



Legislation Text

File #: 120908., **Version:** 3

TEXT CHANGE - OFF-STREET UNPAVED PARKING IN THE COLLEGE PARK AND UNIVERSITY HEIGHTS AREAS (B)

Ordinance No. 120908; Petition No. PB-12-19 TCH

An ordinance of the City of Gainesville, Florida, amending the Land Development Code to regulate off-street unpaved parking, as further described in this ordinance, by amending Sections 30-328, 30-329, and 30-330 of Article IX. - Additional Development Standards, Division 2. - Off-Street Parking and Loading Regulations; 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 REPORT

This ordinance will amend the Land Development Code to regulate off-street unpaved parking in the College Park and University Heights areas. The proposed regulations are summarized as follows:

Applicability and Exemptions

The proposed regulations are applicable only to properties with unpaved parking areas within either College Park or University Heights, but exempt properties where these regulations would impose an inordinate burden on the property owner due to design constraints.

Access and the Parking Plan

The proposed regulations require that any parking area must be accessed via a legal driveway connection. Non-existent or substandard driveway access connections to parking areas can result in automobiles unlawfully driving over the curb to reach a parking space (LDC Sec.

26-51), and thereby damaging curbs, sidewalks, and landscaping and decreasing pedestrian, bicycle, and vehicular safety.

The proposed regulations require a parking plan that clearly depicts the proposed parking areas, how the parking area will be accessed from the driveway connection, and the types and distribution of the parking area borders and coverage materials.

Borders and Parking Area Coverage Materials

The proposed regulations require all unpaved parking areas to be delineated with borders and covered with approved materials. The borders and coverage materials are intended to improve the aesthetics of the unpaved parking areas consistent with the intent of the Special Area Plans and to reduce damage to vegetated groundcover and root systems. The borders must contain the coverage materials onsite to reduce the run-off of materials into the stormwater system. Smaller parking areas (1-4 spaces) may opt to use mulch, wood chips, or leaves. Larger areas (more than 5 spaces) are limited to gravel or pavers.

Administration

The proposed regulations will be administered by the Code Enforcement Division. The Division currently administers the off-street parking regulations for single-family zoned parcels located in the context area and staff anticipates the administration of the proposed regulations will closely mirror the single-family parking program format. The proposed regulations will not affect game day parking or parking on major university-related event days.

After public notice was published in the Gainesville Sun on February 12, 2013, the City Plan Board held a public hearing on February 28, 2013, and by a vote of 6-0 recommended approval of this petition with certain revisions. On May 16, 2013, the City Commission approved the petition by a vote of 6-1.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective immediately upon adoption at second reading.