

APPLICATION—CITY PLAN BOARD—TEXT AMENDMENT
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-18-00179</u>	Fee: \$ <u>703.75</u>
1 st Step Mtg Date: _____	EZ Fee: \$ <u>N/A</u>
Tax Map No. <u>N/A</u>	Receipt No. <u>80864</u>
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

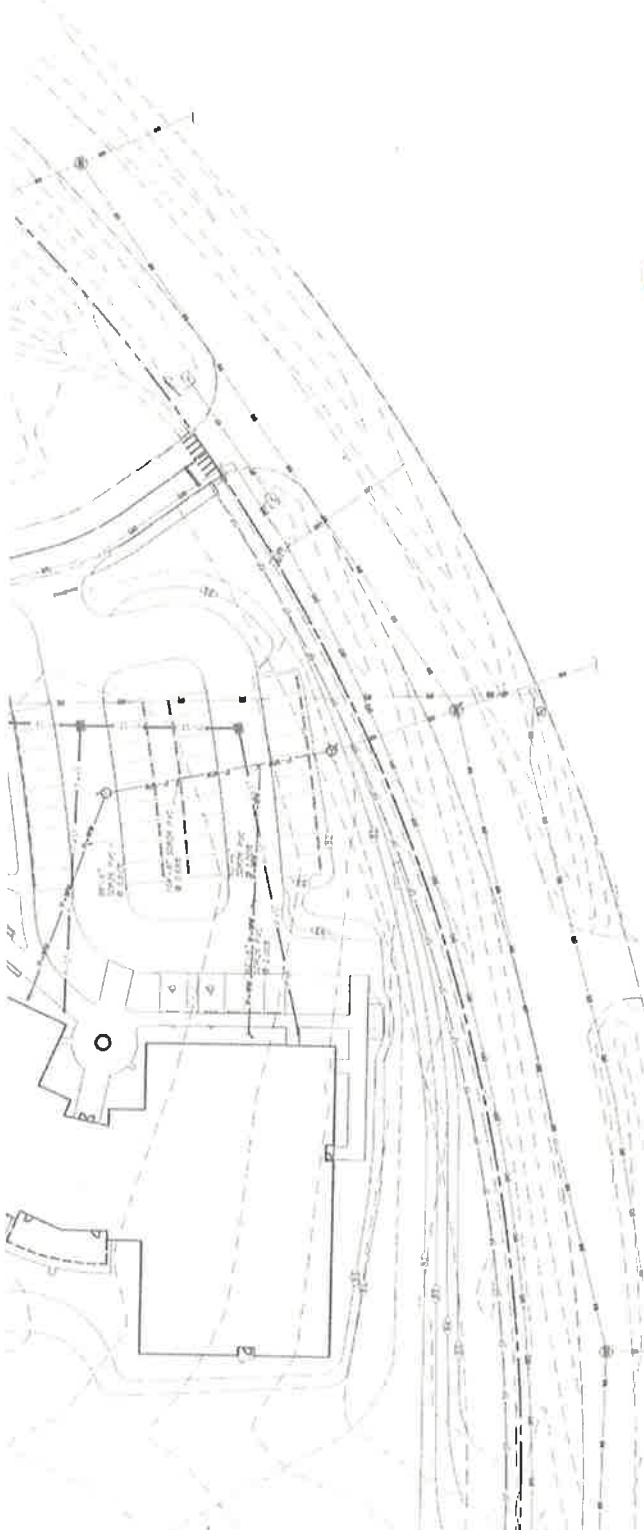
Name of Applicant/Agent (Please print or type)	
Applicant/Agent Name: CHW	
Applicant/Agent Address: 11801 Research Dr.	
City: Alachua	
State: Florida	Zip: 32615
Applicant/Agent Phone: 352-331-1976	Applicant/Agent Fax: _____

Note: It is recommended that anyone intending to file a petition for a text amendment to Chapter 30 of the City of Gainesville Code of Ordinances (Land Development Code) or to the Comprehensive Plan, meet with the Department of Community Development prior to filing the petition, in order to discuss the proposed amendment and petition process. The request will be evaluated as applicable to the particular zoning district or land use category on a citywide basis.

TEXT AMENDMENT		
Check applicable request below:		
Land Development Code <input checked="" type="checkbox"/>	Comprehensive Plan Text []	Other []
Section/Appendix No.: Section 30-4.19./Table V-7	Element & Goal, Objective or Policy No.:	Specify:

Proposed text language and/or explanation of reason for request (use additional sheets, if necessary):
To permit "Mini-warehouses, self-storage" as a by-right use within the BA Zoning district by amending §30-4.19 Table V-7 districts (see attached for justification).

Certified Cashiers Receipt:



LAND DEVELOPMENT CODE AMENDMENT

LDC Section 30-4.19, Table V-7
November 29, 2018

Prepared for:
City of Gainesville Department of Doing

Prepared by:
CHW

PN# 18-0115



November 29, 2018

Wendy Thomas, AICP, Department of Doing Director
City of Gainesville
306 NE 6th Ave #158
Gainesville, FL 32601

Re: Land Development Code (LDC) Text Amendment Application

To Wendy,

CHW submits 1 copy of the LDC Text Amendment application, which includes the following items:

- The required City of Gainesville LDC Text Amendment application; and
- Memorandum containing the LDC text amendment and justification.

Also submitted is a CD-ROM with all application materials and the application fee:

- Check No. 3029 for an LDC Text Amendment of \$703.75;

This Text Amendment application requests to amend LDC Section 30-4.19, Table V-7 to permit "Mini-warehouses, self-storage" as a by-right use within the Automotive-Oriented Business (BA) zoning district. The BA zoning district is intended for business uses whose patrons predominantly utilize automobiles as their method of transportation, as well as auto sales and relatively intense auto service. Mini-warehouses and self-storage are consistent with this description, as most patrons require moving trucks or personal vehicles to utilize onsite storage units. Allowing mini-warehouses and self-storage within the BA zoning district will not inhibit auto sales and services along the corridor, nor will it have a significant impact on land development within the City.

We trust this submittal will be sufficient for your review and subsequent approval by the City Plan Board and City Commission. If you have any questions or need additional information, please contact me at ryant@chw-inc.com.

Sincerely,
CHW



Ryan Thompson, AICP
Planning Project Manager

MEMORANDUM

Storage Space Self Storage

18-0115



To: Wendy Thomas, AICP, City of Gainesville Department of Doing, Director
From: Ryan Thompson, AICP, Planning Project Manager
Date: November 29, 2018
RE: Land Development Code (LDC) Text Amendment – Permit Mini-Warehouses, Self-Storage in the BA Zoning District

Statement of Proposed Change

This Text Amendment application requests to amend LDC Section 30-4.19, Table V-7 to permit “Mini-warehouses, self-storage” as a by-right use within the Automotive-Oriented Business (BA) zoning district. The BA zoning district is intended for business uses whose patrons predominantly utilize automobiles as their method of transportation, as well as auto sales and relatively intense auto service. Mini-warehouses and self-storage are consistent with this description, as most patrons require moving trucks or personal vehicles to utilize onsite storage units. The proposed amendment to Table V-7 is underlined and highlighted below. The following section demonstrates how this request is consistent with the City of Gainesville Comprehensive Plan.

Table V-7: Permitted Uses in Mixed-Use and Nonresidential Districts.

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Large-scale retail		-	P	-	-	-	P	P	P	P	-	-	-
Libraries		-	P	-	-	P	-	-	-	-	P	-	-
Light assembly, fabrication, and processing	30-5.16	P	P	-	S	S	S	P	-	P	P	P	P
Liquor stores		P	P	-	-	-	P	P	P	-	P	-	-
Medical marijuana dispensing facility		P	P	A ¹	A ¹	S	P	P	P	P	P	S	S
Microbrewery Microwinery Microdistillery ³	30-5.17	S	P	-	-	-	P	-	P	P	P	P	P
Mini-warehouses, self-storage		-	-	-	-	-	-	P	-	P	P	P	P
Museums and art galleries		P	P	P	P	P	P	-	P	P	P	-	-
Schools, professional		P	P	P	P	P	P	P	-	P	P	P	P

Consistency with City of Gainesville Comprehensive Plan

This section identifies specific City of Gainesville Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in **bold font**.

FUTURE LAND USE ELEMENT

Policy 4.1.1

Commercial (C)

The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit.

The BA zoning district is one of several zoning classifications that implement the Commercial Future Land Use (FLU) category. The Commercial FLU category is typically assigned to property located along major corridors outside of the City's center, such as Archer Road west of 34th Street, N Main Street north of 16th Avenue, and US 441 north of 39th Avenue. Mini-warehouse and self-storage patrons rely on these major arterials for moving to and from various nonresidential and residential areas within the City. Mini-warehouse and self-storage are compatible with uses typically identified within the Commercial FLU category and are currently permitted by-right within other zoning districts that implement the Commercial FLU category, such as the Business Industrial (BI) and Warehousing and Wholesaling (W) zoning districts.

Objective 4.2

The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Mini-warehouses and self-storage are considered transitional uses since they consist of storage units that are often multi-story or at least high single-story structures that are utilized on an occasional basis. According to the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition), mini-warehouse uses generate less than two (2) vehicular trips per 1,000 square feet of storage space per day. This indicates that once loaded, patrons leave units for extended periods: weeks, months or even years. Therefore, activity within mini-warehouse and self-storage properties is relatively low. By approving this application, mini-warehouses and self-storage will serve as a transitional use within the BA zoning district that buffers adjacent properties from more intense automotive-oriented uses.

Policy 4.2.4

The City shall continue to restrict auto sales and relatively intense auto service to North Main Street north of 16th Avenue.

The BA zoning district is the appropriate zoning district to implement FLUE Policy 4.2.4., and is, therefore, the predominate zoning classification along the N Main Street corridor north of 16th Avenue. All BA-zoned properties along this segment are developed and currently operate within an auto-related capacity. These BA designated lands comprise of less than 0.5% of lands within

the City limits. Allowing mini-warehouses and self-storage within the BA zoning district will not inhibit auto sales and services along the corridor, nor will it have a significant impact on land development within the City.

Operator: Michael Hoge

NOV 30 2018

Receipt no: 80864

Item	Description	Account No	Payment	Payment Reference	Paid
PB-18-00179 123 NO ADDRESS Add Miniwarehousing to BA District	Text Change - Comprehensive Plan	001-660-6680-3401	CHECK	3029	\$703.75
Total:					\$703.75

Transaction Date: 11/30/2018

Time: 14:04:55 EST

