

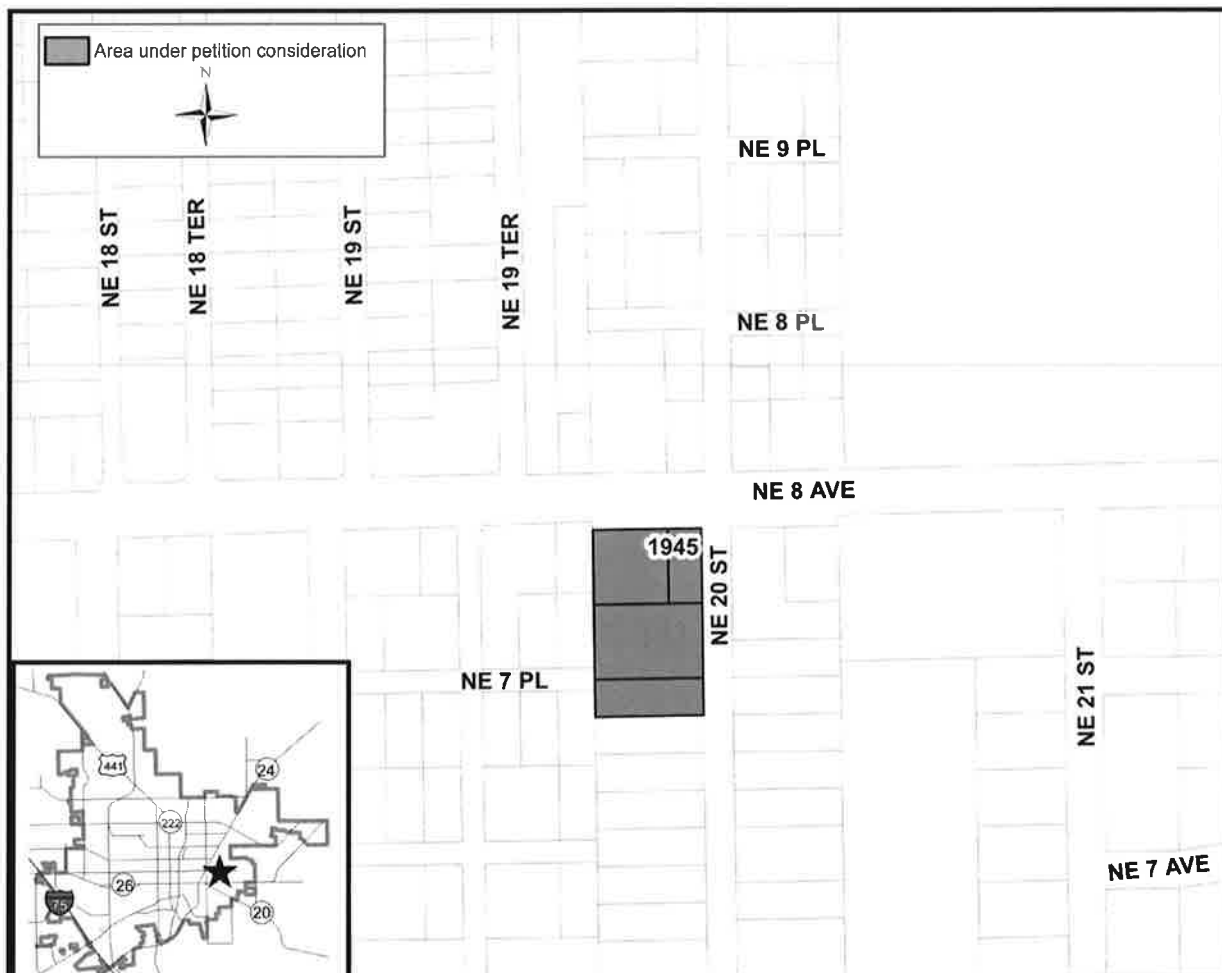
TO: City Plan Board **Item Number: 2**

FROM: Planning & Development Services Department **DATE:** January 28, 2016

SUBJECT: Petition PB-15-142 SUP. Alison Fetner, agent for Dayspring Baptist Church. Special Use Permit with minor development plan review of the expansion of a place of religious assembly. Zoned: RSF-4 (8 units/acre single-family residential district). Located at 1945 NE 8th Avenue.

Recommendation

Staff recommends approval of Petition PB-15-142 SUP with the conceptual layout plan.



Description

This is a request for a special use permit for the expansion of an existing church located within the Duval Neighborhood. The property has a Single Family land use designation and a RSF-4: 8 units/acre single-family residential zoning which allows churches through a Special Use Permit approval process. The Dayspring Missionary Baptist Church is seeking to remodel the existing 3,587 square foot building and add a new 3,012 square foot sanctuary addition. Other improvements include upgrading the stormwater and parking areas on the site and the provision of a sidewalk along the site's eastern frontage on NE 20th Street. Exhibit A-1 includes the conceptual layout for the church expansion.

The site is located at the southwest corner of the intersection of NE 8th Avenue and NE 20th Street. The proposed sanctuary addition will be located to the rear of the existing 1 story wood building. The applicant secured a special exception and a variance from the Board of Adjustment at the October 6th, 2015 hearing to allow the proposed church expansion on a non-conforming lot and to reduce the required side yard setback from 25' to 24.5'. A small 542 square foot residence will be demolished in order to construct the new stormwater facility. The church currently utilizes a small paved parking lot located on the western side of the building. The plan includes the extension of this paved parking area to the south and then curving eastward to connect to NE 20th Street in order to provide an enhanced paved circulation route through the site. The plan will provide 6 additional paved spaces and approximately 18 unpaved grass spaces.

Basis for Recommendation

The staff recommendation is based on the general criteria for issuance of a SUP in the Land Development Code (Sec. 30-233). In order to approve this special use permit, the Plan Board must make findings that the design, location, and methods of operation for the proposed special use will conform with the specific standards outlined in the Comprehensive Plan.

General Special Use Permit Criteria

Section 30-233 requires that certain findings must be made in order to grant a special use permit, as follows:

- 1. The proposed use and development complies with all required regulations and standards of Chapter 30 of the Land Development Code and all other applicable regulations.**

The proposed use is consistent with the RSF-4 zoning district with a Special Use Permit. Development on the site will comply with Chapter 30 of the Land Development Code through the development review process.

- 2. The proposed use and development will have general compatibility and harmony with the uses and structures on adjacent and nearby properties.**

The proposed church expansion is generally compatible with the uses in the surrounding area. The site is currently developed and used as a church facility and the proposed expansion will be placed at the rear of the existing structure. The parking lot and internal circulation enhancements will improve the flow of traffic on the site and the addition of the sidewalk along NE 20th Street will provide additional means of safe travel for neighborhood residents. Finally, there are three other churches in the immediate neighborhood.

3. Necessary public utilities are available to the proposed site and have adequate capacity to service the proposed use and development.

Electric, gas, water, and sanitary sewer are available to the site and have adequate capacity to service the proposed use.

4. The use and development is serviced by streets of adequate capacity to accommodate the traffic impacts of the proposed use.

This development is located within Zone A of the Transportation Mobility Program Area and will comply with the requirements of Concurrency Management Element Policy 10.1.4.

5. Screening and buffers are proposed of such type, dimension and character that will improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

Landscaping will be provided in accordance with LDC Section 30-251 during the review of the minor development plan.

6. The use and development conforms to the general plans of the City as embodied in the Gainesville comprehensive plan.

The Single Family land use category directs the City to develop criteria to allow for the siting of appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries within City neighborhoods. The Special Use Permit approval process is intended to ensure that these facilities will enhance rather than detract from the neighborhoods they are located within. Policy 1.1.6 states that the City shall encourage community serving facilities to be centrally located within the core areas of the City.

7. The proposed use and development meets the level of service standards adopted in the comprehensive plan and conforms with the concurrency management requirements of the Land Development Code as specified in Article III, Division 2.

The development is located within Zone A of the Transportation Mobility Program Area. The stormwater management level of service will be demonstrated through the development plan review process. All adopted level of service standards within the

Comprehensive Plan are shown to be met and the proposed development may be granted a Certificate of Preliminary and Final Concurrency.

Land Development Code

Setbacks:

As previously stated, the church received a variance to reduce the 25' minimum setback for the expansion along NE 20th Street down to 24.5'. As a result, the church expansion meets the required setbacks for places of religious assembly.

Parking:

The proposed development requires a minimum of 27 vehicular parking spaces and 3 bicycle spaces. The church will provide 29 vehicular parking spaces and 4 bicycle spaces with the proposed expansion.

Sidewalks:

The development proposes the construction of a 5' sidewalk along the site's eastern property line connecting to the existing sidewalk to the north of the site along NE 8th Avenue.

Respectfully submitted,



Ralph Hilliard
Planning Manager

Prepared by:



Andrew Persons
Interim Principal Planner

List of Exhibits

- Exhibit A Application and neighborhood workshop materials**
- Exhibit B Special Use Permit Conceptual Plan**
- Exhibit C Maps**