

*City of*  
*Gainesville*

**Inter-Office Communication**

**Planning and Development Services**  
Phone 334-5022, FAX 334-2648, Station 11

**Item No. 8**

**Date: May 15, 2008**

**TO: City Plan Board**  
**FROM: Planning Division Staff**  
**SUBJECT: Petition 25LUC-08PB. City of Gainesville. Amend the City of Gainesville Future Land Use Map for the annexed area from Alachua County Commercial to City of Gainesville Commercial. Located at 3530 Southwest Archer Road (Chili's Grill and Bar). Related to 61ZON-08PB.**

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**Recommendation**

Planning Division staff recommends approval of Petition 25LUC-08 PB.

**Explanation**

This petition is a small-scale land use amendment to change the Future Land Use category from Alachua County to a City of Gainesville designation. This 0.92-acre parcel is the site of Chili's Grill and Bar, an existing restaurant on Archer Road that is contiguous with Butler Plaza. See attached map.

This area was annexed by the City in 2007, and must be brought into conformance with the City's Generalized Future Land Use Map and Generalized Zoning Map. This area is currently designated as Alachua County Heavy Commercial land use with Highway-oriented business services (BH) zoning; this petition requests a change to City of Gainesville Commercial land use.

**Compatibility and Surrounding Land Uses**

The site is located on a major commercial corridor, and is compatible with the surrounding land use and zoning designations. The Alachua County land use designation for this site and all parcels to the north, east, and west is Commercial, and the zoning is Highway-oriented business services (BH). To the south, City of Gainesville land use is Commercial and zoning is Planned development (PD) district. For this reason, staff recommends a Commercial land use designation for the parcel.

**Environmental Impacts and Constraints**

The area surrounding the annexation site is entirely developed. No environmental impacts or constraints are anticipated.

## **Transportation**

This property is developed with a restaurant that has existed at the site since 1985, which was consistent with the Alachua County land use designation. Since the City's proposed land use designation is also commercial and the site is already developed, it is not anticipated that the land use amendment will negatively impact the adopted transportation level of service on surrounding roads.

The subject property is located outside the Gainesville Transportation Concurrency Exception Area. No new development is anticipated on this already-developed parcel.

## **Financial Feasibility**

Planning staff finds this amendment financially feasible on the following basis: it is an existing, developed non-residential use (restaurant) which already has existing public facilities serving it (including potable water, wastewater, transit, stormwater management, solid waste, and public roads).

## **Infill**

The site is an operating business and does not represent an infill opportunity.

## **Applicable Goals, Objectives and Policies of the Comprehensive Plan**

### **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.

#### **Policy 4.1.3**

The City will review proposed changes to the Future Land Use Map by considering factors such as, but not limited to, the following:

1. Overall compatibility of the proposal;
2. Surrounding land uses;
3. Environmental impacts and constraints;
4. Whether the change promotes urban infill; and

5. Whether the best interests, community values, or neighborhood support is achieved.

In no case shall this or any other Policy in the Future Land Use Element indicate a presumption that the City shall support a change of designation of land use for any parcel.

**Objective 4.4**

Newly annexed lands shall retain land uses as designated by Alachua County until the Future Land Use Element of this Plan is amended.

Policy 4.4.1 Land use amendments shall be prepared for all annexed properties within one year of annexation.

Policy 4.4.2 Alachua County LOS standards shall apply until newly annexed lands are given land use designations in this Plan.

**Petition Information**

<b>Applicant</b>	City of Gainesville
<b>Request</b>	Change land use from Alachua County to City of Gainesville in newly annexed area
<b>Existing Land Use</b>	Alachua County Commercial
<b>Existing Zoning</b>	Alachua County Highway-oriented business services (BH)
<b>Purpose of Request</b>	To complete annexation of the property by changing from County to City land use and zoning designations
<b>Location</b>	3530 Southwest Archer Road (Chili's Grill and Bar)
<b>Existing Use</b>	Restaurant
<b>Surrounding Uses</b>	North – Butler Plaza South – Archer Road and existing commercial development West – Butler Plaza outparcels East – Butler Plaza outparcels

**Surrounding Controls**

	<u><b>Future land use</b></u>	<u><b>Zoning</b></u>
<b>North:</b>	Alachua County Commercial	Alachua County Highway-oriented business services (BH)
<b>West:</b>	Alachua County Commercial	Alachua County Highway-oriented business services (BH)
<b>East:</b>	Alachua County Commercial	Alachua County Highway-oriented business services (BH)
<b>South:</b>	City of Gainesville Commercial	City of Gainesville Planned development (PD) and General business (BUS)

**Summary**

This petition requests a change from County to City land use designations for a recently annexed parcel, the Chili's restaurant on SW Archer Road. The current land use is Alachua County Commercial; the requested land use is City of Gainesville Commercial. The property fronts on Archer Road and is surrounded by Butler Plaza; across Archer Road is existing commercial development in City limits.

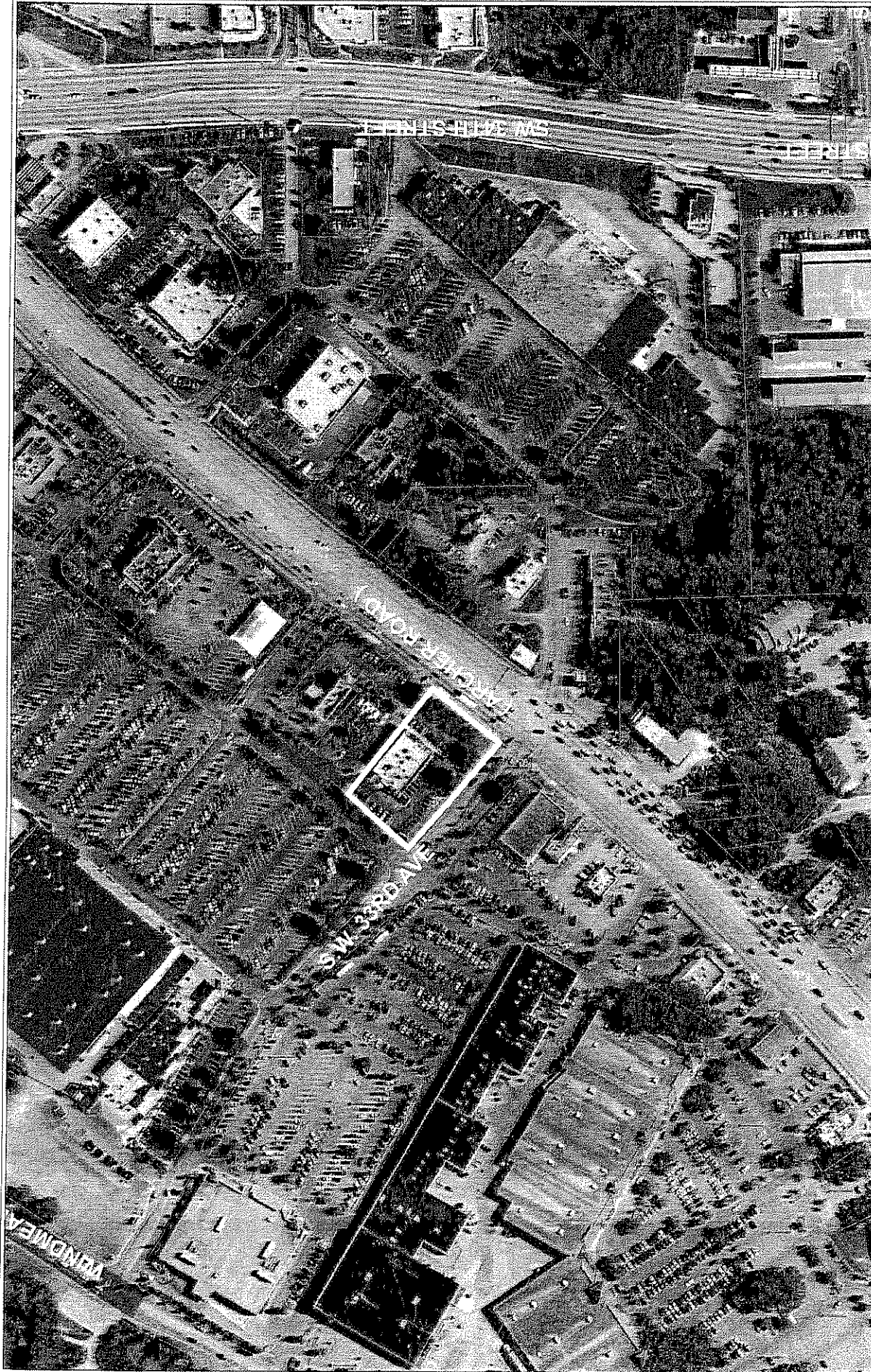
The proposed land use change is consistent with the 2000-2010 Gainesville Comprehensive Plan, and is recommended for approval.

Respectfully Submitted,



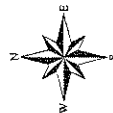
Ralph Hilliard  
Planning Manager

RH:DM:SBN



## AERIAL PHOTOGRAPH

Name	Petition Request	Map(s)	Petition Number
City Plan Board, applicant	Rezone parcel from Alachua County Highway-Oriented Business district (BH) to City of Gainesville General Business district (BUS). Change FLUM from Alachua County Commercial to City of Gainesville Commercial	4345	25LUC-08PB 61ZON-08PB



No Scale

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Ms. Niemann gave the staff presentation and stated that the city limit will cross over Archer Road to incorporate this parcel that has a surrounding county land use of Commercial and zoning of Highway Oriented Business Services. Ms. Niemann further stated that it will be changed to the City land use of Commercial and to a zoning of General Business.

Mr. Wells inquired why a General Business zoning category was used for this area opposed to a Mixed Use zoning. Mr. Mimms stated that this is an extremely small site that is fully developed and would not be entirely consistent if a Mixed Use zoning was applied.

<b>Motion By:</b> Jon Reiskind	<b>Seconded By:</b> Randy Wells
<b>Moved To:</b> Approve.	<b>Upon Vote:</b> 7 – 0.