



PLANNING & DEVELOPMENT SERVICES DEPARTMENT

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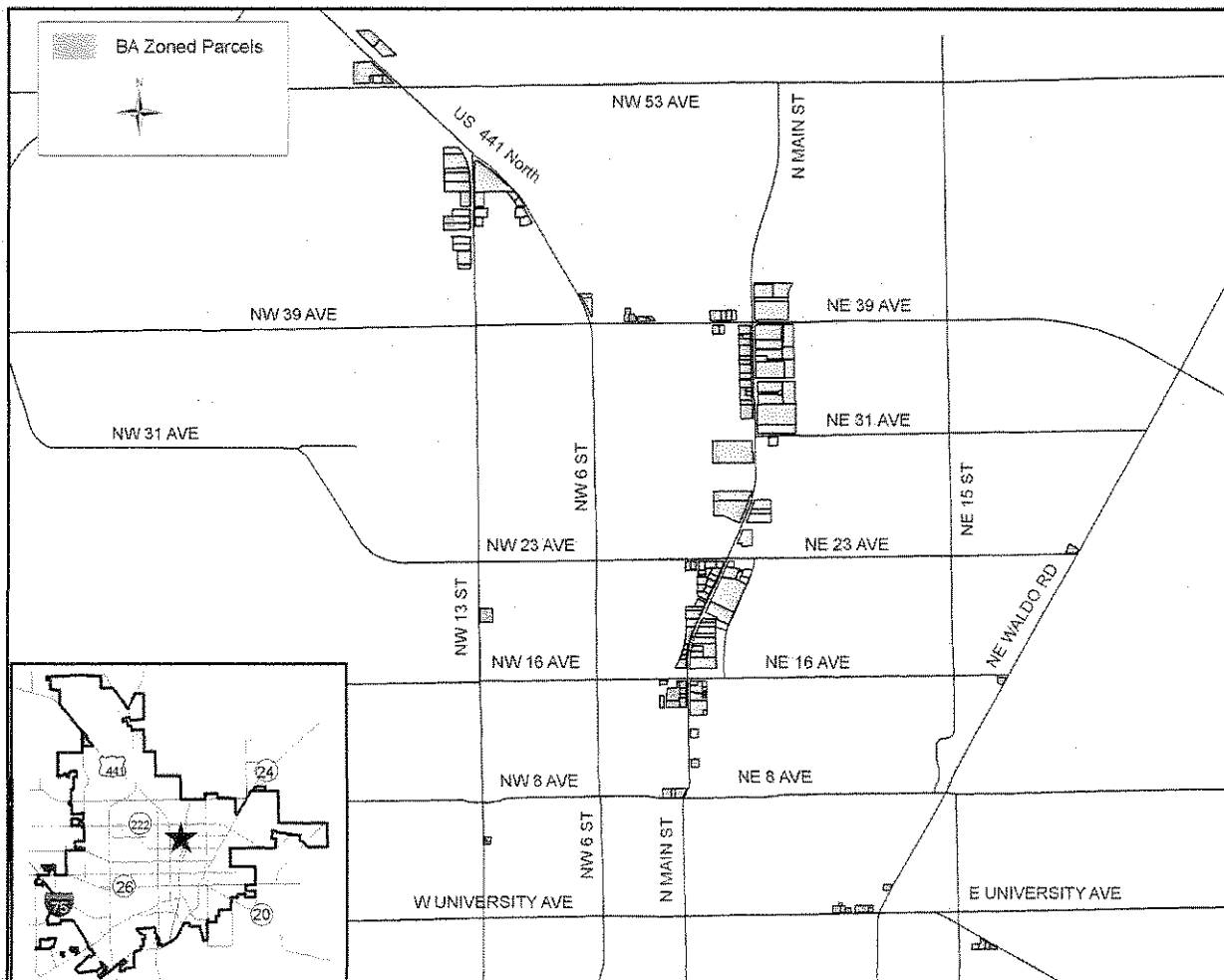
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TO: City Plan Board**Item Number: 3****FROM: Planning & Development Services Department
Staff****DATE: August 22, 2013**

SUBJECT: Petition PB-13-72 TCH Robert Lash, Esq., agent for R & S Gainesville, LLC. Amend the Land Development Code Section 30-62 Automotive-oriented business district (BA) to add Division J Public Administration as a use by right.

Recommendation

Staff recommends approval of Petition PB-13-72 TCH.



Discussion

This petition proposes to amend the list of permitted uses in the BA: Automotive-oriented business district to add Division J Public Administration as described in the Standard Industrial Classification (SIC) Manual. Adding Division J to the list of permitted uses for properties with the BA zoning will provide additional opportunities for locating government offices within city limits. Division J is a permitted use in all of the business and mixed use zoning districts within the City with the exception of the BA and Tourist-oriented business (BT) zoning districts.

The BA zoning district primarily allows for a variety of automotive and large-scale commercial uses that commonly require outside sales and display of goods or require immediate proximity to major transportation arteries. The BA zoning district also provides for a small selection of compatible smaller scale retail and service uses. Division J Public Administration includes a wide variety of offices and facilities encompassing the activities of the Federal, State, and local governments. The map on page 1 of this report indicates the location of BA zoned properties within the city limits which would be potentially impacted by this text change. As shown on the map, the BA zoning is generally located east of NW 13th Street, north of University Avenue, and west of Waldo Road.

The Comprehensive Plan Future Land Use Element Policies 1.1.6 and 3.5.1 direct the City to coordinate with governmental entities to ensure that the placement of public facilities promotes compact development by encouraging community-serving facilities, such as government offices, farmers markets, and convention centers to be centrally located, instead of in dispersed, remote, peripheral locations (See Exhibit A-2). Adding Division J to the BA zoning will provide additional flexibility for governmental entities and public community-serving facilities to find locations within the City and proximate to neighborhood-scale commercial areas.


The proposed update of the Land Development Code by Littlejohn Engineering Associates contemplates adding public administration buildings to the list of permitted uses for properties zoned BA. Within the latest version of the draft code, public administration buildings are defined as Federal, State, and local government facilities, including administrative offices, fire and police stations, tax collection, supervisor of elections, post office, and similar establishments. Public facilities that involve outdoor storage, vehicle repair, manufacturing and similar activities are classified as public maintenance and storage facilities and are not proposed to be permitted in the BA zoning district in the Littlejohn code update.

Key Issues


- The proposed text change would add Division J Public Administration as described in the Standard Industrial Classification (SIC) Manual to the list of permitted uses for BA zoned properties. Division J includes a wide variety of Federal, State, and local governmental offices, functions, and facilities.
- Adding Division J to the list of permitted uses for properties with the BA zoning will provide additional opportunities for locating government offices within the city limits.

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Respectfully submitted,


Onelia Lazzari, AICP
Principal Planner

Prepared by:


Andrew Persons, LEED GA

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List of Exhibits

Exhibit A-1: Proposed text change to the BA: Automotive-oriented business district

Exhibit A-2: Comprehensive Plan Goals, Objectives, and Policies

Exhibit B-1: Application for text amendment to BA zoning district