

100152

**TO: City Plan Board** **Item Number: 3**  
**FROM: Planning Department Staff** **DATE: June 24, 2010**  
**SUBJECT: Petition PB-10-61 TCH, Causseaux, Hewitt, & Walpole. Amend the Land Development Code section 30-63 (c)(1) BT (Tourist-oriented business district) to add Health Services (GN-801 through 804) as a permitted use.**

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### **Recommendation**

Planning Division staff recommends approval of Petition PB-10-61 TCH.

### **Discussion**

This petition is a request to amend Section 30-63 (c) (1) to add the medical uses listed in Industry Group Numbers (GN) 801 through 804 of the Standard Industrial Classification Manual (SIC), 1987 to the BT (Tourist-oriented business district) zoning district, as uses by right. These medical uses include offices and clinics of doctors, dentists and other health practitioners. Also included are freestanding emergency medical centers. See attached Exhibit 1, Industry Group Numbers 801-804.

The purpose of the BT zoning district is to accommodate businesses that primarily serve the needs of the traveling public by providing adequate and convenient commercial locations along major transportation arteries. The Land Development Code states that the best location for this district is adjacent to major intersections where development could effectively serve the needs of the community's residents and those of the traveling public without excessive strip development. Medical uses can be appropriate in BT districts because the roads in these locations are major transportation arteries. Also, the traveling public may need the services of a medical clinic or emergency center and the convenience of a BT location may be very helpful to a traveler seeking medical assistance.

In response to health care issues of recent years, retail health clinics have been appearing in drug stores, grocery stores, big-box retail stores, and airports. These clinics may provide basic medical services such as treating minor injuries, vaccinations, and a small number of selective medical diagnoses and information. The clinics are usually privately owned, and they typically lease their space within a retail store, and have a minimal number of employees. Our land development regulations classify retail drug stores and pharmacies under Industry 5912 (Drug stores and proprietary stores) of the SIC, and every zoning district but BT that allows Industry 5912 also allows GN 801 through 804. There is a logical relationship between drug stores and health services.

Comparable Alachua County zoning to the BT zone includes the BR-1 (Business, Tourist and Entertainment) zoning district, which allows medical, dental, and ophthalmic offices or labs by right and medical clinics as a limited use by right. Should a County zoned BR-1 area be annexed by the City, these added health service uses will add to the compatibility of the BT and the BR-1 zones since typically the City recommends zoning that matches the existing Alachua County district.

The proposed change to Section 30-63 is as follows:

**Section 30-63. Tourist-oriented business district (BT).**

(c) *Permitted uses.*

(1) *Uses by right.*

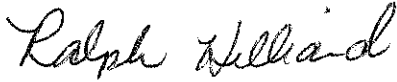
- a. Local and suburban transit and interurban highway passenger transportation (MG-41).
- b. U.S. Postal Service (MG-43).
- c. Food stores (MG-54).
- d. Auto and home supply stores (GN-553).
- e. Gasoline service stations (GN-554), in accordance with article VI.
- f. Apparel and accessory stores (MG-56).
- g. Eating places.
- h. Miscellaneous retail (MG-59) excluding fuel dealers (GN-598).
- i. Hotels and motels (GN-701).
- j. Organization hotels and lodgings, on membership basis (GN-704).
- k. Personal services (MG-72), excluding funeral service and crematories (GN-726), and also excluding linen supply (IN-7213), diaper service (IN-7214), and industrial launderers (IN-7218).
- l. Automotive repair, services and garages (MG-75), excluding carwashes.
- m. Motion pictures (MG-78).
- n. Amusement and recreation services, except motion pictures, and excluding go-cart raceway operations and go-cart rentals (MG-79).
- o. Museums and art galleries (GN-841).
- p. Membership organizations (MG-86).
- q. Recreational vehicle parks and campsites, in accordance with article VI (GN-7033).
- r. Public service vehicles, in accordance with article VI.
- s. Adult and sexually oriented establishments, in accordance with article VI.
- t. Arrangement of passenger transportation (GN-472).
- u. Any accessory use customarily incidental to a permitted principal use.
- v. Alcoholic beverage establishments, in accordance with article VI.
- w. Bed and breakfast establishments, in accordance with article VI.
- x. Outdoor cafe, as defined in article II and in accordance with article VI.
- y. Places of religious assembly, in accordance with article VI.
- z. Health services (GN 801 through 804).

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**Impact on Affordable Housing**

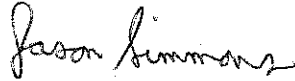
This proposed text amendment has no impact on affordable housing.

Respectfully submitted,



Ralph Hilliard

Prepared by



Jason Simmons

Exhibits:

1. GN 801-804 from the 1987 SIC manual
2. Map of BT zoned parcels
3. Text amendment application and justification statement