, McGill, Barrow, Carter, Dowling, Polshek