 <p>CITY OF GAINESVILLE every path starts with passion FLORIDA</p>	<p>PLANNING & DEVELOPMENT SERVICES DEPARTMENT PO Box 490, STATION 11 GAINESVILLE, FL 32602-0490</p>
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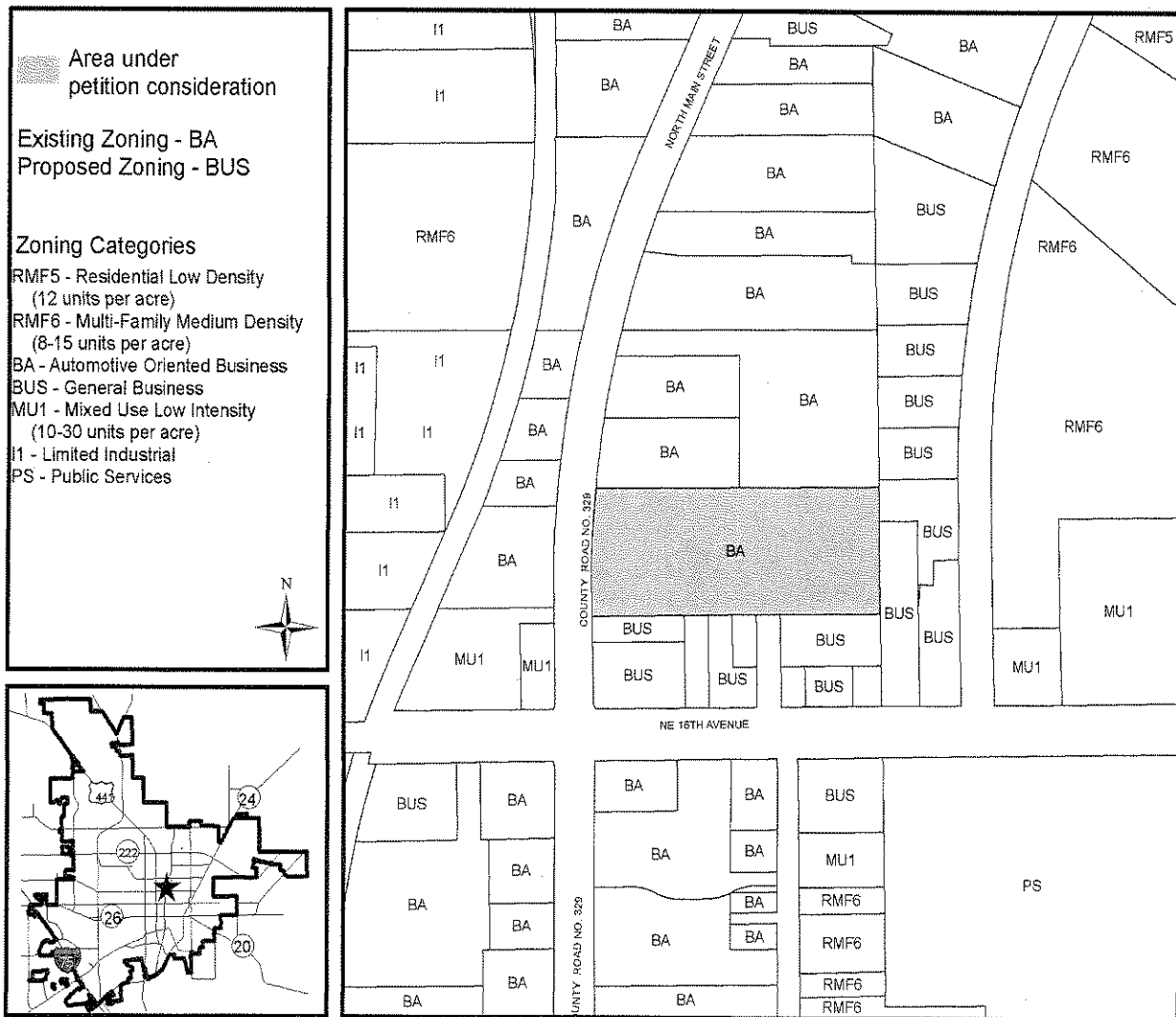
TO: City Plan Board **Item Number: 3**

FROM: Planning & Development Services Department **DATE: March 24, 2011**
Staff

SUBJECT: Petition PB-11-27 ZON. Causseaux, Hewett and Walpole, Inc, agent for Wade J. Melton. Rezone property from BA (Automotive-oriented business district) to BUS (General business district). Located at 1703 North Main Street.

Recommendation

Staff recommends approval of Petition PB-11-27 ZON.



Description

This request is to change the zoning from BA (Automotive-oriented business district) to BUS (General business district) on the subject property, located at 1703 North Main Street. The property is approximately 3.37 acres in size and has a land use designation of Commercial. The parcel currently has vacant buildings on it, but was the location of a used car dealership previously. The existing three buildings on the site are generally located on the western half of the property, while the eastern half of the site was primarily used for automobile storage. The property is not located within any overlay districts.

The petitioners are bringing forth this zoning change request because they are proposing to redevelop the site into an office development with both general and medical office uses. The current BA zoning allows general office use by right, but does not allow medical offices. As seen on the map on page 1, the property is located on the east side of North Main Street, just north of N.E. 16th Avenue. All of the property between the subject parcel and N.E. 16th Avenue is zoned BUS, as are all of the properties that lie to the east. To the north are properties that are zoned BA, while west of the subject parcel across North Main Street are parcels with BA and MU-1 (8-30 units/acre mixed use low intensity district) zoning.

The proposed BUS zoning limits development on a site to 40 percent lot coverage, with a maximum height of 5 stories by right. With 3.37 acres developed at 5 stories over the maximum 40 percent lot coverage, there could theoretically be up to 293,594 square feet of development ($3.37 \text{ acres} \times 43,560 \text{ square feet per acre} = 146,797.2 \text{ square feet} \times 40\% = 58,718.88 \times 5 = 293,594.4 \text{ square feet}$). Under the current BA zoning, development is not limited by maximum lot coverage. At 3.37 acres, and with a 5 story maximum height, there could theoretically be up to 733,986 square feet of development ($3.37 \text{ acres} \times 43,560 \text{ square feet per acre} = 146,797.2 \text{ square feet} \times 5 = 733,986 \text{ square feet}$). The proposed BUS zoning is less intense than the existing BA zoning.

The surrounding area is commercial in nature. There has been new development in the area in recent years, with a new transmission business to the north of the subject property, a recently constructed bank on North Main Street and a relatively new gasoline station on the southeast corner of North Main Street and N.E. 16th Avenue. The area has also seen business closings in recent years including a gasoline station on the southwest corner of North Main Street and N.E. 16th Avenue, the Sonic drive-in restaurant on the west side of North Main and the Volvo dealership just north of the restaurant.

Please see the map on page 1 for the subject property with the existing and surrounding zoning districts, and Appendix C for the full map series.

Key Issues

- The proposed rezoning is consistent with the Comprehensive Plan, as discussed below in “1. Conformance with the Comprehensive Plan.”
- The proposed medical offices are not an allowed use in the BA zoning district.

- Adjacent properties are either BA or BUS, with Commercial land use, indicating that this proposal is compatible with the surrounding area.
- The proposed office development would redevelop a vacant automobile dealership and potentially spur redevelopment in this area of East Gainesville.
- The estimated trip generation for the proposed office development indicates fewer average daily trips than automobile dealerships generate.
- The uses in the BUS zone are less intense than the allowed uses in the BA zone in general.

Basis for Recommendation

The staff recommendation is based on the five following factors, which are discussed below: Conformance with the Comprehensive Plan; Conformance with the Land Development Code; Changed Conditions; Compatibility; and Impacts on Affordable Housing.

1. Conformance with the Comprehensive Plan

The proposed zoning change is consistent with Gainesville's Comprehensive Plan. The subject property has a land use designation of Commercial. The BUS zoning category is one of the implementing districts for the Commercial land use category.

Future Land Use Element

Policy 4.1.1 Land Use Categories on the Future Land Use Map shall be defined as follows:

Commercial

The Commercial land use category identifies those areas most appropriate for large scale highway-oriented commercial uses, and, when designed sensitively, residential uses. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Intensity will be controlled by adopting height limits of 5 stories or less, requiring buildings to face the street, and modest build-to lines instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by special use permit.

The list of other applicable comprehensive plan policies is located in Appendix A.

The petition site is located within Zone A of the City's Transportation Concurrency Exception Area (TCEA), which is intended to promote redevelopment and infill in the eastern portion of the city. At the time of any type of development plan review, the proposal will be required to meet the standards of Policy 1.1.4 of the Concurrency Management Element because of the Zone A

location. Rezoning changes within transportation concurrency exception areas are deemed to meet the requirement to achieve and maintain level-of-service standards for transportation. In the case of any future development or redevelopment proposal, the proposed zoning change will not adversely impact adopted levels of service for potable water, wastewater, solid waste, and recreation. Stormwater management will have to be addressed at the time of development plan review.

2. Conformance with the Land Development Code

The proposed rezoning is consistent with the Land Development Code. One of the objectives of the BUS zoning district is to permit compatible commercial, office and service developments that benefit from being located in close proximity to each other. Please see the BUS purpose and objectives in Appendix B. The rezoning and subsequent development will utilize existing public utilities that served the previous use.

This proposed zoning change promotes infill development. The property is located within the core area of the City, and would lead to the redevelopment of a previously developed property.

3. Changed Conditions

Recent economic troubles have led to the closing of several automobile dealerships along the North Main Street corridor. The buildings on the subject property are now vacant and a redevelopment proposal is now more appropriate for this location. This petition is an opportunity to rezone the property for a redevelopment proposal that could help encourage further redevelopment along the corridor.

4. Compatibility

The subject parcel is located at 1703 North Main Street, on the east side of the right-of-way. To the north of the property are parcels with Commercial land use and BA zoning. These properties include an eating place and the storage area for a used car dealership. To the east is Commercial designated land with BUS zoning for a septic and well drilling business. To the south of the subject property is BUS zoned land with Commercial land use including a furniture store, an eating place and a landscaping business. To the west across Main Street is a used automobile dealership with BA zoning and Commercial land use designations and the driveway into an eating place with MU-1 zoning and MUL land use. The proposed office development should offer no compatibility issues with the surrounding land uses (See Table 1).

5. Impacts on Affordable Housing

This proposed zoning change will not have an impact on affordable housing because it involves non-residential zoning districts.

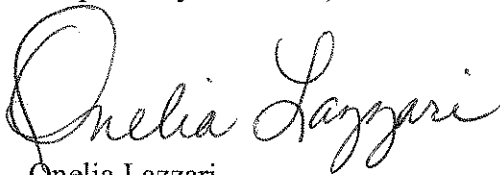
Transportation

The property is located within Zone A of the City's TCEA, which is intended to promote redevelopment and infill in the eastern part of the City. Any future development or redevelopment would have to comply with the provisions of Policy 1.1.4 of the Concurrency Management Element. Because the site is not in a specific special area or overlay district, redevelopment of the site will be regulated in accordance with the Central Corridors Overlay District design standards, as per Policy 1.3.1 of the Concurrency Management Element of the City's Comprehensive Plan. The number of new average daily trips that will be generated by the uses that may be proposed for this site has yet to be determined. However, the office development that is proposed is estimated to generate fewer average daily trips than the previous use, which was a used car dealership. This property is within the Gainesville Regional Transit System (RTS) main bus service area. There is no direct access to a bus route along this section of North Main Street, but the property is within walking distance of bus route 15, which runs along N.E. 16th Avenue just east of Main Street and then runs north along N.E. 2nd Street. Please see the petitioner's justification report within the rezoning application for level of service impacts in Appendix C.

Environmental Impacts and Constraints

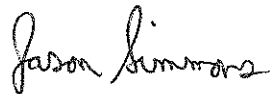
There are no major environmental issues concerning the subject property. The developed parcel is already considered urban land. There are no wetland or floodplain areas on the property. Stormwater management will be addressed at the time of development plan review and the property is not in the Wellfield District.

Respectfully submitted,



Onelia Lazzari
Principal Planner

Prepared by:



Jason Simmons
Planner

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 March 24, 2011

Table 1

Adjacent Existing Uses

North	Eating place, automobile sales
South	Furniture store, eating place, landscaping firm
East	Septic and well drilling company
West	Main Street right-of-way, automobile sales

Adjacent Zoning and Land Use

	Zoning Category	Land Use Category
North	BA	Commercial
South	BUS	Commercial
East	BUS	Commercial
West	BA, MU-1	MUL, Commercial

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Future Land Use Element

Appendix B Land Development Code

Exhibit B-1 BUS purpose and objectives

Appendix C Supplemental Documents

Exhibit C-1 Existing Zoning Map

Exhibit C-2 Proposed Zoning Map

Exhibit C-3 Aerial Map

Appendix D Application and Neighborhood Workshop information

Exhibit D-1 Rezoning Application