

200884B

City of  
**Gainesville**

**PB-21-00162 ZON**

**Zoning Change**

**Legistar #200884**

**Department of Sustainable Development**

**Juan Castillo**

**7/15/2021**





# Existing Zoning - Hillel Center

# Zoning Change

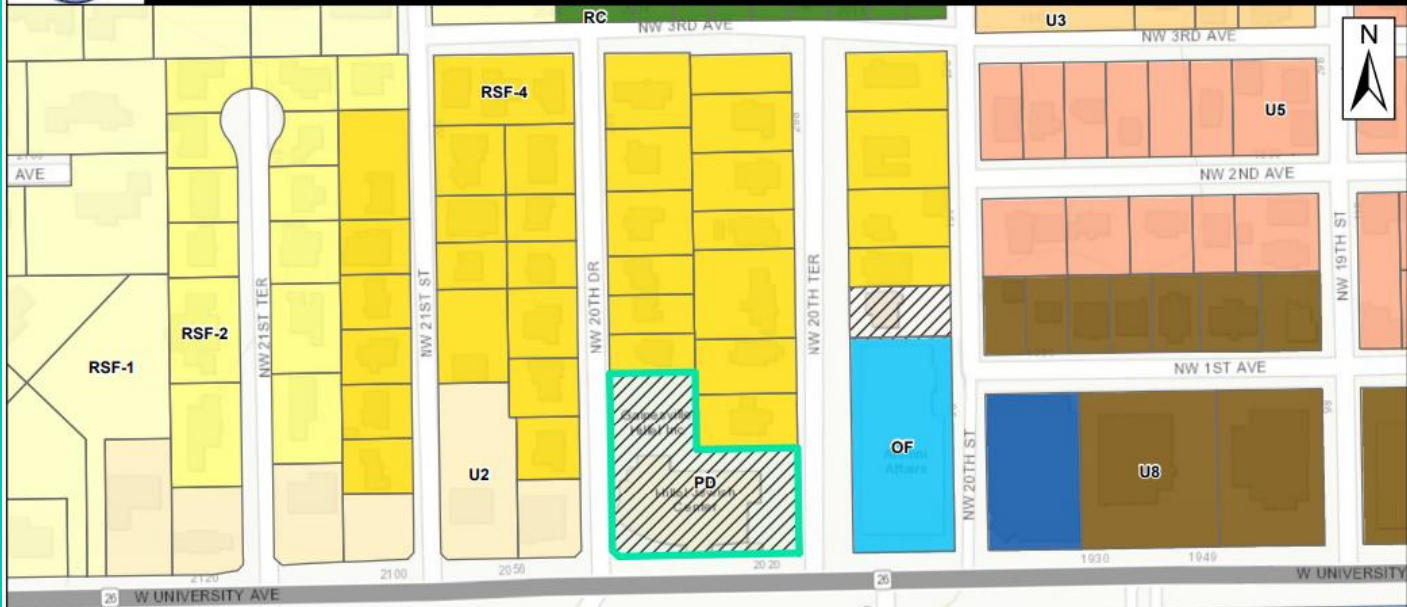
**Location:** 2020 West University Avenue. North of University of Florida campus.

**Current Use:** University of Florida Hillel Jewish Center

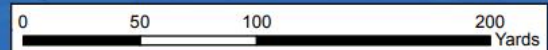
**Property Size:** +/- .99 acres

**Current Zoning:** Planned Development (PD)

**Proposed Zoning:** T-Zone Urban 4 (U4)

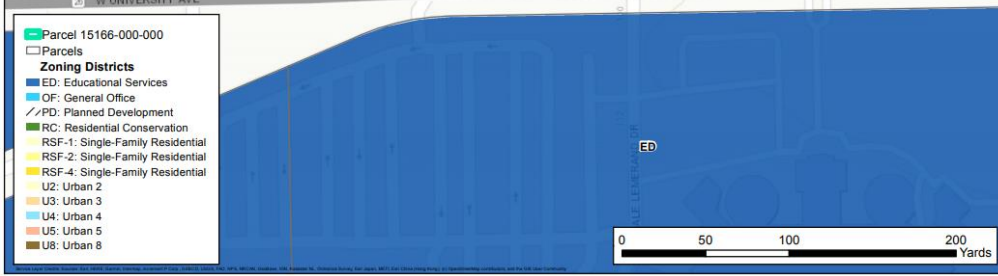
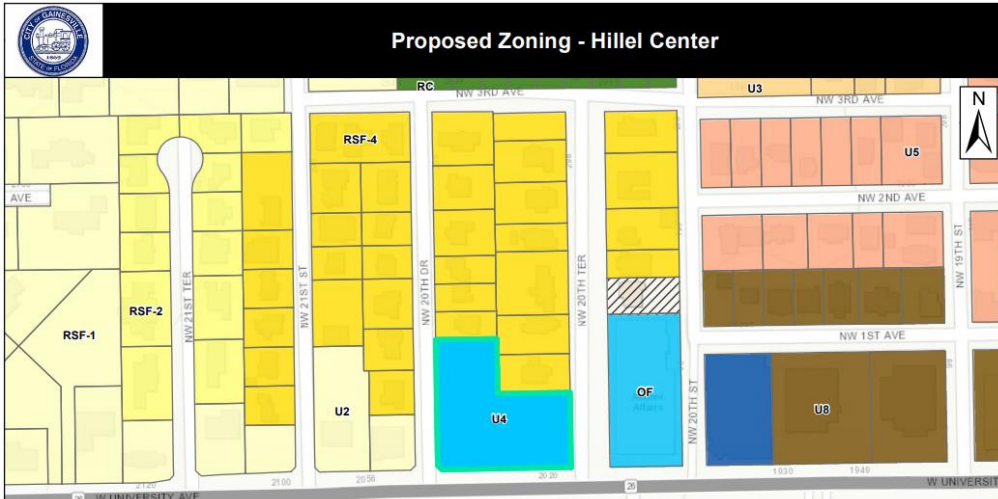


Parcel 15166-000-000  
 Parcels  
**Zoning Districts**  
ED: Educational Services  
OF: General Office  
/ /: PD: Planned Development  
RC: Residential Conservation  
RSF-1: Single-Family Residential  
RSF-2: Single-Family Residential  
RSF-4: Single-Family Residential  
U2: Urban 2  
U3: Urban 3  
U5: Urban 5  
U8: Urban 8



# Staff Recommendation: Approval

## Meets Rezoning Criteria Sec. 30-3.14



Applications to rezone property shall be reviewed according to the following criteria:

- A. Compatibility of permitted uses and allowed intensity and density with surrounding existing development.
- B. The character of the district and its suitability for particular uses.
- C. The proposed zoning district of the property in relation to surrounding properties and other similar properties.
- D. Conservation of the value of buildings and encouraging the most appropriate use of land throughout the city.
- E. The applicable portions of any current city plans and programs such as land use, traffic ways, recreation, schools, neighborhoods, stormwater management and housing.
- F. The needs of the city for land areas for specific purposes to serve population and economic activities.
- G. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- H. The goals, objectives, and policies of the Comprehensive Plan.
- I. The facts, testimony, and reports presented at public hearings.
- J. Applications to rezone to a transect zone shall meet the following additional criteria:
  1. The proposed T-Zone shall provide a logical extension of an existing zone, or an adequate transition between zones.
  2. The area shall have had a change in growth and development pattern to warrant the rezoning to a more or less urban T-Zone.
  3. The request shall be consistent with the overall City of Gainesville vision for growth and development as expressed in the City of Gainesville Comprehensive Plan.
  4. If not adjacent to an existing T-Zone, the rezoning site shall comprise a minimum of ten acres.

Date	Action
2/25/21	Recommended Approval (5-0)
7/15/21	Petition heard by City Commission
TBD	Second reading of petition/ordinance

**Thank You**

1. The Planned Development shall be limited to a place of religious assembly with an accessory student center which may include food service for the members and their invited guests, civic meeting spaces, library and computer facilities and study areas. The food service shall be operated to solely facilitate the religious and institutional aspects of the facility.
  - a. the food service may not be advertised in any newspaper or public media;
  - b. the food service is not intended as a destination, there shall be no exterior signage or display window indicating the presence of the food service.
  - c. a sign shall be placed immediately inside the entrance to the building; stating that the facility is for members and their guests;
  - d. the food service shall be operated on a not-for-profit basis;
  - e. the food service shall be operated to serve the University's Jewish student population;
  - f. the food service shall only operate between 9 am and 11pm Sunday through Friday, and 10 am to 11pm on Saturday, except for the occasional special event that would not be recurring on a weekly or monthly basis. The food service shall not be open unless the student center/uses are also open;
  - g. the Hillel Jewish Student Center has been designed for primary access by bicycle and pedestrian modes, the food service shall not generate more auto/truck trips than can be accommodated by on-site parking.
2. The facade and roof of the proposed building shall be articulated in proportions and style that is consistent with the proportions of the older residential structures in the district, as shown in the illustration of the south facade, attached to the planned development report as Appendix A.

3. The windows of the proposed building shall be rectangular with vertical proportion, consistent with the College Park Overlay district requirements.
4. The minimum landscaped area shall be 20% of the site and the maximum paved area shall not exceed 30% of the site.
5. The maximum building height shall be 35 feet.
6. The planned development shall meet the buffer requirements for places of religious assembly, Article VIII of the Land Development Code.
7. Active congregate areas shall be limited to the south side of the building. The north side shall have meditative gardens, green space, accessory parking and stormwater management facilities. These areas shall buffer the adjacent residential neighborhood and their use shall be consistent with the quiet enjoyment of neighboring residential properties.
8. The construction zone, including grading for drainage retention, will be no closer than 22 feet to the trunk of both Heritage Live Oaks on the north border of the site. The contractor will be required to consult with the City Arborist prior to removing the asphalt in the vicinity of these trees. Any roots larger than one inch in diameter that are uncovered during construction will be covered with soil within 2 hours, and a 6 inch layer of mulch will be maintained in the 22-foot from trunk radius to protect the root zone. No additional landscaping will be called for in this area to reduce root zone competition, and the site will be designed so that no illegal parking will ever expose the root zone area to compaction. If a fence is constructed between the project and the adjacent properties to minimize impacts to peoples' homes, it will not have a footer that impacts tree roots within this 22-foot from the trunk-area protection zone. Further, this zone will be protected throughout construction by tree barricades that meet the specifications of Chapter 30, Sec. 30-255 of the Gainesville Code of Ordinances.

9. No driveway access shall be permitted or allowed from West University Avenue or Northwest 20<sup>th</sup> Terrace.
10. The maximum auto parking shall be 18 parking spaces.
11. The development site is located in Zone A of the Transportation Concurrency Exception Area. Land for the bus shelter shall be conveyed to the City by fee simple or easement prior to issuance of a certificate of occupancy, as required by TCEA Policy 1.1.4.
12. A bus shelter meeting RTS requirements and made of materials consistent with the proposed development shall be constructed by the owner/petitioner at its sole cost and expense. The shelter shall be conveyed to the City upon completion.

13. Final development plans must receive approval within two years of the final adoption of the Planned Development ordinance or the development approval under this ordinance shall be null and void. An application for a building permit must receive approval within one year of the approval of the final development plan or the development approval under this ordinance shall be null and void.
14. Except as expressly provided herein, the use, regulations and development of the property shall be governed as if this land were zoned "RMF-5: 12 units/acre single-family/multiple-family residential district", Land Development Code.



**Also, there will be changes to allowable uses on the property.**

Current PD allows for a place of religious assembly with an accessory student center along with uses listed for RMF-5 which are:

Accessory dwelling units

Adult day care home

Assisted living facility

Attached dwelling (up to 6 attached units)

Bed and breakfast establishment

Community residential home (up to 6 residents)

Day care center

Family child care home

Multi-family dwelling

Multi-family, small-scale (2-4 units per building)

Place of religious assembly

Library (with a special use permit)

Public park

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School (elementary, middle, or high - public or private)

Single-family dwelling

The proposed rezoning would allow:

Accessory dwelling units  
Adult day care home  
Attached dwelling (up to 6 attached units)  
Community residential home (up to 6 residents)  
Community residential home (more than 6 residents)  
Family child care home  
Multi-family, small-scale (2—4 units per building)  
Multi-family dwelling  
Single-family dwelling  
Single room occupancy residence (SRO)  
Assisted living facility  
Bed and breakfast establishment  
Business services  
Civic, social, or fraternal organization  
Day care center  
Exercise studio  
Food truck, not located within a food truck park  
Food truck park (less than 6 pads)  
Food truck park (6 or more pads) (via a special use permit)  
Laboratory, medical or dental  
Museum or art gallery  
Office  
Office (medical, dental, or other health-related service)  
Personal services  
Place of religious assembly  
Professional school  
Public administration building (Via a special use permit)  
Public park  
Restaurant (Via a special use permit)  
School (elementary, middle, or high - public or private)  
Skilled nursing facility  
Veterinary services