



Department of Doing  
Planning Division  
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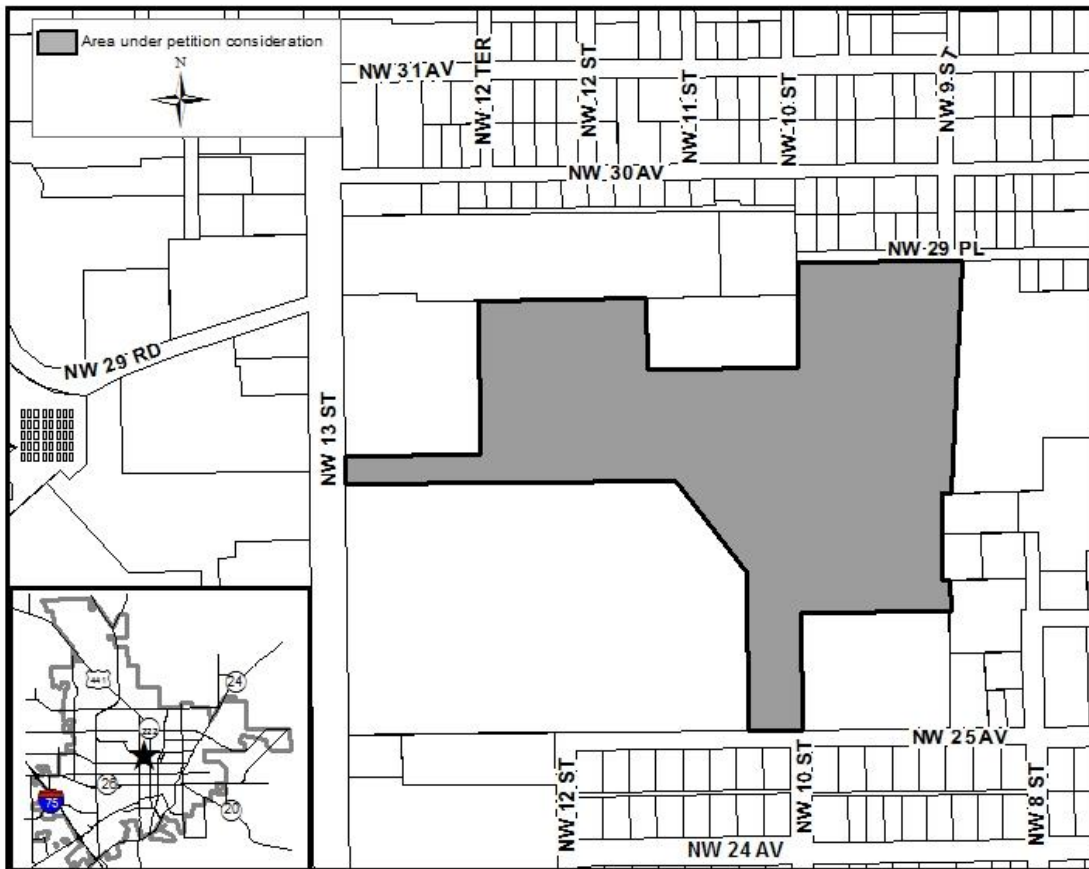
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<b>TO:</b>	City of Gainesville Development Review Board	<b>Item #:</b> 1
<b>FROM:</b>	Department of Doing, Planning Division	<b>Date:</b> 3/28/17

<b>SUBJECT:</b>	Petition DB-16-194 to allow outdoor merchandise display in parking lot and along boundaries of the building.	
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**Recommendation:**

Staff recommends approval of Petition DB-16-194 with staff conditions.



(Map of area, parcel in gray)

<b>PROJECT DESCRIPTION:</b>	Development Plan Review to allow outdoor display areas in and along the parking lot area.
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<b>Address/ Parcel:</b>	2801 NW 13th Street (08306-010-002)
<b>Zoning:</b>	Planned Development (PD)
<b>Agent/Applicant:</b>	Allen Engineering Corporation
<b>Property Owner:</b>	Rural King Supply

**General Description and Key Issues:**

This petition addresses a request from Rural King to display merchandise outside of the building space, where that merchandise will be displayed in select areas of the parking lot and around the perimeter of the building.

This parcel is the former Sam’s store on NW 13th corridor. The building on the property is approximately 1, 185 feet (400 yards) from the frontage of NW 13th street. Additionally, the majority of the parcel is concealed from the 13th street by a building (Bank of America) which is approximately 930 feet (310 yards) west of the Rural King structure (Old Sam’s), please see Appendix C.1.

Outdoor storage areas will be located on four different areas of the property, including around portions of the perimeter of the building and in select areas of the parking lot please see appendix C.2.

The Ordinance for this PD does not reference outdoor storage and explicitly states to govern that this property will be governed, “as if this property was zoned BUS-General Business Districts” for all issues not covered in the ordinance. The BUS zoning district does not allow outdoor storage and display without Development Review Board approval (see section below). It is stated in division 4 that, the outdoor storage and display “shall be limited to not more than 25 percent of the total stock of the principal use.”

The developer’s current plan for outdoor storage is less than 25% of the total stock area. With total indoor storage being 115,120 sq. ft and the planned outdoor space is 28,750 sq. ft, which is less than 25 percent of the indoor storage square footage (see notes on appendix C.2).

**PD: Ordinance 3558**

(Amendment ordinance # 971051)

This Rural King property is zoned as a Planned Development, under the ordinance 3558. Ordinance 3558, states that “the use and regulation of the property described in Section 1 above shall be governed as if this property were zoned “BUS, General Business District” , Chapter 30 Land Development Code of the City of Gainesville (see Land Development Code excerpt).

**LAND DEVELOPMENT CODE:**

Sec. 30-67 – Outdoor Storage  
(from *Division 4 Business and Mixed Use Zoning Districts BUS*)

...

(2) *Outside accessory display and storage.*

a.

The development review board or city plan board at development plan review may authorize accessory display and storage outside of enclosed buildings if specifically requested and designated on a development plan. The proposal must be in accordance with the overall design and conditions of the development plan. If such use is located within 20 feet of a public right-of-way, it shall be enclosed by a screening wall, fence or hedge that is not less in height than two-thirds the height of any equipment or fixtures used or any material stored or offered for sale, and such wall, fence or hedge shall be at least 50 percent opaque. The outdoor storage and display must be clearly incidental or accessory to the principal use of the property and shall be limited to not more than 25 percent of the total stock of the principal use.

b.

An independent request (not in connection with an existing request for development plan review) to allow outside accessory display and storage may be permitted by the development review board through the same terms as stated in subsection (g)(2)a. of this section.

**CONCLUSION:**

This project has been determined to be consistent with the Land Development Code and its ordinances. Staff recommends that Petition DB-16-194 be approved under the conditions that (1) the square footage of outdoor storage remains under 25% of the indoor facilities, (2) that outdoor storage is executed in the manner of the submitted diagram and does not block vehicular or pedestrian circulation throughout the parking lot or into the building, (3) that outdoor storage does not remove or disturb existing trees or landscaping on the site and (4) all conditions of comments from Appendix A are met.

**Appendices:**

Appendix A	Technical Review Comments
Appendix B	Applications
Appendix C	Development Plan Maps
Appendix D	Additional Documents
Appendix E	Example Photos

Respectfully,



Megan Echols, Planner

Prepared and Submitted by: Megan Echols, Planner