

260496

**City of
Gainesville**

Inter-Office Communication

**Planning Division
X5022, FAX x2282, Station 11**

Item No. 8

TO: City Plan Board **DATE:** September 21, 2006

FROM: Planning Division Staff

SUBJECT: Petition 138TCH-06 PB. City Plan Board. Amend the City of Gainesville Land Development Code, Traditional City Special Area Plan, to delete references to College Park Special Area Plan, to add clarity to required parking lot location. Amend the College Park Special Area Plan to change "Type IV" label from "office" to "residential."

Recommendation

Staff recommends approval of Petition 138TCH-06 PB.

Explanation

The Traditional City Special Area Plan in the Gainesville Land Development Code previously applied a few special development standards as interim measures while the College Park Special Area Plan awaited a more thorough updating by a hired consultant. Now that the full update of the College Park Plan has been completed, a minor deletion of a paragraph is necessary in the Traditional City Plan so that it no longer applies special regulations to College Park.

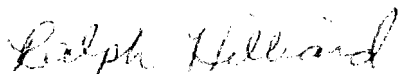
In addition, staff would like to take this opportunity to clarify a provision in the Traditional City Plan which has created confusion recently regarding the location of off-street parking.

Finally, a correction is necessary in the College Park Plan. Under the "Civic" building type, two boxes labeled "office" should instead be labeled "residential."

Recommendation

Approve proposed text amendments.

Respectfully submitted,



Ralph Hilliard
Planning Manager

DM:DN

Attachments

- Recommended text changes

**Appendix A, Sec. 4, Exhibit B. Special Area Plan for the Traditional City Area
Minimum Development Standards**

(h) *Required Compliance.* All new commercial, office, *civic* and multi-family buildings and developments shall be required to comply with the sections of the text labeled "standards."

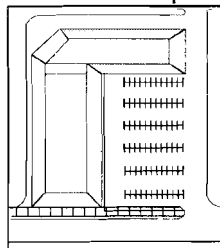
(2) *Non-conforming uses and buildings:*

~~e. — Exception for College Park Special Area. Only the following standards of this overlay shall apply in the College Park Special Area Plan area: Build to line, Sidewalks, Building orientation, and Mechanical equipment.~~

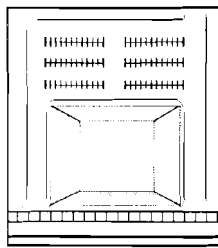
(j) *Parking.*

(2) *Standard.*

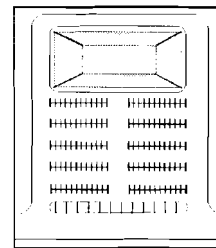
a. No motor vehicle parking is required. All motor vehicle parking, except for single-family residential dwellings, shall be located in the rear or interior side of the building, or both. (see figures 11, 11A, 11B, and 14). No parking for motor vehicles is allowed between the building façade build to line and the front property line. However, driveway entrances and exits to parking areas for motor vehicles shall be allowed on the front side of the building. No parking lot areas shall extend for a width of more than 70 feet along any street *frontage*, without a building, outdoor cafe, or other vertically prominent and articulated *pedestrian scale* amenities interrupting the parking streetscape. Parking areas for motor vehicles shall not abut the more primary street intersection (see Figure 13), or occupy lots which terminate a street vista. Structured parking may be allowed in front if retail, office or residential uses are provided on the first floor abutting all public streets and sidewalks. (see Figure 12) Parking for motor vehicles shall not be incorporated into the first floor façade so that the first floor building space facing the frontage consists of parking. In addition, stormwater basins shall not abut the more primary street intersection.



#11 This

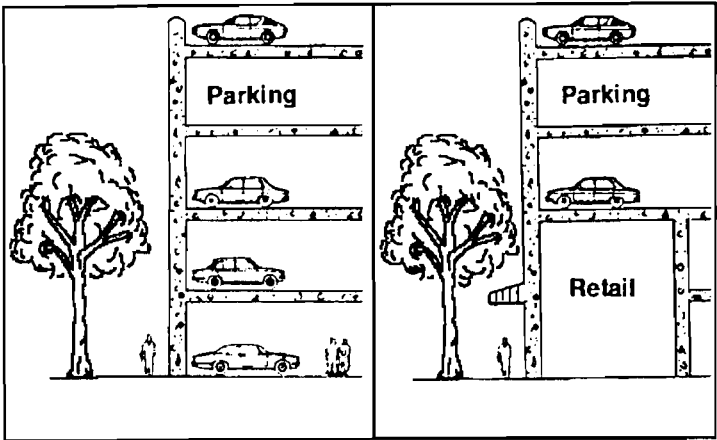


#11A This

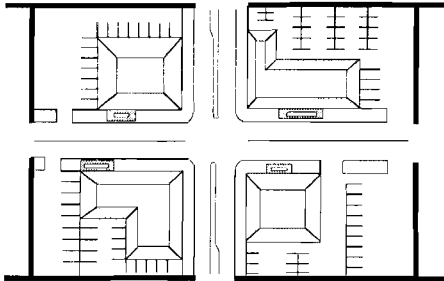


#11B Not This

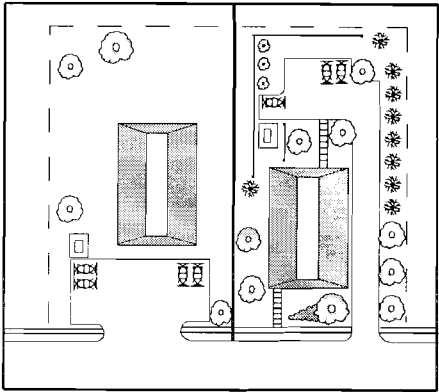
Commercial Parking Lot Location



#12 Structured Parking



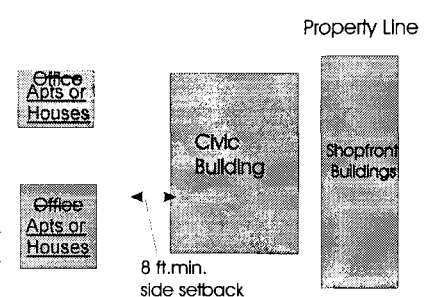
#13 Buildings, not parking, abut intersection



#14 Parking Lot Location

Appendix A., Sec. 3, Exhibit B. College Park Special Area Plan

Urban Regulations for New Construction—Civic

<p>Side Setback</p> <ol style="list-style-type: none">1. No side setback is required when next to existing or designated Shopfront buildings, Offices, Townhouses or Civic buildings.2. A minimum of 8 feet side setback is required when next to existing or designated Apartments or Houses.	 <p>The diagram shows a Civic Building in the center. To its right is a vertical rectangle labeled 'Shopfront Buildings'. To its left are two smaller rectangles, each labeled 'Office Apts. or Houses'. A dashed line with arrows at both ends is positioned between the Civic Building and the 'Office Apts. or Houses' boxes, with the text '8 ft. min. side setback' below it. The label 'Property Line' is located at the top right of the diagram area.</p>
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[Change “Office” label in the above boxes to “Apts or Houses”]