



Inter-Office Communication

Planning & Development Services
Planning Division/Current Planning Section
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Item No. 2

TO: City Plan Board

DATE: May 15, 2008

FROM: Bedez E. Massey,
Current Planning

SUBJECT: Petition 20PSZ-08PB: Causseaux, Hewett & Walpole, Inc., agent for the City of Gainesville Regional Transit System (RTS). Amend the PS (Public services and operations district) to establish new development regulations and allow the expansion of the RTS administrative office with a modular building. Zoned: I-2 and PS (General industrial district and Public services and operations district). Located at 100 Southeast 10th Avenue (north and south sides). Related to 13SPA-08PB.

Recommendation:

Approve Petition 20PSZ-08PB with the associated Public Services Zoning Report (Exhibit A) and Preliminary Development Plan (Exhibit B), subject to the staff conditions recommended in Exhibit C.

Explanation:

The City of Gainesville, Regional Transit System (RTS) Operations and Maintenance Facility site consists of 10.3 (MOL) acres located on the north and south sides of Southeast 10th Avenue. The land use surrounding the site is predominantly industrial. The Depot Stormwater Park abuts the site immediately north and west.

If approved, this petition will apply PS (Public services and operations district) zoning to the entire RTS Operations and Maintenance Facility site in place of the existing split zoning. The land use districts on the site will remain PF (Public Facilities) and IND (Industrial). PS zoning is allowed in both land use districts under Section 30-46 of the City Land Development Code.

The purpose of this petition is to adopt uniform development regulations that are consistent with the intended use of the RTS Operations and Maintenance Facility site, and that are compatible with the surrounding land use. This petition will also help establish consistency between the regulation of existing development and proposed development, such as the modular office building proposed under the related development plan (Petition 13SPA-08PB).

Proposed within the attached *Public Services Zoning Report* (Exhibit A) are permitted principal uses that are classified under Public administration (Div. J) and Local and Suburban Transit (IN-4111) of the Standard Industrial Classification (SIC) Manual, 1987 Edition. Also proposed are development regulations that are primarily derived from the surrounding industrial zoning districts, with some variations to accommodate existing site features and operational needs. These regulations will affect the future development of the RTS Operations and Maintenance Facility site, except where the City Land Development Code will remain applicable.

The proposed principal uses within the *Public Services Zoning Report* include activities normally conducted at the RTS Operations and Maintenance Facility site such as, dispatch operations; fleet parking; fueling operations; employee training; organizational administration; and employee parking. Any use customarily incidental to any permitted principal use is also proposed as an allowable use. Both the principal and accessory uses proposed in the report are identified in Section 30-75 of the City Land Development Code as permitted uses by right in the PS zoning district.

In addition to the *Public Services Zoning Report*, a preliminary development plan (Exhibit B) is attached to provide site specific information regarding the proposed location of permitted uses on the RTS Operations and Maintenance Facility site relative to property boundaries and the surrounding land use. The preliminary development plan contains only a portion of the information required in Article VII of the City Land Development Code for preliminary approval, since more detailed information is required on the preliminary and final development plan submitted for board approval under the related Petition 13SPA-08PB. The modular office building is also subject to further review in accordance with the *Design Guidelines Manual* for City buildings.

The PS zoning district is established for public and private activities that serve and are used by the public. According to Section 30-75 of the City Land Development Code, the compatibility of this petition with the surrounding area shall be determined using the following criteria:

Purpose. The RTS Operations and Maintenance Facility site provides administrative, operational and mechanical services for the City's Regional Transit System.

Objectives. Public input was sought through a neighborhood workshop held on December 12, 2007 (Exhibit D), and through the City's notification process for public hearings.

Uses permitted by right. Public administration (Div. J) and Local and Suburban Transit (IN-4111) of the Standard Industrial Classification (SIC) Manual, 1987 Edition are among the list of permitted uses by right in Section 30-75 of the City Land Development Code that can be specified within an ordinance adopting the PS zoning designation on a given property. Any use customarily incidental to any permitted principal use is also listed.

Dimensional requirements. The dimensional requirements included within the *Public Service Zoning Report* are consistent with those applicable to the surrounding industrial land use. However, some exceptions are proposed, such as a 5-foot minimum side, interior setback, to accommodate existing site features (e.g., vegetation and off-street parking facilities). This proposed setback is located along a portion of the Depot, Stormwater Park and the interior property lines of abutting industrial land use. The dimensional requirements of the City Land Development Code shall apply, where new dimensional

requirements specific to the site are not expressly provided in the ordinance adopting the PS zoning.

General conditions. The RTS Operations and Maintenance Facility site shall be subject to the requirements of the City Land Development Code, except where otherwise regulated by the ordinance adopting the PS zoning. The consistency of this petition with the General Performance Standards of the Code is described in an attached letter labeled Exhibit E.

Development plan approval. In addition to the requirements of Article VII of the City Land Development Code, the following criteria shall apply in the review of the preliminary development plan associated with this petition and the preliminary and final development plan associated with the related Petition 13SPA-08PB:

- a. **Site suitability.** The RTS Operations and Maintenance Facility site is surrounded by industrial land use that permits, either as a principal or accessory use, development that falls under the Public administration (Div. J) and Local and Suburban Transit (IN-4111) of the Standard Industrial Classification (SIC) Manual, 1987 Edition. Also, this petition was not found to be in conflict with historic, archaeological or environmental resources.
- b. **Site design.** Southeast 10th Avenue will continue to serve as the primary street frontage for the RTS Operations and Maintenance Facility site. Vehicular and pedestrian connections will be maintained on both sides of Southeast 10th Avenue. Existing vegetation will be preserved, to the extent possible, and new vegetation will be planted along the perimeter of the site. Construction of a new modular building shall be subject to the requirements of the City Land Development Code, as well as the *Design Guidelines Manual* for City buildings.
- c. **External compatibility.** New lighting is not proposed on the RTS Operations and Maintenance Facility site. Noise levels on the site are expected to be comparable to the noise level expectancy of allowed uses on surrounding industrial properties. Existing landscaped areas will be enhanced, and new landscape areas will be provided, along the perimeter for screening and buffering. The majority of the site will be enclosed with vinyl-coated fencing, while decorative metal fencing will be maintained along Southeast 10th Avenue.

Parking. Off-street parking will be provided for vehicles, bicycles and stored buses. The proposed standards are proposed within the attached *Public Services Zoning Report* and on the development plan of the related Petition 13SPA-08PB. Although motorcycle parking spaces are not proposed, staff recommends that they be provided in accordance with the parking standards of the City Land Development Code. The provision of motorcycle parking spaces is consistent with the goals, objectives and policies of the City's Comprehensive Plan designed to promote transportation choices.

Landscaping. The RTS Operations and Maintenance Facility site will be landscaped in accordance with the City Land Development Code, except where otherwise allowed in the ordinance adopting the PS zoning. An automatic irrigation system will be provided. Existing plant material will be preserved to the extent possible. New plant material will be provided along the perimeter and interior of the site for shade and screening. The site will be enclosed using vinyl-coated and metal fencing along the perimeter.

Street signs. Signage on the RTS Operations and Maintenance Facility site shall be subject to the requirements of the City Land Development Code.

Flood control. The RTS Operations and Maintenance Facility site shall be subject to the flood control requirements of the City and other regulatory agencies.

Preliminary development plan in conjunction with rezoning. Attached is a preliminary development plan of the RTS Operations and Maintenance Facility site that addresses specific items of the preliminary development plan requirements in Article VII of the City Land Development Code deemed necessary to assist the board in approving this petition, with conditions. The remaining requirements of Article VII are addressed in detail on the preliminary and final development plan of the related petition 13SPA-08PB.

Sincerely,



Ralph Hilliard
Planning Manager

RH:lc:bem

Attachments:

City of Gainesville, Regional Transit System Operations and Maintenance Facility, Public Services Zoning Report
City of Gainesville, Regional Transit System, Preliminary Development Plan
City of Gainesville, Summary of Technical Review Committee Comments
Neighborhood Workshop Mailout
General Performance Letter

20psz.doc