



Planning and Development Services Department

PB-14-52 ZON
Zoning change Holy Faith Church
Property
11/6/14

Legistar No: 140369

Presentation by: Onelia Lazzari, AICP

Proposed Zoning (5-acre portion of a parcel)

140369H

Existing

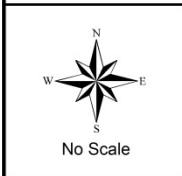
Proposed

RSF-4 zoning

MU-1



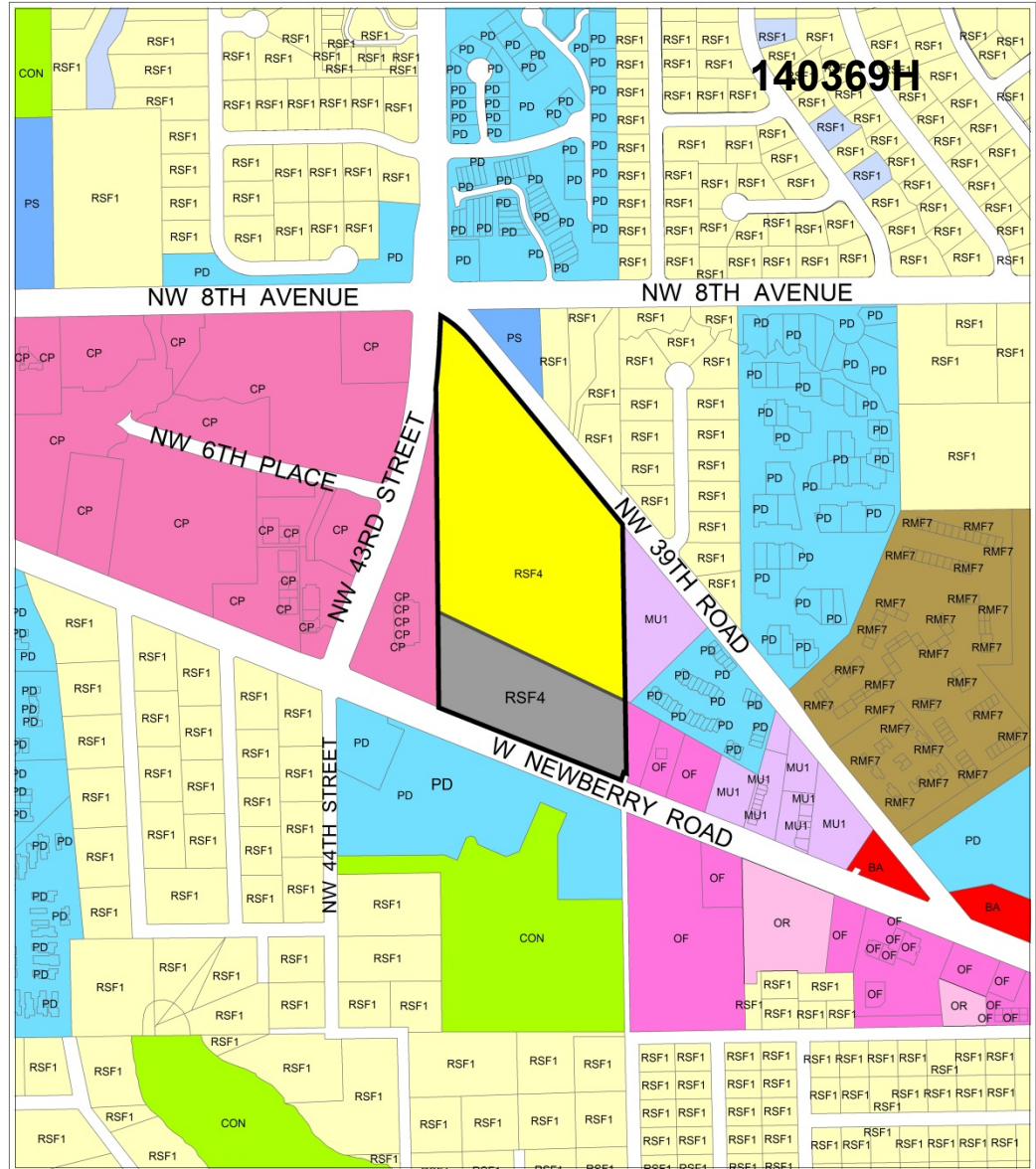
AERIAL PHOTOGRAPH



Name	Petition Request	Petition Number
Causseaux, Hewett & Walpole, Inc., agent for Bishop of Diocese of St Augustine	Rezone property from RSF-4: 8 units/acre single-family residential district to MU-1: 8-30 Mixed Use-Low Intensity (8-30 units/acre)	PB-14-52 ZON

City of Gainesville Zoning Districts


- RSF-1 3.5 units/acre Single-Family Residential
- RSF-4 8 units/acre Single-Family Residential
- RMF7 8-21 units/acre Multiple-Family Residential
- OR 20 units/acre Office Residential
- OF General Office
- BA Automotive-Oriented Business
- MU1 8-30 units/acre Mixed Use Low Intensity
- CON Conservation
- PS Public Services and Operations
- CP Corporate Park
- PD Planned Development



Area
under petition
consideration

----- Division line between two zoning districts

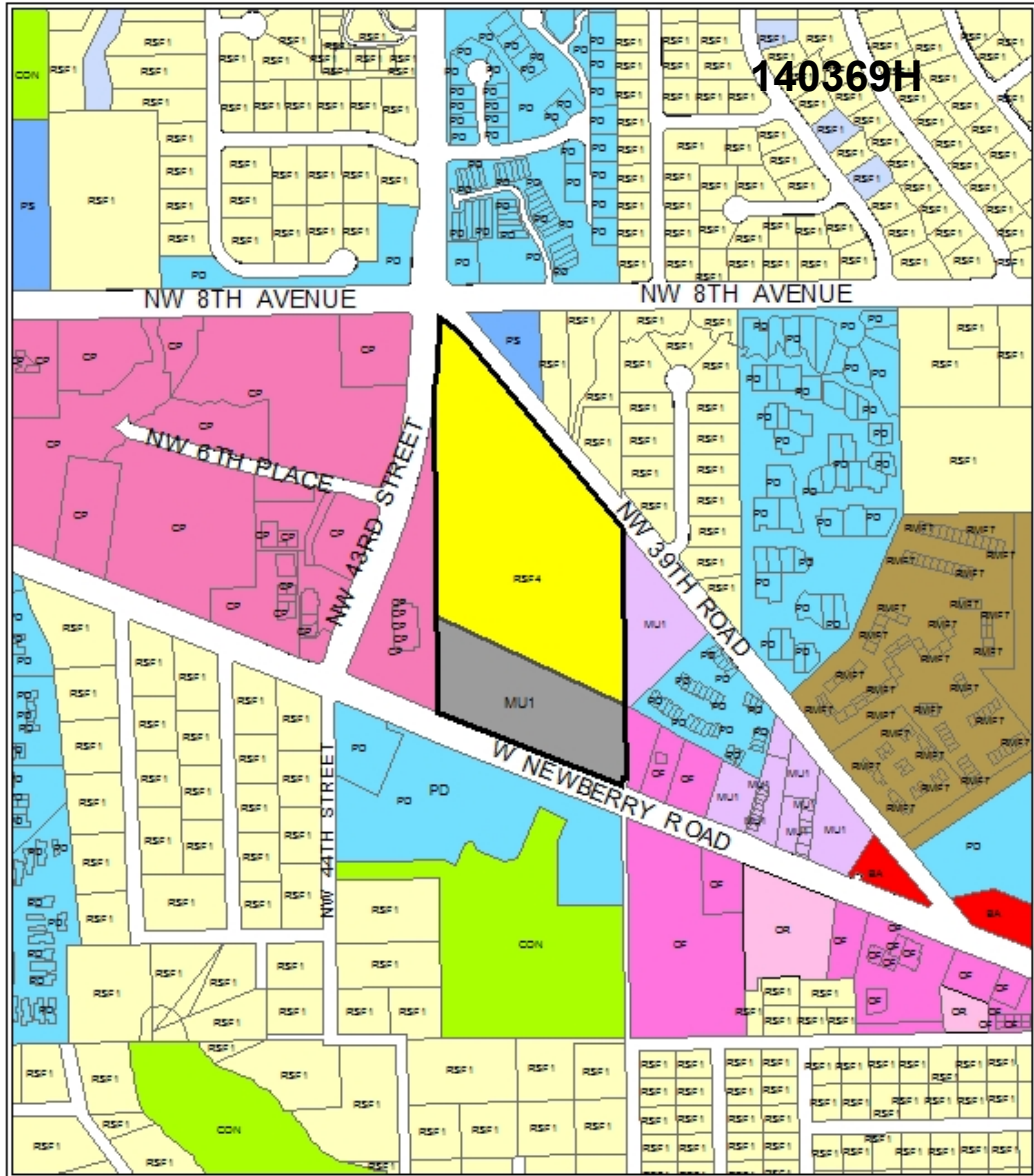
EXISTING ZONING

	Name	Petition Request	Petition Number
	Causseaux, Hewett & Walpole, Inc., agent for Bishop of Diocese of St Augustine	Rezone property from RSF-4: 8 units/acre single-family residential district to MU-1: 8-30 Mixed Use-Low Intensity (8-30 units/acre)	PB-14-52 ZON

City of Gainesville Zoning Districts

- RSF-1 3.5 units/acre Single-Family Residential
- RSF-4 8 units/acre Single-Family Residential
- RMF7 8-21 units/acre Multiple-Family Residential
- OR 20 units/acre Office Residential
- OF General Office
- BA Automotive-Oriented Business
- MU1 8-30 units/acre Mixed Use Low Intensity
- CON Conservation
- PS Public Services and Operations
- CP Corporate Park
- PD Planned Development

140369H



Area under petition consideration

---- Division line between two zoning districts



PROPOSED ZONING

Name

Petition Request

Petition Number

Causseaux, Hewett & Walpole, Inc., agent for Bishop of Diocese of St Augustine

Rezone property from RSF-4: 8 units/acre single-family residential district to MU-1: 8-30 Mixed Use-Low Intensity (8-30 units/acre)

PB-14-52 ZON



No Scale

140369H



4046 4056
SIEGEL HUGHES & ROSS
Allstate
JUDY LOCASCIO 335-2408
MEDICAL AND DENTAL
MANAGEMENT, INC.
elan group
PROPERTY SERVICES & MAINTENANCE

POWER
TAX COLLECTOR
ELAN GROUP SERVICE

Key Issues Concerning Denial Recommendation

140369H

- **Incompatible with surrounding zoning and uses**
- **Does not conform with Comp Plan Policies**
- **No analysis for why additional MU-1 acreage is needed**
- **Retail/commercial needs met in area**

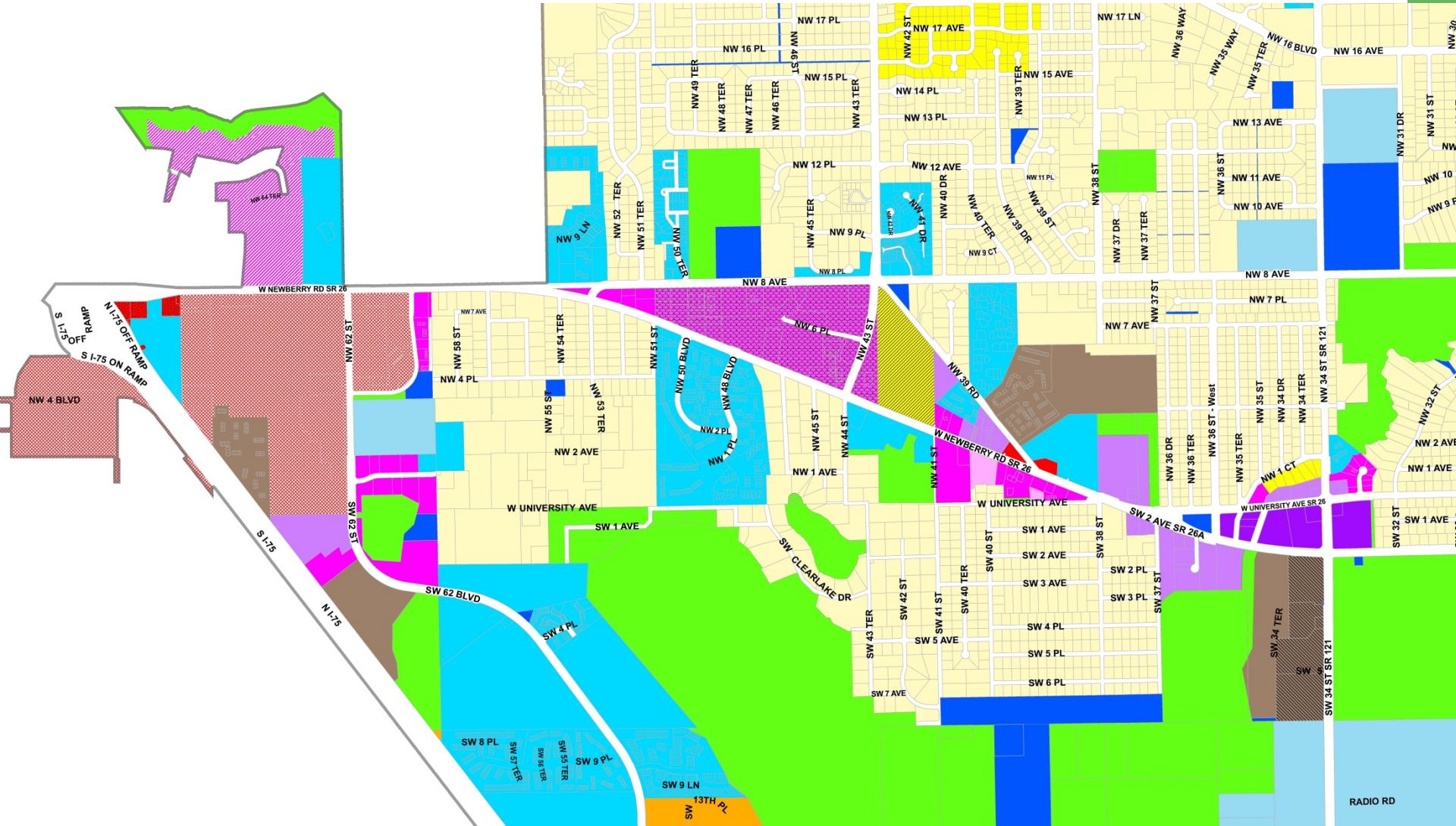
Compatibility & Surrounding Uses

140369H

- Surrounding uses are office type uses to the west, south and east
- MU-1 would allow more intense uses
- Implementing zoning to the west, south, & east provides transitional zoning (Corporate Park, Office or PD)
- Proposal is a 5-acre cut out of a larger parcel without a unified plan or controls & outside of the commercial centers (Oaks Mall & Westgate)

Surrounding Zoning

140369H



140369H



140369H

Allstate



NO PARKING

4046
THE GREAT
ALL
MEDICAL
MANAGE
EOL

NO PARKING

140369H



TECHNAD
352-376-3555

4040
OFFICE PLAZA
ABOUT HAIR
TANCO & FITNESS
PERSONAL CLEAN
Ambiance
COMPUTER
SERVICE
Partners
INSURANCE

140369H

140369H



Does not conform with Comprehensive Plan

140369H

- **MUL land use category**
“This category shall not be used to extend strip commercial development along a street.”
- **Discouragement of strip commercial (FLUE Policy 4.1.4)**
- **Separation of high-intensity uses from low-intensity uses by transitions (FLUE Policy 4.2.1)**

Inconsistency with Comp Plan cont.

140369H

- **Non-residential uses on major arterial street frontages**

Policy 4.2.3 “...nor does the existence of non-residential uses on a major arterial street dictate that all frontage must be similarly used.”

- **Lack of substantial justification for the need for additional MU1 zoning area**
 - 92.2 acres of vacant, developable MU-1 land in the City
 - Commercial/retail needs adequately met by existing developments to the east and west
 - Plaza Royale ¼ mile from site
 - Westgate/Creekside: .68 miles from site
 - Oaks Mall area: 1.09 miles from site

- **Lack of justification for why the MUL land use category is needed for job creation or economic development**
 - **Other land use categories could provide job creation or economic development potential (e.g., Office would allow medical offices or professional offices with higher salaries than retail uses)**

- **Area has had careful & deliberate planning**
 - **Triangle Special Area Plan**
 - **Corporate Park Zoning**
 - **PD zoning & PUD land use**
 - **Gateway Street Designation**
 - **Consideration of transitions**

**Plan Board to City Commission:
Deny Petition PB-14-52 ZON
(vote: 3-2)**

**Staff to City Commission:
Deny Petition PB-14-52 ZON**

Alternative Recommendation

140369H

Approve a zoning change to Office (OF) for the subject property and direct staff to propose Land Development Code text changes to the Office zoning district to allow certain uses such as restaurants and general retail by a Special Use Permit process with specific design criteria.