



Legislation Text

File #: 160833., Version: 1

Exclusion of Controlled Vehicular Parking: The Standard at Gainesville and One College Park and the addition of new parking along SW 6th Street (B)

This item is a request to: 1) exclude the parcels of The Standard of Gainesville from the existing Zone 2 Controlled Vehicular Parking Area to cover the area to the west side of SW 13th Street, east of NW 14th St, north of W. University Avenue and south of NW 3rd Av.; 2) exclude the parcels of One College Park from the existing Zone 10 Controlled Vehicular Parking Area to cover the area west of NW 17th St, east of NW 18th St, north of NW 1st Av and south of NW 2nd Av.; and 3) add parking spaces to the Controlled Vehicular Parking Area on SW 6th St from SW 5th Av to SW Depot Av. to add to Restricted Decal Parking Area Zones 1 and 9.

The Standard of Gainesville, bounded in the area west of SW 13th Street, east of NW 14th Street, north of W. University Avenue and south of NW 3rd Avenue, is currently under development and scheduled to open fall 2017. From the development notes, the project consists of mixed-use buildings containing approximately 62,609 S.F. of retail/commercial space, 430 residential units, 1200 bedrooms, a 144 room hotel and associated infrastructure including a 1,147 space parking garage. The project is located in Controlled Vehicular Parking Area Zone 2, which currently has only 105 decal parking spaces for the remaining developments in the zone. During the Development Review process, it was determined that The Standard's occupants would not be eligible for decals in the surrounding zone. They have constructed an on-site parking structure to accommodate their parking needs.

One College Park, currently under development, located in the University Heights/College Park Community Redevelopment District and is bounded in the area west of NW 17th Street, east of NW 18th Street, north of NW 1st Avenue and south of NW 2nd Avenue. From the project notes, this is a mixed-use development containing a six (6) story structure and including 56 apartment units with 324 bedrooms, 270 dormitories and 14,000 S.F. of retail/commercial spaces and a parking garage with 610 spaces. The project is located in Controlled Vehicular Parking Area Zone 10, which currently has 305 decal spaces for the remaining developments in the zone. During the Development Review process, it was determined that One College Park's occupants would not be eligible for decals in the surrounding zones. They have constructed an on-site parking structure to accommodate their parking needs.

In accordance with the Gainesville Code of Ordinances, Chapter 26, Section 26-117, Criteria and Procedures for Removing a Controlled Vehicular Parking Areas the City must hold a public hearing. It is in the City's best interest to remove these two parcels from the Controlled Vehicular Parking Area due to the density in the surrounding area and each parcel reflects the development of a user residential parking garage.

The City is also proposing to add parking on SW 6th Street from SW 4th Avenue to Depot Avenue. This segment of SW 6th Street is currently a five-lane road that becomes a two-lane road north of the segment and a two-lane road through the Depot Avenue roundabout. There are not any parcels addressed to this segment of SW 6th Street. The project will implement approximately 106 spaces with 5 ADA spaces and add to the current adjacent Controlled Vehicular Parking Area Zone 1 and Zone 9.

The expansion can be implemented if, after the public hearing, the City Commission finds that the area meets the requirements of Chapter 26, Section 26-117 (a) of the Code of Ordinances and approves the expansion to include the studied area.

Funding in the amount of \$3000 from the Public Works Planning and Traffic Operations budget is available budget for materials and supplies for SW 6th St implementation.

The City Commission: 1) hold a public hearing; 2) consider the findings in the best interest of the City as it pertains to the use and availability of decal parking areas and the parcel parking available; 3) approve the exclusion of The Standard from Zone 2; 4) approve the exclusion of One College Park from Zone 10; and 5) add SW 6th St from SW 4th Avenue to S. Depot Avenue for Zone 1 and Zone 9.