



Legislation Text

File #: 120179., **Version:** 2

TEXT CHANGE - TEMPORARY PARKING - UMU-2 ZONING (B)

Ordinance No. 120179; Petition No. PB-12-59 TCH

An ordinance of the City of Gainesville, Florida, amending Section 30-65.2 Urban mixed-use district 2 (UMU-2) of the Land Development Code by adding surface parking to the list of permitted uses by special use permit within the University Heights Area and providing regulations for surface parking; providing clarifying amendments related to surface and structured parking; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

The City Commission adopt the proposed ordinance.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This petition/ordinance allows temporary surface parking lots by Special Use Permit for the University Heights Area (which includes the Innovation Square area) within UMU-2 zoning as a transition parking strategy. Currently, the UMU-2 zoning district allows structured parking as a principal use-by-right and surface parking as an accessory use. This petition/ordinance adds surface parking as an allowable principal use through the special use permit process for the University Heights Area within UMU-2 zoning. This special use permit for surface parking may be granted for 5 years, with a potential 5-year extension, if an applicant demonstrates, through an approved master plan, that the surface parking lot will be replaced with either a building or structured parking.

The overall concept of UMU-2 zoning is a compact urban environment with concentrated live, work and play activities. Shorter trip distances and transit options will decrease the need for automobile parking. Structured automobile parking facilities will ultimately replace both principal and accessory surface parking lots. However, given that new building and urban form will emerge incrementally, surface parking lots are needed temporarily until development is completed.

Public notice was published in the Gainesville Sun on June 12, 2012. On June 28, 2012, the City Plan Board held a public hearing and, by a vote of 4-1, recommended approval of the petition.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings.

