

LEGISLATIVE #

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PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

PO Box 490, STATION 11
GAINESVILLE, FL 32602-0490

306 N.E. 6TH AVENUE
P: (352) 334-5022
P: (352) 334-5023
F: (352) 334-2648

TO: City Plan Board

Item Number: 1

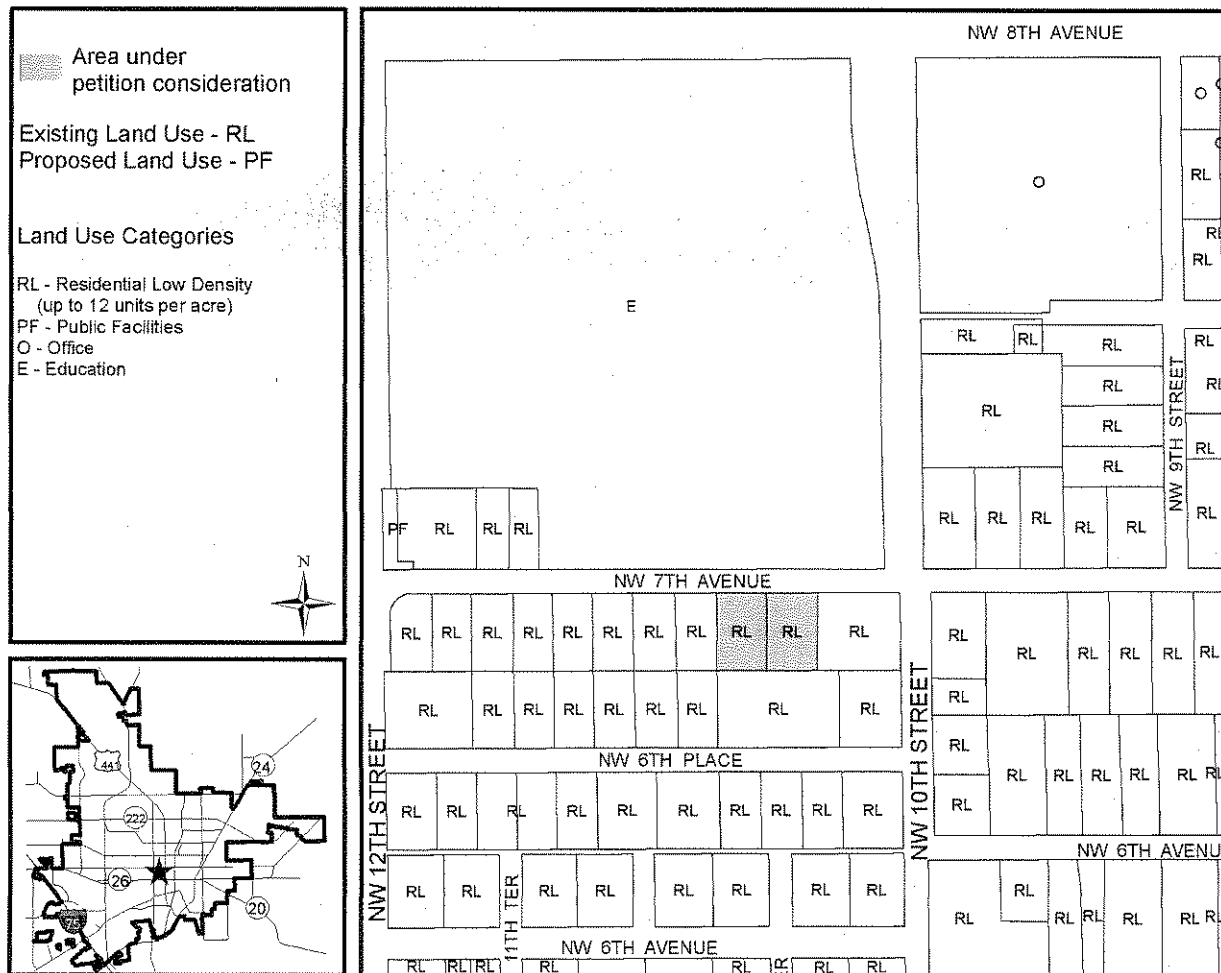
FROM: Planning and Development Services Staff

DATE: April 28, 2011

SUBJECT: Petition PB-10-120LUC. Community Redevelopment Agency, agent for the City of Gainesville. Amend the City of Gainesville Future Land Use Map from RL (Residential Low-Density) to PF (Public Facilities). Located at 1013 and 1019 Northwest 7th Avenue. Related to PB-10-121PSZ.

Recommendation

Staff recommends approval of Petition PB-10-120LUC.

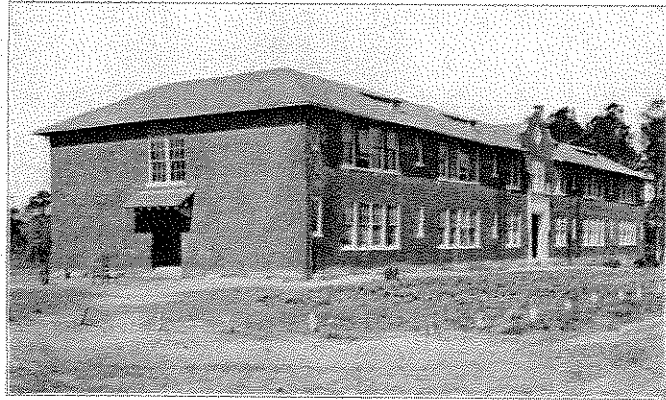


Description

This petition requests a small-scale land use amendment from the Residential Low to the Public Facilities land use category for a 0.27-acre parcel in northwest Gainesville. The site contains two houses, one that is an historic residence listed on the National Register and one that will be relocated to another site. The petitioner also requests a rezoning from RC (Residential conservation) to PS (Public services and operations) in the related Petition PB-10-121PSZ. Please see the map on Page 1 for exact location information. The full map series may be found in Appendix B.

The purpose of the land use change is to allow this historic property, the home of local civic leader A. Quinn Jones, to be used as a museum with exhibits and cultural displays. The existing land use category allows for residential use of the property, but would not allow for use as a museum or cultural center. The Public Facilities land use is intended for such civic uses and is generally applied to parks, municipal buildings, utilities, and the like. It is also applied to such properties as the Thomas Center and the Matheson Museum.

Professor A. Quinn Jones was the principal of three schools in Gainesville during his 42-year career as an educator. The first was the Union Academy, a wooden structure originally established in 1866 to educate freed slaves. It was designed for 120 students, but by 1898 was serving 500. To ease the overcrowded Union Academy (which is today the site of the Rosa B. Williams Recreation Center in the Pleasant Street neighborhood), Lincoln High School (LHS) was built in 1923, at the corner of NW 7th Avenue and 10th Street. LHS was constructed of brick, like Gainesville High School, but the school board did not provide funding for sidewalks, a cafeteria, or a library. Two years after becoming the principal of LHS, Professor Jones bought a house just south of the school across 7th Avenue. In 1956 the new Lincoln High School was built on Waldo Road, and the original LHS property became an elementary school. This school was renamed to honor A. Quinn Jones upon his retirement, and remains an Alachua County school to this day.



LINCOLN HIGH SCHOOL

Professor Jones and his family lived in the home from 1925 until his death in 1997 at the age of 104. The Jones family then donated the house and its belongings to the City of Gainesville. The home, built circa 1920, is on the National Historic Register, is currently being considered for the Local Historic Register, and has recently undergone restoration.

Key Issues

The key issues related to this land use petition include the following:

- Given the purpose of the Public Facilities land use category and the intended use of this property as a museum, staff deems the land use change to the Public Facilities land use category to be appropriate for the proposed use and compatible with the surrounding area.

- The subject property contains the A. Quinn Jones house and a second uninhabited house. Preliminary development plans submitted in conjunction with Petition PB-10-121PSZ indicate that this house will be relocated to provide parking for the museum.
- An ordinance to add this property to the local historic register is currently pending.

Basis for Recommendation

The staff recommendation is based on the factors stated in the Future Land Use Element and on State statute criteria, which are discussed below: Conformance with the Comprehensive Plan; Compatibility and surrounding land uses; Environmental impacts and constraints; Infill and redevelopment; Impacts on Affordable Housing; Transportation; Financial Feasibility; and Historic Preservation.

Conformance with the Comprehensive Plan

The proposed Public Facilities land use is consistent with the overall goals, objectives, and policies of the adopted City of Gainesville 2000-2010 Comprehensive Plan. The proposed land use is also consistent with the proposed rezoning requested in Petition PB-10-121PSZ.

The following comprehensive plan policies are relevant to this petition:

Future Land Use Element

Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Policy 4.1.1 Public Facilities

This category identifies administrative and operational governmental functions such as government offices, utility facilities and storage facilities. Maximum lot coverage in this district shall not exceed 80 percent.

Historic Preservation Element

Objective 1.2 The City shall increase the number of historic resources listed in the Local or National Register of Historic Places.

Objective 1.3 The City shall reduce the number of historic resources in need of stabilization and rehabilitation on an annual basis.

Policy 1.3.3 The City shall continue to review building, fire, and housing codes to identify regulations that restrict the use and rehabilitation of historic structures. Where possible, the City shall amend codes to encourage the use and rehabilitation, relocation to another site for reuse, selective dismantling for reuse, and, only as a last resort, demolition of historic structures.

Compatibility and surrounding land uses

The existing land use is Residential Low Density, and is the same for all surrounding residential properties to the east, west, and south. On the north side of NW 7th Avenue, A. Quinn Jones Center is designated Education.

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The proposed use for the property is intended to be a low-intensity museum-type use and is not anticipated to cause any noise, nuisance, or environmental issues.

Environmental impacts and constraints

There are no environmental impacts anticipated for this land use change. Any additional development on the property will be regulated by the Land Development Code.

Infill and redevelopment

The proposed use of this property as a cultural center and museum involves the redevelopment and adaptive reuse of a residential structure.

Impacts on Affordable Housing

The proposed development does not have an impact on affordable housing. The proposed land use does not permit residential development.

Transportation

The proposed development does not have any major transportation issues. The museum will not generate a large number of daily trips, and parking will be provided on-site. Trips are anticipated to be at off-peak hours. Sidewalks are located on both sides of NW 7th Avenue.

Financial Feasibility

The proposed development does not have an impact on transportation, recreation, water/wastewater, solid waste, or public school levels of service. It is an existing development that is being re-used as a museum.

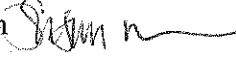
Historic Preservation

The A. Quinn Jones home is on the National Historic Register as a property of local significance. Inclusion on the Local Historic Register has been approved by the Historic Preservation Board and City Plan Board, and is pending approval by the City Commission.

Respectfully submitted,



Onelia Lazzari, AICP
Principal Planner

Prepared by: Susan Niemann 
Senior Planner

Surrounding Controls

The subject area is surrounded by the following land use and zoning designations:

	Future Land Use Categories	Zoning Districts
North	Education	ED
West	Residential Low	RC
East	Residential Low	RC
South	Residential Low	RC

List of Appendices

Appendix A Applicable Goals, Objectives, and Policies of the Comprehensive Plan

Appendix B Supplemental Documents

B-1 Aerial Map

B-2 Existing Land Use Map

B-3 Proposed Land Use Map

Appendix C Application and Neighborhood Workshop