

LEGISLATIVE #

120617B

TO: City Plan Board

Item Number: 7

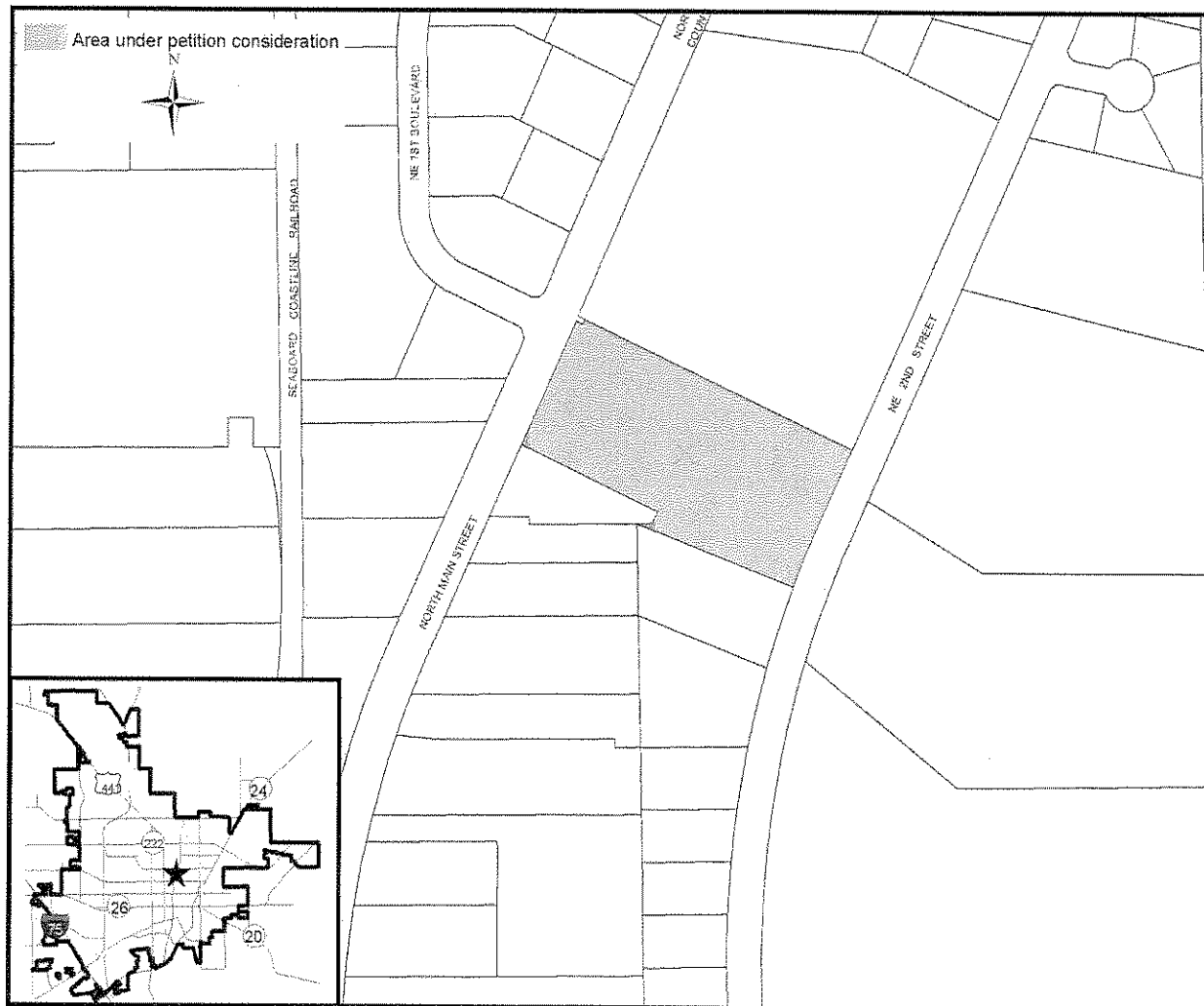
FROM: Planning & Development Services Department
 Staff

DATE: December 3,
 2012

SUBJECT: Petition PB-12-130 ZON. C. David Coffey, PA, agent for Bank of America.
 Rezone property from Automotive-oriented business district (BA) to General
 business district (BUS). Located at 1961 North Main Street.

Recommendation

Staff recommends approval of Petition PB-12-130 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 1961 North Main Street. The property is approximately 3.88 acres in size and has a land use designation of Commercial. The parcel was the home of a bank with a drive-through facility but is currently vacant. The existing office building on the site is located on the western portion of the property close to Main Street, while the drive-through structure is located approximately in the middle of the site. The property is not located within any overlay districts.

The petitioners are bringing forth this zoning change request because they are proposing to change the use of the building from a bank to a medical office use. 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. All of the property on the north and west of the subject parcel is zoned BA, while the properties that lie to the south are zoned BA and BUS. All of these properties have Commercial land use. To the east are residentially zoned properties that are zoned RMF-5 (12 units/acre single-family/multiple-family residential district) with Residential Low-Density (up to 12 units per acre) land use and RMF-6 (8-15 units/acre multiple-family residential district) with Residential Medium-Density (8 -30 units per acre) land use.

The proposed BUS zoning limits development on a site to 40 percent lot coverage, with a maximum height of 5 stories by right. With 3.88 acres developed at 5 stories over the maximum 40 percent lot coverage, there could theoretically be up to 338,025.6 square feet of development (3.88 acres x 43,560 square feet per acre = 169,012.8 square feet x 40% = 67,605.12 x 5 = 338,025.6 square feet). Under the current BA zoning, development is not limited by maximum lot coverage. At 3.88 acres, and with a 5 story maximum height, there could theoretically be up to 845,064 square feet of development (3.88 acres x 43,560 square feet per acre = 169,012.8 square feet x 5 = 845,064 square feet). The proposed BUS zoning allows for less intense use 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 south of the subject property, the recent opening of the University of Florida & Shands Family Medicine building further south on Main Street, and ongoing renovations of the showroom building at the new car dealership to the north of the subject property. The area has also seen business closings in recent years including the Volvo dealership across the street from the subject property, the Sonic drive-in restaurant on the west side of North Main, and a gasoline station on the southwest corner of North Main Street and NE 16th Avenue.

Please see the map on page 1 for the location of the subject property, 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 health services facility is 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 medical offices would redevelop a vacant bank property and potentially spur further redevelopment in this area of East Gainesville.
- The estimated average daily trip generation for the proposed medical offices is less than a drive-in bank would generate.
- The uses in the BUS zone are less intense than the allowed uses in the BA zone in general and are more compatible with the residential uses to the east of the property.

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. This proposal is consistent with the redevelopment objectives of the City as listed in Objective 2.1 of the Future Land Use Element (see 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.

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 the re-use of an existing building that has been vacant for more than a year.

3. Changed Conditions

The bank is no longer in operation. The buildings on the subject property are now vacant and a redevelopment proposal is now 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 1961 North Main Street, on the east side of the right-of-way. To the north of the property is an automobile dealership with Commercial land use and BA zoning. To the east is vacant residential land with Residential Low-Density land use and RMF- 5 zoning and a multiple-family development for the elderly with Residential Medium-Density land use and RMF- 6 zoning. To the south of the subject property is a furniture store with BUS zoning and Commercial land use, and a vacant property that is zoned BA with Commercial land use. To the west across Main Street is an automobile transmission repair business, a dry cleaners and a warehouse facility with BA zoning and Commercial land use designations. The proposed health services facility 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 proposed medical office use is estimated to generate fewer average daily trips than the previous drive-in bank use. 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 also has frontage along NE 2nd Street, where there is an existing bus stop across the street from the property. Bus route 15 runs along NE 16th Avenue just east of Main Street and then runs north along NE 2nd Street. Please see the petitioner's justification report within the rezoning application for level of service impacts in Appendix D.

Environmental Impacts and Constraints

No regulated surface waters and wetlands (LDC 30-300) are present on or adjacent to the property. No regulated natural and archaeological resources (LDC 30-310) are present on or adjacent to the property, with the exception that the property is located within a Floridan Aquifer High Recharge Area. The property is also located within the Tertiary Wellfield Protection Zone associated with the Murphree Treatment Plant and municipal wellfield. Land use constraints and environmental management requirements associated with these environmental overlay zones may be applicable depending on the potential for aquifer/groundwater contamination, but the specific regulation would be determined at the development review stage. The proposed rezoning does not increase allowable land uses of potential contamination hazard, so regulatory constraints are expected to be minimal.

The property is a developed parcel and is already considered urban land. The eastern two-thirds of the parcel falls within the FEMA FIRM Zone A (100-year floodplain). Stormwater management associated with redevelopment of the site will be required to meet current standards at the time of development review.

Respectfully submitted,


Onelia Lazzari
Principal Planner

Prepared by:


Jason Simmons
Planner

Table 1

Adjacent Existing Uses

North	Automobile sales
South	Furniture store, vacant commercial
East	Vacant multi-family residential, multi-family residential
West	Dry cleaners, warehouse, automobile repair

Adjacent Zoning and Land Use

	Zoning Category	Land Use Category
North	BA	Commercial
South	BUS, BA	Commercial
East	RMF-5, RMF-6	RL, RM
West	BA	Commercial

List of Appendices

Appendix A Comprehensive Plan GOPs

Exhibit A-1 Future Land Use Element

Appendix B Land Development Code

Exhibit B-1 Section 30-61 General business district (BUS)

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 1961 N. Main Street Rezoning Application Package