

CITY OF GAINESVILLE
PLANNING AND ZONING COMMISSION

~ ~ ~ ~ ~

2:00 p.m.

July 12, 1989

Members Present: John Schmitz, Chris Kaden, Russell Duncan, Don Hawkins and Luann Shortnacy,

Members Absent: Van Knight and Allen Fleitman.

Staff Present: Gene Cravens, Pat Payne, and Gilbert Villa.

Visitors Present: List attached.

The meeting was called to order by Acting Chairman Don Hawkins at 2:10 p.m.

The **second item on the agenda** was consideration and approval of the minutes from the June 14, 1989 meeting. A motion was made by Luann Shortnacy and seconded by Russell Duncan to approve the minutes as presented. Motion carried by the following votes: Ayes: Hawkins, Duncan, Shortnacy, and Kaden. Nays: None. Absent: Knight and Fleitman.

The **third item on the agenda** was consideration of and recommendation on a request from CEBC, Inc., re: Wendell Boen, for site-plan review on property he owns out of the A. J. Shannon Survey, A-937, for development of a mobile home/travel trailer park. The area in question is located east of the Tri-Star Battery Company, behind the office building that Mr. Boen has recently completed. This property was zoned Light Industrial in October, 1988.

Mr. Cravens presented the proposed site plan [as herein attached to these minutes] which was divided into two sections. Section One contained the travel trailer portion of the plat, while Section Two was comprised of the and mobile home park, which would house permanent dwellings. He recommended that only Section One be considered at the present time due to Section Two needing further detailed information.

Mr. Hawkins asked Mr. Boen if he would care to comment on his request. Mr. Boen stated that because of past experiences with his property and automobile related businesses, he decided to try the mobile home park to make the land productive.

Mr. Cravens gave a slide presentation of the area which showed travel trailers already in place directly behind Mr. Boen's business. He stated that Mr. Boen has water and 4" sewer lines back to the travel trailer area. Also, paved streets according to City specifications will be required if the whole park is developed. The present

After further discussion, the Planning and Zoning Commission members agreed to **recommend to the Council** acceptance of the proposed annexation areas as presented with the exception of the South I-35 area being reduced to only include 500 feet east of the Interstate, and including the area west of the Interstate and the area around Bonner Hills, as presented. They also agreed to accept and recommend the area on North Interstate 35 as presented in its entirety.

Item number five on the agenda was discussion and recommendation on a proposed name change for the street in Bonner Hills, Section One, named University Drive and more commonly known as University Drive East.

Mr. Hawkins explained that there are two streets in the Bonner Hills Subdivision known as University Drive. This problem resulted from an original plat, from the long range planning of that area, having the two streets, one on the west end and one on the east end, which were to eventually curve to the south and meet. However, due to the incompleteness of the Bonner Hills Subdivision, those two streets will probably never meet due to the outlay of the University Drive on the west. He further explained that having two streets within the same area with the same name, and duplication of house numbers, is causing tremendous problems with emergency vehicles. Since there are only four lots with residences on the east University Drive, staff felt it would be more pragmatic to change the name of that street. The west University Drive has approximately fourteen residences, which would effect more people. Mr. Hawkins asked for discussion.

Mr. Leonard Zwinggi, speaking in opposition, stated that he lives at 1102 University Drive (East) and "...has lived out there longer than they have; we shouldn't have to change ours". He also said the street sign only says University Drive.

Mrs. Harriet Pulte, speaking in opposition, also said she does not want the name change; it would cause too many problems for address changes. She lives at 1100 University Drive (East).

Mr. Robert Campbell, of 1103 University Drive (East) suggested that their street be renamed University Drive East and the other one be named University Drive North, or West, since it basically runs north and south.

Mr. Vernon Taylor, of 1105 University Drive (East), said changing the name of their street "...simply is not going to work". He also stated that it would cause too many problems such as address changes and he felt that since they had been there since the middle '60's, they should not be the ones to do the changing, under no circumstances. He also said the house numbers need to be corrected.

Mr. Hawkins suggested that taking the path of least resistance would be to change the street names to read University Drive East and University Drive West, and if that didn't work, then staff could look at it again for another solution.

street/road on the west side of the proposed development is only 15' wide at the present time. Mr. Cravens told Mr. Boen that 50' of right-of-way would have to be dedicated for any acceptable street within the proposed development.

Mr. Kaden said he recalled that the back portion of the land, which would contain Section Two, does not drain well and would probably have more problems when a street and concrete pads were put in along with gravel.

Mr. Hawkins asked Mr. Boen if the travel trailer park would contain permanent parking for travel trailers or if it would be for overnight trailers. Mr. Boen indicated that one of the trailers presently in place is owned by a gentlemen who lives in it. He said "...it would not be a come and go type deal, really, like a travel trailer park would be."

Mr. Duncan asked him if he would continue to own the property or would he eventually sell the locations for placement of mobile homes.

Mr. Boen said he never plans to sell the land. He plans to buy the trailers [mobile homes] himself, place them permanently, and then sell the mobile homes on a lease/purchase option.

Mr. Duncan asked if the proposed development would be platted into lots and blocks; Mr. Cravens said no, at least not for the initial phase [Section One].

After no further discussion or comments, Mr. Hawkins asked for a motion from the panel. A motion was made by Russell Duncan and seconded by Chris Kaden to **recommend approval for Section One only**, subject to a 50' right-of-way being allowed for a street for that section. Motion carried by the following votes: Ayes: Duncan, Shortnacy, Kaden, Hawkins, and Schmitz. Nays: None. Absent: Knight and Fleitman.

The **fourth item** on the agenda was discussion of the proposed annexation of property on I-35 South and I-35 North. Mr. Cravens reviewed the areas with the Planning and Zoning members. He explained that the City has four years from time of annexation until utilities have to be in place. There was some discussion regarding the difficulty of installation of those utilities in the proposed I-35 South area since much of it lies within the Flood Plain. However, the utilities for I-35 North wouldn't be as difficult since a water line is already in place out to the new Tourist Bureau and, also, there is a water tower in the area.

Mr. Cravens pointed out that "...the Statutes state that you [the City] do not have to offer everyone in the City the same services as everyone else because of a difference in topography or lack of numbers of people [in certain areas]."

Mr. Hawkins explained the sequence of the annexation timetable to those in attendance. He explained that this meeting was not a public hearing.

After no further discussion, a motion was made by Chris Kaden and seconded by Luann Shortnacy to recommend to Council designation of the two University Drives as University Drive East and University Drive West. Motion carried by the following votes: Ayes: Duncan, Schmitz, Hawkins, Shortnacy, and Kaden. Nays: None. Absent: Fleitman and Knight.

The sixth item of business was consideration and discussion on the proposed Subdivision Regulations adding Construction Standards. After a brief discussion highlighting the Construction Standards, Mr. Cravens suggested that the item be tabled until all Planning and Zoning Commission members are in attendance in order for review and discussion to be thorough.

A motion was made by John Schmitz and seconded by Luann Shortnacy to table item number six on the agenda. Motion carried by the following votes: Ayes: Duncan, Schmitz, Hawkins, Shortnacy, and Kaden. Nays: None. Absent: Fleitman and Knight.

An additional matter was brought forth by Mr. Hawkins regarding the sign height requirement of the I-35 Corridor Development Standards Ordinance, as adopted in January, 1989. The maximum sign height for the Corridor is 22'. Mr. Hawkins referenced action by the Board of Adjustment and Appeals [July 6, 1989] whereby a variance was granted for a new sign which exceeded the 22' height limitation within the I-35 Corridor. He suggested that since the new Sign Code would have a height limitation of 35', the I-35 Corridor Development Standards Ordinance should be amended to also have a 35' sign height limitation in order for conformity to be City wide. Mr. Cravens said the matter could be addressed at the Planning and Zoning meeting of August 9, 1989.

An additional point, Mr. Cravens told the Planning and Zoning members that Mr. Tom Bush is planning to construct a motel next to the present Denny's Restaurant on I-35 and will be needing a site-plan review. He asked if they would be willing to meet for a special meeting if the need arises to review any documents Mr. Bush presents; they all agreed they would.

After no further business the meeting was adjourned at 3:25 p.m.