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At the present time, the City's Land Development Code does not have a parking standard for Intermediate Care Facilities (IN 8052). These facilities would be considered under the use designated as, "Hospitals, convalescent and nursing homes and personal care facilities," in Section 30-332(c), with a vehicle parking standard of 1 space per 3 beds (the number of bicycle spaces is 5 percent of the required number of vehicle parking). The amendment proposed by the petitioners would add Intermediate Care Facilities as a separate use, with a vehicle parking standard of 1 space per bed, with bicycle spaces at 5 percent of the required number of vehicle parking. This is based upon the petitioner's site observations and data collected from existing facilities in Gainesville and input from industry professionals who manage facilities statewide.

Most areas within the City at this time are located within special area plan areas or within the Transportation Concurrency Exception Area (TCEA). These areas are generally either parking exempt or require the minimum amount of parking required by the parking standard as the maximum amount of parking allowed. In accordance with Section 30-332(a)(2), the applicable review board or the city manager or his/her designee can allow 10 additional spaces or up to 10 percent of the required spaces, whichever is greater, to be counted as part of the minimum number of required spaces. In the case of Intermediate Care Facilities, currently the standard to be used is one parking space per 3 beds. If a facility has 120 beds, the parking standard would require a minimum of 40 spaces. With 10 additional spaces, a total of 50 vehicle spaces would be the minimum amount allowed. Within the TCEA, those 50 spaces would also be the maximum allowed.

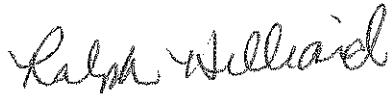
Under the proposed text change, a 120 bed Intermediate Care Facility could have 120 parking spaces, plus 10 percent would add another 12 spaces for a total of 132 spaces as the minimum/maximum required. Staff has concerns that this revision would allow too much additional parking and impervious area. Although this would probably meet the needs of the facility, the added amount of parking seems counter to the general direction of the City of Gainesville Comprehensive Plan. Policy 7.1.3 of the Transportation Mobility Element states that the City shall amend its Land Development Code to ensure that parking standards are adequate to meet the needs of the community. However, Policy 1.2.4 of the Future Land Use Element says that the City should reduce or eliminate minimum parking requirements, where appropriate. Also, Policy 1.2.8 of the Urban Design Element states that the City shall reduce minimum off-street parking requirements, as appropriate.

Staff is proposing a parking standard that is less than that proposed by the petitioner. Site visits by staff to some of the facilities listed in the petitioner's staff report do indicate that there are some existing parking problems. However, the problems observed in the field do not warrant a tripling of the current parking requirement. Staff is proposing a standard for intermediate care facilities of one space per two beds. With a 120 bed facility, at one space per 2 beds, there could be 60 parking spaces plus 10 additional spaces for a total of 70 spaces as the minimum/maximum number. This would provide 20 additional spaces over the current maximum allowed for these facilities.

This petition attempts to differentiate between the traditional nursing home use and those nursing homes that also provide skilled supportive care and rehabilitative services, but not on a continuous basis. These facilities are shown to generate parking demands over and above what the current parking standard would allow. Staff is recommending a standard that would require more parking for these uses but less than the petitioner's proposed tripling of the standard. Although a need for more parking has been identified, staff does not feel that revising the existing parking standard to increase the amount of required parking by a factor of three has been justified.

Staff recommends approval of Petition PB-09-176 TCH with the recommendation that Intermediate Care Facilities (IN 8052) be added to Section 30-332(c) with a standard of 1 parking space per 2 beds and a bicycle space requirement of 5 percent of the required number of vehicle parking.

Respectfully submitted,



Ralph Hilliard  
Planning Manager

RH: JS

Attachments:

Text amendment application  
Statement of justification  
Additional data and analysis