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City of
Gainesville

Inter-Office Communication

Planning Division
x5023, FAX x3259, Station 12

Item No. 3

TO: City Plan Board

DATE: October 19, 2006

FROM: Planning Division Staff

SUBJECT: Petition 144ZON-06PB: First Lutheran Church of Gainesville. Amend a portion of the College Park Special Area Plan Map from Type III – House to Type IV – Civic on property located at 1823 Northwest 5th Avenue. Zoned: RMF-6 (Multiple-family medium density residential: 8-15 du/acre). (Related to Petition 145ZON-06PB)

Recommendation:

Staff recommends approval of Petition 144ZON-06PB.

Explanation:

First Lutheran Church of Gainesville is located on the south side of the 1800 block of Northwest 5th Avenue, between Northwest 17th Street and Northwest 19th Street. The church site consists of four contiguous tax parcels. Two of the tax parcels have a Type IV - Civic designation, which allows administrative or legislative government offices, schools and places of religious assembly. The two remaining tax parcels located at 1823 Northwest 5th Avenue and 1726 Northwest 3rd Place have a Type III – House designation, which allows houses.

First Lutheran Church of Gainesville is requesting approval of the above-referenced petitions so that the tax parcels located at 1823 Northwest 5th Avenue and 1726 Northwest 3rd Place can be used for religious assembly, as allowed under the College Park Special Area Plan Type IV – Civic designation. The primary buildings, including the church, are located on the two tax parcels that currently have a Type IV – Civic designation. The tax parcel located at 1726 Northwest 3rd Place is occupied by a one-story building used as the church parsonage. The tax parcel located at 1823 Northwest 5th Avenue is occupied by an apartment building that is currently being demolished. The church would like to construct a building addition for pre-school and after-school programs on this tax parcel in the future.

The underlying zoning designation on three of the tax parcels is RMF-6. This zoning designation allows private schools and places of religious assembly on sites less than 20 acres by special use permit, provided the requirements and conditions of Article VI of the City Land Development Code are met. The tax parcel located at 1726 Northwest 3rd Place is zoned RMU, which allows civic buildings by right in accordance with a special area plan (Article V).

Approval of these petitions is supported by the fact that First Lutheran Church of Gainesville is located within a predominantly residential neighborhood, which would be protected by the requirements of the College Park Special Area Plan and underlying zoning districts applied to the church site. These requirements include building setbacks, height and use restrictions,

landscaping, architectural standards and other criteria that may be deemed necessary to ensure compatibility with the surrounding area. These petitions are also consistent with one of the key purposes of the College Park Special Area Plan and underlying zoning districts, which is the provision of basic needs (e.g., religious assembly and education) within close proximity of residential areas to reduce the number of vehicular trips.

Character of the District and Suitability:

The Type IV – Civic designation is applied to church sites throughout the College Park Special Area Plan. The application of this designation on the tax parcel located at and 1726 Northwest 3rd Place will provide First Lutheran Church of Gainesville the ability to operate on one unified development site. The requirements of the College Park Special Area Plan and underlying zoning districts will serve to maintain compatibility between the church site and adjacent properties.

Conservation of the Value of Buildings and Encouraging Appropriate Uses:

First Lutheran Church of Gainesville intends to maintain the majority of existing buildings on the church site. One exception is a vacant apartment building on the tax parcel located at 1823 Northwest 5th Avenue. This building is being demolished to accommodate the construction of a building addition for a pre-school and after-school program at the church should the above-referenced petitions be approved.

Applicable Portions of Current City Plans:

Development of the subject property is subject to the requirements of the College Park Special Area Plan and the underlying zoning districts. Expansion of First Lutheran Church of Gainesville will require the approval of a Special Use Permit and an associated development plan approval, both of which are subject to City Plan Board review.

Needs of the City for Land Areas to Serve Purposes, Populations, and Economic Activities:

These petitions are consistent with the College Park Special Area Plan and underlying zoning districts in that they support the provision of community level institutional facilities within close proximity to residential areas, which helps to reduce the number of vehicular trips.

Whether there have been Substantial Changes in the Character or Development of Areas In or Near Area Under Consideration:

The College Park Special Area has been the site of several infill and redevelopment projects over the past few years. Several high-density, multi-family developments have been completed in the area just south of the First Lutheran Church of Gainesville, between Northwest 3rd Avenue and West University Avenue.

Applicable Policies from the Gainesville Comprehensive Plan:

Future Land Use Element

Objective 4.2

The City shall implement regulations that will protect low-intensity uses from the negative impacts of high-intensity uses and provide for the healthy coexistence and integration of various land uses.

Policy 4.2.1 The City shall adopt land development regulations that provide protection for adjacent residential areas and low intensity uses from low-intensity uses by transitional uses and by performance measures. Performance measures shall address the buffering of adjacent uses by landscape, building type and site design. Regulation of building type shall insure compatibility of building scale, and overall building appearance in selected areas. Regulation of site design shall address orientation. Such regulation shall also include arrangement of functions within a site, such as parking, loading, waste disposal, access points, outdoor uses and mechanical equipment; and the preservation of site characteristics such as topography, natural features and tree canopy.

Transportation Mobility Element

Objective 1.1

Create an environment that promotes transportation choices, compact development, and a livable city.

Policy 1.1.2 The City shall promote transportation choice, healthy residential and non-residential development, safety, and convenience.

Impact on Affordable Housing:

These petitions have no impact on affordable housing.

Applicant Information	First Lutheran Church of Gainesville
Request	Amend College Park Special Area Plan from Type III – House to Type IV – Civic
Existing Land Use Plan Classification	RM (Residential Medium-Density: 8-30 units per acre)
Existing Zoning	RMF-6 ((Multiple-family medium density residential: 8-15 du/acre)
Purpose of Request	Use as place of religious assembly
Location	1823 Northwest 5 th Avenue
Size	.7 (MOL) acres
Existing Use	Vacant, multi-family residential

Proposed Density Not applicable

Proposed Floor Area Ratio Not applicable

Surrounding Uses:

North Single-family residential

South Multi-family residential

East First Lutheran Church of
Gainesville

West Multi-family residential

Surrounding Controls:

	<u>Existing Zoning</u>	<u>Existing Land Use Plan</u>	<u>College Park</u>
North	RSF- 2	SF	N/A
South	RMU	MUR	Type II – Apartment/House
East	RMF-6	RM	Type IV - Civic
West	RMF-6	RM	Type III - House

Sincerely,







Ralph Hilliard
Planning Manager

RH:lc:bem

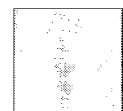
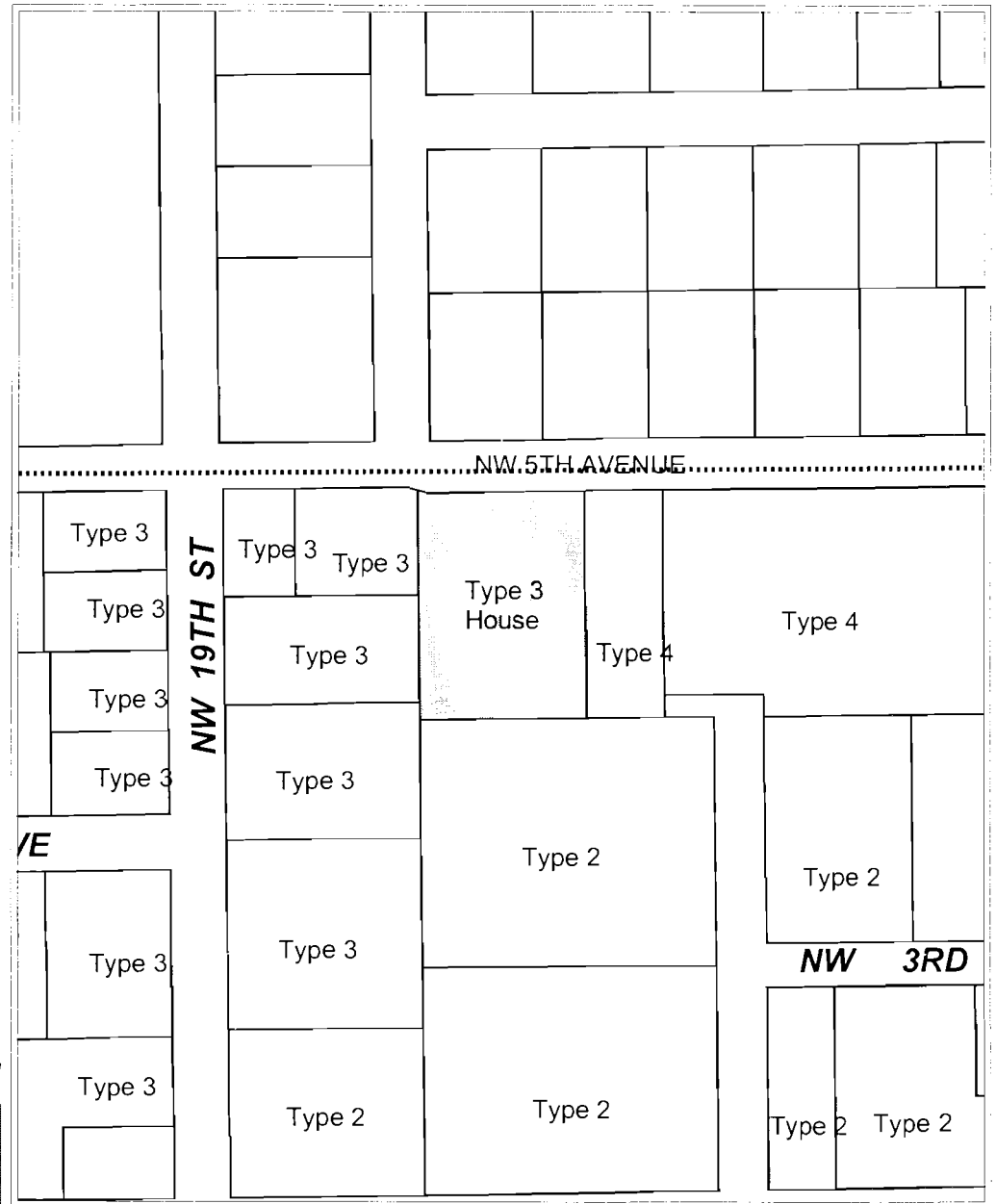
Exhibits
144zon.doc

Zoning District Categories


- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 du/acre)
- UMU1 Urban Mixed Use District 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use District 2 (up to 100 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

-  Historic Preservation/Conservation District
-  Special Area Plan
-  Division line between two zoning districts
-  City Limits

Area
under petition
consideration

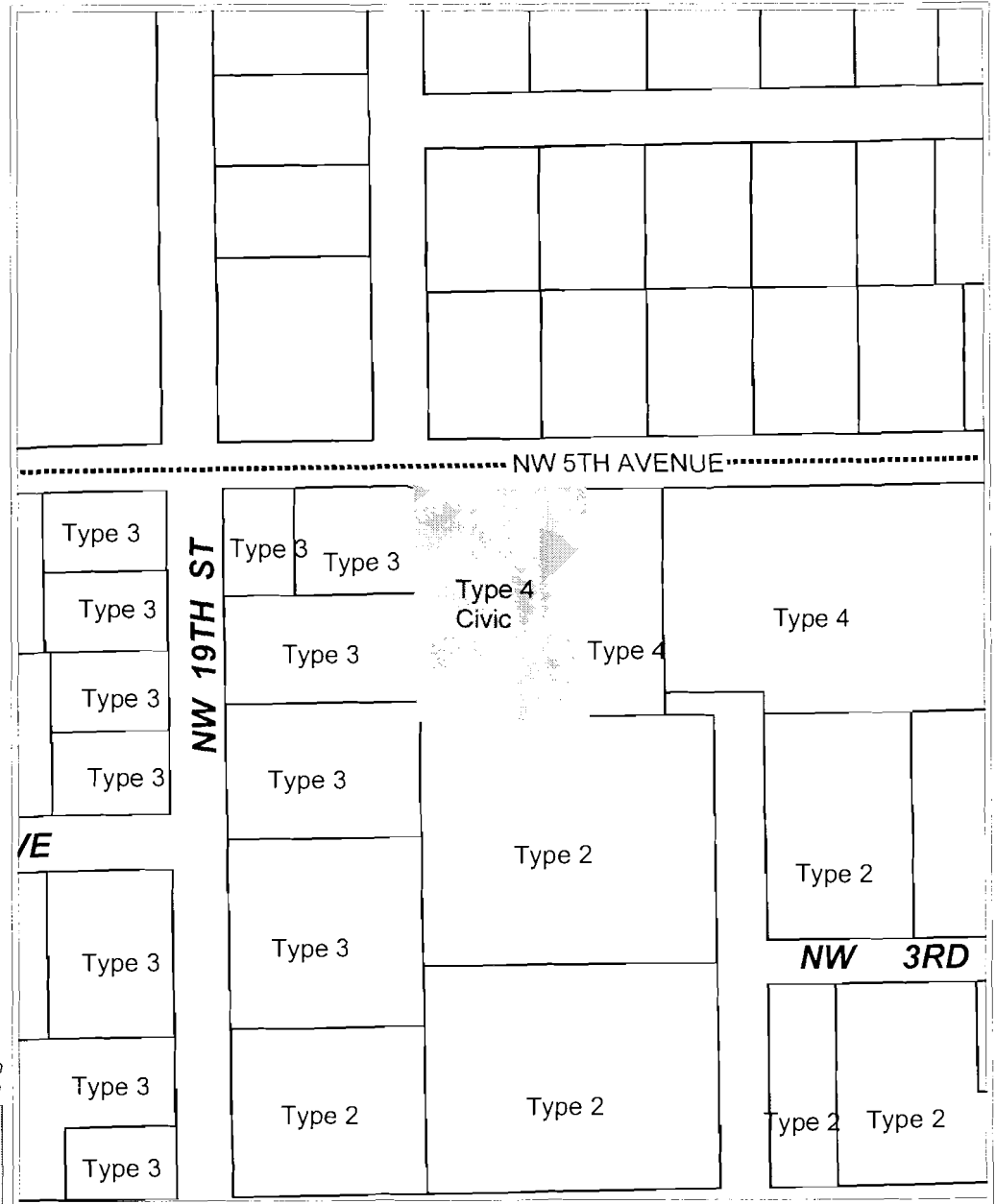



EXISTING COLLEGE PARK S.A.P. BUILDING TYPES


 No Scale	Name	Petition Request	Map(s)	Petition Number
	First Lutheran Church of Gainesville, applicant	Amend College Park SAP by Changing Parcel Use Type from Type 3 (House) to Type 4 (Civic)	3949	144ZON-06PB

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





PROPOSED COLLEGE PARK S.A.P. BUILDING TYPES

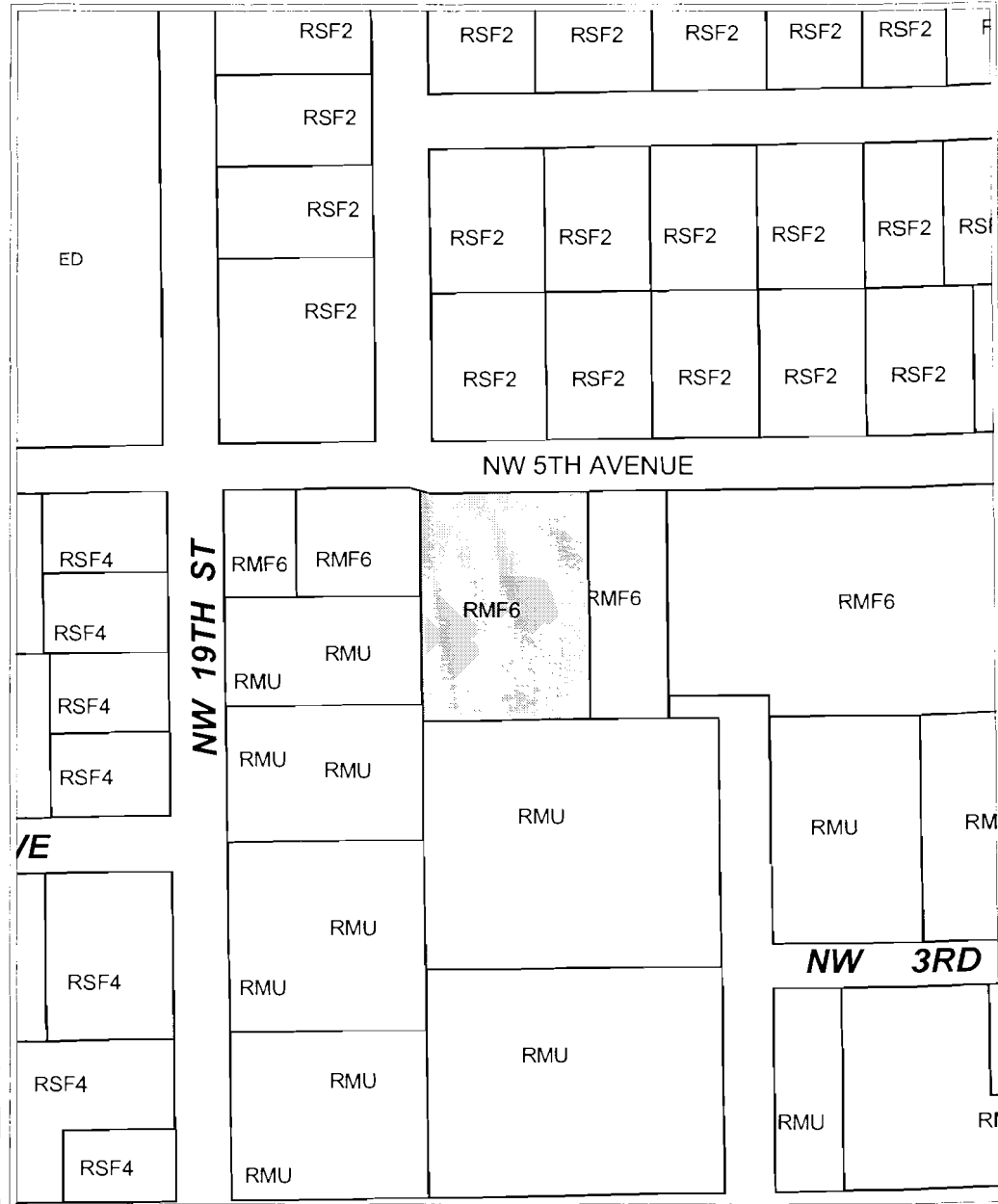
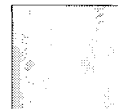
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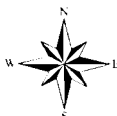
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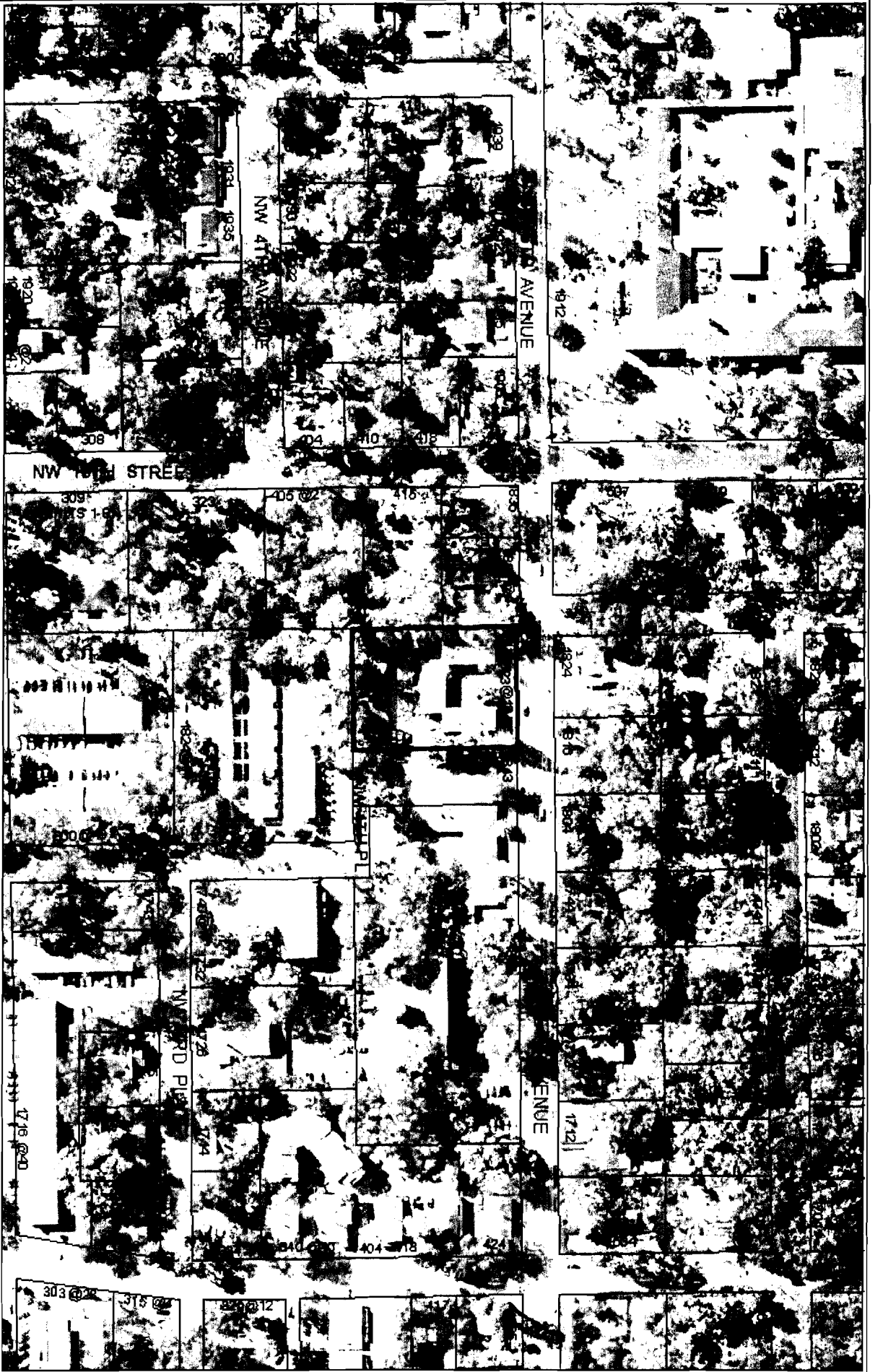
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Area under petition consideration



EXISTING ZONING

	Name	Petition Request	Map(s)	Petition Number
No Scale	First Lutheran Church of Gainesville, applicant	Amend College Park SAP by Changing Parcel Use from Type 3 (House) to Type 4 (Civic)	3949	144ZON-06PB



AERIAL PHOTOGRAPH

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First Lutheran Church of Gainsville, applicant	Amend College Park SAP by Changing Parcel Use from Type 3 (House) to Type 4 (Civic)	3949	144ZON-06PB



No Scale

First Lutheran Church
Neighborhood Meeting

May 7, 2006 ⁵QH

7:00 p.m.

RE: Parcels 14929, 14930, 14931, 14934

Please Print Name

Address

all from
FLC

ART SWETT	3959 NW 62 ND LANE	GAINESVILLE
JOHN HELLING	3009 NW 12 TH PLACE	GAINESVILLE
LARRY BAGWALL	2128 NW 29 TH PLACE	GAINESVILLE
Gerald Isaacs	2221 NW 27 th Terrace	Gainesville
Kirk Gelatt	5703 NW 55 Lane	Gainesville
Harriet Gregalot	8384 Austin Rd Melrose, FL	
JACK MARTIN	5200 SW 25 TH BLVD *4215	GAINESVILLE, FL
FRED HOWARD	2025 SW 77 TR.	GAINESVILLE FL.
John Roth	2515 NW 21st Ave	32605

- o - neighborhood attendees



YAHOO! MAIL

Print - Close Window

From: LarryOBag@aol.com

Date: Mon, 1 May 2006 07:40:36 EDT

Subject: building committee meetings

To: LarryOBag@aol.com, Kngelatt@aol.com, gregalot@bellsouth.net, jandjhelling@prodigy.net, MVHOYER@aol.com, isaacs@ufl.edu, natzke@ufl.edu, revjroth@lightspeed.net, art@ficgainesville.org, jz3@zona-associates.com

The building committee will meet at 5:00 PM on Monday 1 May to prepare a program for the neighborhood meeting and to begin to develop a list of contractors.

The building committee will meet at 6:00 PM on Monday 8 May to prepare for the 7:00 PM neighborhood meeting.

Larry

Neighborhood Workshop

First Lutheran Church will be holding a workshop to discuss plans to construct an addition on to the Narthex (entrance) to the Church Sanctuary (1801 NW 5 Avenue) and to construct a one story pre-school where the 2 story apartment building is now located (1823 NW 5 Avenue). Rezoning from Type III - House to Type IV - Civic (1726 NW 3 Place) and a Special Use Permit (RMF-6) for Place of Religious Assembly for the following Parcels 14929-000-000, 14930-000-000, 14931-000-000, and 14934-000-000. The purpose of this workshop is to inform neighboring property owners of the nature of the proposed ("type of construction") for the College Park District.

The meeting will be held Monday, May 8, 2006 at 7:00 pm at First Lutheran Church Fellowship Hall, 1801 NW 5 Ave., Gainesville, FL
Contact person: Art Swett (352) 376-2062

*The 1st
Gainesville Sun*

RECEIVED
SEP 13 2006
PLANNING
DIVISION

DRAFT

October 19, 2006

060599

Petition 144ZON-06PB First Lutheran Church of Gainesville. Amend a portion of the College Park Special Area Plan Map from Type III - House to Type IV - Civic on property located at 1823 Northwest 5th Avenue. Zoned: RMF-6 (Multiple-family medium density residential: 8-15 du/acre).

Bede Massey, Planner gave the Staff presentation and stated this petition along with petition 145ZON-06PB are for an expansion of the Church for a proposed after and pre-school programs. Ms. Massey further stated these two petitions meets the criteria that is generally considered for re-zonings of this type.

Chair Polshek inquired about the zoning and land use requirements, as it is a residential neighborhood and traffic will be increased. Ms. Massey stated article 6 of the City Land Development Code contains special regulations that must be met.

Chair Polshek clarified that all the Board is being asked to do is change the Special Area Plan Map classification. Ms. Massey stated that is correct.

Motion By: David Gold	Seconded By: Adam Tecler
Moved To: Approve.	Upon Vote: Carried 7 – 0.

DRAFT