

MINUTES

CITY OF GAINESVILLE
PLANNING AND ZONING COMMISSION MEETING

MARCH 25, 1987

Members Present: Van Knight, Jr, Russell Duncan,
Chris Kaden, Luann Shortnacy, Don
Hawkins, and Jim Purcell

Member Absent: Allen Fleitman

Staff Members Present: Barry LeBaron

Visitors Present: Tommy Robinson, Don Hutcherson, Shirley
Lusk (LWU)

The meeting was called to order by Chairman Van Knight, Jr.
at approximately 2:00 P.M.

The **second item of business** listed on the Agenda was approval of the Minutes from the March 11, 1987 meeting. Mr. Jim Purcell made a motion to approve the Minutes as presented with Mrs. Luann Shortnacy seconding the motion. Motion carried unanimously to accept the Minutes as presented.

The **third item of business** listed on the Agenda was the Public Hearing and recommendation on amending Section 9-107, Maximum Lot Coverage, and Section 12-102, Parking Schedule for Retail Business, of the Zoning Ordinance of the City of Gainesville. Mr. Knight asked Mr. LeBaron if he would care to reiterate on the subject. He explained the various inserts which had been prepared for the Agenda Packet which outlined and explained background information on how to calculate the lot coverages and what would be the correct figure to refer to if one had to make an adjustment. He also explained that a brief survey, being somewhat inconclusive, had been made of all the property from the railroad tracks on California Street to Grand Avenue. He further illustrated the various lot coverages in the area, the side yard set-backs, front yard set-backs and many other factors which have to be determined before one can evaluate the proper lot coverage for any particular lot.

Another item which he said needs to be looked at further is the parking in the area. Mr. LeBaron stated that side yard and front yard set-backs have to be considered when calculating areas available for parking. For example, a developer may have to relocate the building in order to be in compliance with the parking and set-back requirements.

He suggested that maybe a change should be made in the amount of parking spaces in relation to the retail sales floor area, rather than the total building footage. He indicated that this would be difficult to administer, and further suggested that maybe one parking space per 250 square feet would be a good figure in Gainesville; however, 200 square feet is standard around the country.

After Mr. LeBaron concluded his explanation of the retail sales area maximum lot coverages and parking space allotments, suggesting that the Planning and Zoning Commission change the lot coverages in the Office, General Retail, and Light Industrial designated zoning areas. He suggested changing the Office zoning to 55% of the main building lot coverage; 65% would include any accessory buildings, total being 65%. General Retail would advance to 60%, and up to 65% to include accessory buildings. Light Industrial would be changed to 40% of lot coverages and would include 50% with accessory buildings.

Russell Duncan presented discussion on the type of parking for a General Retail business, whether the parking would either be parallel or front-in parking, which could make a difference in the amount of parking spaces needed. Mr. LeBaron explained that all off-street parking requirements must be met on each building lot without using the right-of-ways.

Mr. LeBaron pointed out that the maximum lot coverages for the three zoning districts in question need to increase quality development on California Street and Grand Avenue. He also presented options for the retail trade parking, which was discussed by Commission members. After no further discussion among the Planning and Zoning Commission members, a motion was made by Don Hawkins and seconded by Jim Purcell to recommend approval to the City Council to change the minimum amount of retail business floor space to 250 square feet per one parking space. Motion carried unanimously.

Another item of discussion was presented by Don Hawkins. He said that there is definitely a "gap" in the jump from Four-Flex housing to Multi-family zoning districts. He pointed out that anytime someone wants to build a six-family unit or more, they have to apply for Multi-Family zoning when in fact they are not wanting to build a large apartment building. Mr. LeBaron suggested that changing the names of the zoning districts to a type of designation using R, R-1, R-2, through R-6 which can reduce the negative feeling that goes with a MF designation. Another consideration that could be taken would allow duplexes in certain Single-Family zones, rather than going through the problems of trying to zone an area into Multi-Family. Mr. LeBaron stated that the Planning and Zoning Commission has the authority to create another zoning district by establishing the requirements and

recommending to the City Council an amendment to the Zoning Ordinance. He suggested that he would put together information for a new zoning area in Gainesville to include all types of Multi-Family zoning.

Mr. Knight suggested that possibly in May, the Planning and Zoning Commission could meet with the new City Council to go over some of the projects and plans that are being considered by the Planning and Zoning Commission for development of various areas of the City and possibly get some idea of the Council's input concerning these various issues. Mr. LeBaron agreed it would be a good idea in order to coordinate the two groups.

After no further items of business the meeting was adjourned by Mr. Knight at approximately 2:45 p.m.