



### **Compatibility and Surrounding Land Uses**

Depot Park is generally bounded by South Main Street to the west, S.E. 4<sup>th</sup> Street to the east, Depot Avenue to the north, and S.E. 10<sup>th</sup> Avenue to the south. To the north of Depot Park Project property is the Baird Center complex, a roofing and sheetmetal company, and the Rosa Parks Regional Transit System (RTS) Downtown Station bus transfer facility, with CCD (Up to 150 units/acre central city district) zoning and Mixed-Use High-Intensity (up to 150 units per acre) land use. Also to the north is the GRU Kelly power plant, with PS zoning and Public Facilities land use. To the east is additional GRU property with PS zoning and Public Facilities land use, plus several properties with I-1 zoning and Industrial land use with a house, warehouse space, offices and vacant industrial land. The RTS Operations and Maintenance Facility, with PS zoning and Public Facilities land use is to the southeast. To the south are properties with I-1 and I-2 zoning with Industrial land use, with vacant industrial land, and a beverage company. To the southwest is an electric supply company; and to the west are properties with I-2 zoning and Industrial land use that include a swimming pool equipment wholesaler, a vacant office building, and Florida Rock Industries.

The general character of the subject properties is park land with trails and stormwater basins, while the other properties in this area are generally industrial, vacant industrial, public facilities, warehouse, wholesale businesses, and small scale repair and service establishments. A stormwater park is appropriate for the subject properties based upon the park's adjacency to lands in the downtown area that will drain to this site. The proposed Public Facilities land use category is more appropriate for the PS zoning district than the existing Industrial land use. This proposal is consistent with the current uses on the subject properties and will be compatible with the surrounding land use and zoning. This petition will help allow the cleanup of a brownfield site and restore it to a productive use that will promote redevelopment and urban infill near the center of the community.

### **Transportation**

The property is located within Zone A of the Gainesville Transportation Concurrency Exception Area (TCEA) and is excepted from transportation concurrency for roadway level of service standards. However, any use proposed for the site would have to meet TCEA policy requirements to address transportation needs. The number of new average daily trips that will be generated by the uses that may be proposed for this site has yet to

be determined. This property is within the Gainesville Regional Transit System (RTS) main bus service area. The area is also served by the demand-responsive service administered by MV Transportation.

### **Environmental Impacts and Constraints**

Stormwater management will be addressed at the time of development plan approval. Water and sanitary sewer service are available in the area. Land use changes are not required to meet concurrency requirements, and do not vest for concurrency, which will be determined at the time of any future development plan approval. Flood zone maps indicate that the subject properties are not within the 100-year floodplain. Wetlands have been identified in the subject properties and are intended to be incorporated and enhanced within the design of the park. The park site is located in the Greenway district (an environmental overlay district), which includes the existing rail-trail. A copy of Sec. 30-308, Greenway district, is attached.

Some of the uses listed for this property in the PS zoning ordinance are already in place at the park. The uses to be associated with the park are compatible with a park intended to serve as a community gathering place and will provide green space in an area that has relatively little green space.

### **Urban Infill**

This property does present an opportunity for additional urban infill development. The subject property is an existing, previously developed property which already has public facilities serving it (including potable water, wastewater, transit, stormwater management, solid waste, and public roads).

### **Applicable Goals, Objectives and Policies of the Comprehensive Plan**

The following Comprehensive Plan Goals, Objectives and Policies of the Future Land Use Element are met by this proposal:

#### **Objective 4.1**

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique,



innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

**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 operational governmental functions such as government offices, utility facilities and storage facilities. Maximum lot coverage in this district shall not exceed 80 percent.

**Policy 4.1.3**

The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Overall compatibility of the proposal;
2. Surrounding land uses;
3. Environmental impacts and constraints;
4. Whether the change promotes urban infill; and
5. Whether the best interests, community values, or neighborhood support is achieved.

**Stormwater Management Element**

**Objective 1.5**

The City shall continue to implement an integrated stormwater management program for redevelopment.

**Policy 1.5.1**

The City shall implement Land Development Regulations that allow shared or joint-use stormwater facilities, including public or private master stormwater basins.

**Objective 1.9**

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

**Policy 1.9.1**

The City shall develop guidelines that promote the following:

- a. Encourage the joint use of retention and detention basins for passive recreation, habitat and open space.

**Applicant Information**

City Plan Board

**Request**

Amend the Land Use Map to change designation from Industrial to PF

**Land Use Plan Classification**

Industrial

**Existing Zoning**

PS

**Proposed Land Use**

Public Facilities

**Proposed Zoning**

PS

**Purpose of Request**

To establish a land use category that is more applicable to the recently amended zoning that established permitted uses in the PS district for Depot Park  
900 S.E. 4<sup>th</sup> Street

**Location**

**Size**

Approximately 34 acres

**Surrounding Land Uses**

North	Light manufacturing, transit facilities, utilities
East	Utilities, transit headquarters, light manufacturing, auto repair
West	Light manufacturing, Wholesale distribution
South	Vacant industrial, light manufacturing

<b>Surrounding Controls</b>	<b>Existing Zoning</b>	<b>Land Use Plan</b>
North	CCD, PS	MU-H, PF
East	PS, I-1	PF, IND
West	I-2	IND
South	PS, I-1, I-2	PF, IND

**Impact on Affordable Housing**

This petition will have no impact on the provision of affordable housing.

**Conclusion**

The proposed Public facilities land use is appropriate for the location and is consistent with the recently adopted PS zoning and the City's comprehensive plan. Staff recommends approval of Petition PB-09-133 LUC.

Respectfully submitted,

A handwritten signature in cursive script that reads "Ralph Hilliard".

Ralph Hilliard  
Planning Manager

RH: JS

Attachments:

- Aerial photograph
- Existing land use map
- Proposed land use map
- Existing zoning map
- Zoning application
- Legal description
- Ordinance 081040, rezoning Depot Park to PS
- Greenway district (Sec. 30-308)