

Tourist-oriented Business (BT) Land Development Code Text Amendment

City of Gainesville
City Commission



Causseaux, Hewett, & Walpole, Inc.

Engineering • Surveying • Planning

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Overview

On May 17th, 2010, CHW, Inc. requested a Text Amendment to the City of Gainesville Land Development Code (LDC) Section 30-63(c)(1), Tourist-oriented Business District (BT), to allow Health Services (GN-801 through 804) as additional permitted uses by right.



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Tourist-oriented Business District (BT)

The BT district is established for the purpose of accommodating businesses that primarily serve the traveling public's needs by providing adequate and convenient commercial locations along major transportation arteries.



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An Evolving Industry

- The medical industry is evolving
- A number of minor medical care franchises and small privately owned doctors' offices have become more prevalent and successful.
- Retail health clinics now appear in drug stores, grocery stores, big-box retail stores, airports, or independently-leased space.



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Compatibility

- The LDC states that the best location for BT is adjacent to major intersections.
- The traveling public may need the use of medical facilities.
- The BT district's high-profile and convenient access is ideal for emergency situations.



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Consistency with the City of Gainesville Comprehensive Plan

The proposed text amendment allows medical offices, emergency medical centers, clinics, and other higher intensity office uses consistent with highway-oriented commercial uses.



Consistency with the City of Gainesville Land Development Code

Sec. 30-63 (a) Tourist-oriented business district purpose

- The proposed text amendment allows improved health-care services for both local residents and our communities' visitors.
- High visibility and convenient access will benefit visitors that may have emergency medical needs.



Consistency with Alachua County BR-1 Zoning District

- The City of Gainesville typically recommends zoning that matches the existing Alachua County district.
- The Business, Tourist and Entertainment (BR-1) zoning district allows for medical, dental, and ophthalmic offices or labs by right and medical clinics as a limited use by right.



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The Proposed Change to Sec. 30-63

The proposed change to Section 30-63 is as follows:

Section 30-63. Tourist-oriented business district (BT).

(c) *Permitted uses.*

(1) *Uses by right.*

- a. Local and suburban transit and interurban highway passenger transportation (MG-41).
- b. U.S. Postal Service (MG-43).
- c. Food stores (MG-54).
- d. Auto and home supply stores (GN-553).
- e. Gasoline service stations (GN-554), in accordance with article VI.
- f. Apparel and accessory stores (MG-56).
- g. Eating places.
- h. Miscellaneous retail (MG-59) excluding fuel dealers (GN-598).
- i. Hotels and motels (GN-701).
- j. Organization hotels and lodgings, on membership basis (GN-704).
- k. Personal services (MG-72), excluding funeral service and crematories (GN-726), and also excluding linen supply (IN-7213), diaper service (IN-7214), and industrial launderers (IN-7218).
- l. Automotive repair, services and garages (MG-75), excluding carwashes.
- m. Motion pictures (MG-78).
- n. Amusement and recreation services, except motion pictures, and excluding go-cart raceway operations and go-cart rentals (MG-79).
- o. Museums and art galleries (GN-841).
- p. Membership organizations (MG-86).
- q. Recreational vehicle parks and campsites, in accordance with article VI (GN-7033).
- r. Public service vehicles, in accordance with article VI.
- s. Adult and sexually oriented establishments, in accordance with article VI.
- t. Arrangement of passenger transportation (GN-472).
- u. Any accessory use customarily incidental to a permitted principal use.
- v. Alcoholic beverage establishments, in accordance with article VI.
- w. Bed and breakfast establishments, in accordance with article VI.
- x. Outdoor cafe, as defined in article II and in accordance with article VI.
- y. Places of religious assembly, in accordance with article VI.
- z. Health services (GN 801 through 804).



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