



Planning and Development Services Department

**PB-14-51 LUC**  
**Land use change Holy Faith**  
**Church Property**  
**11/6/14**

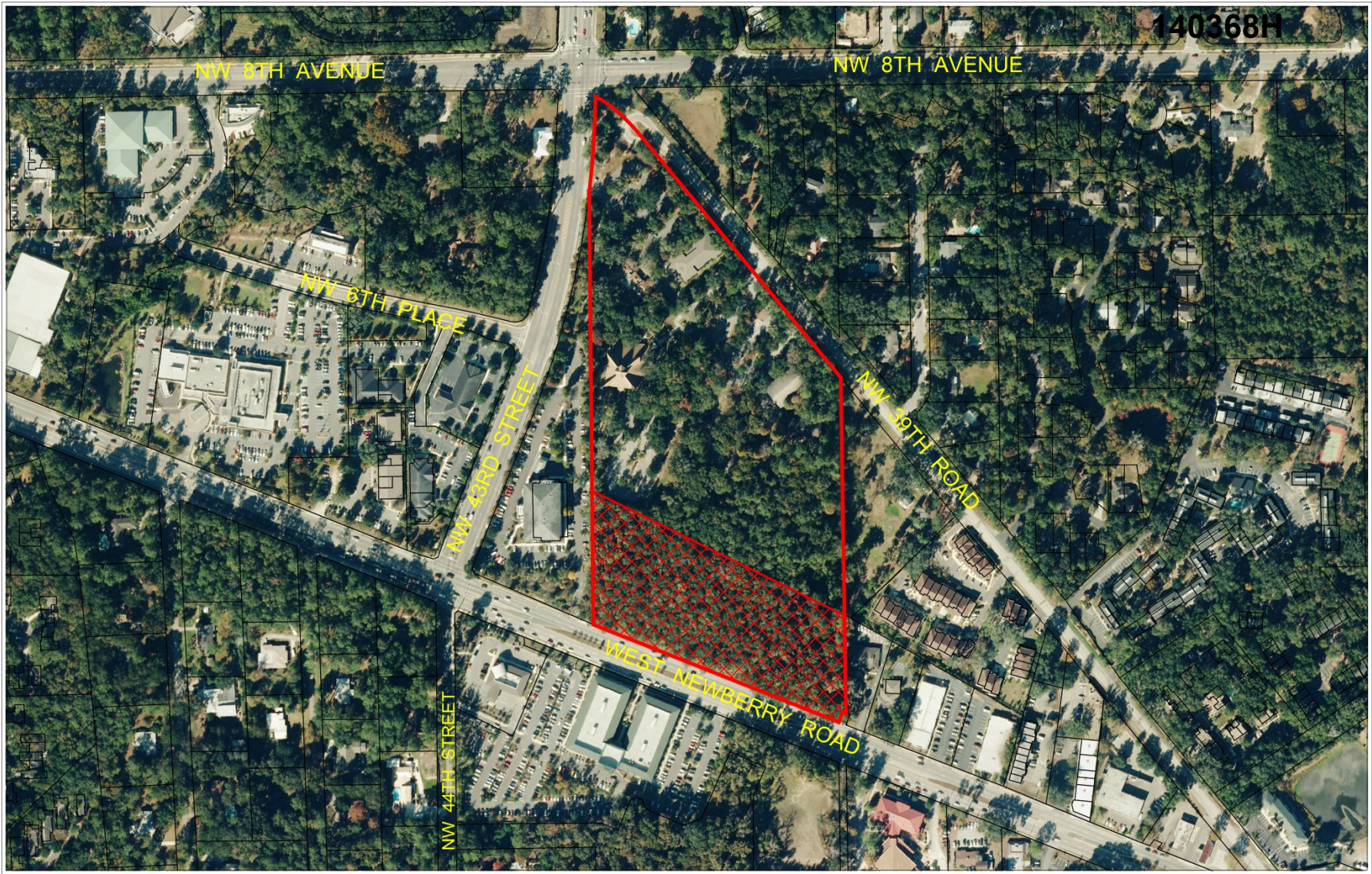
Legistar No: 140368

**Presentation by: Onelia Lazzari, AICP**

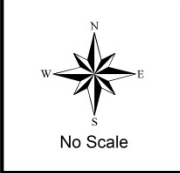
# Proposed Land Use Change <sup>140368H</sup>

<b>Existing</b>	<b>Proposed</b>
<b>Residential Low land use</b>	<b>Mixed Use Low</b>

140368H



AERIAL PHOTOGRAPH



Name
Causseaux, Hewett & Walpole, Inc., agent for Bishop of Diocese of St Augustine

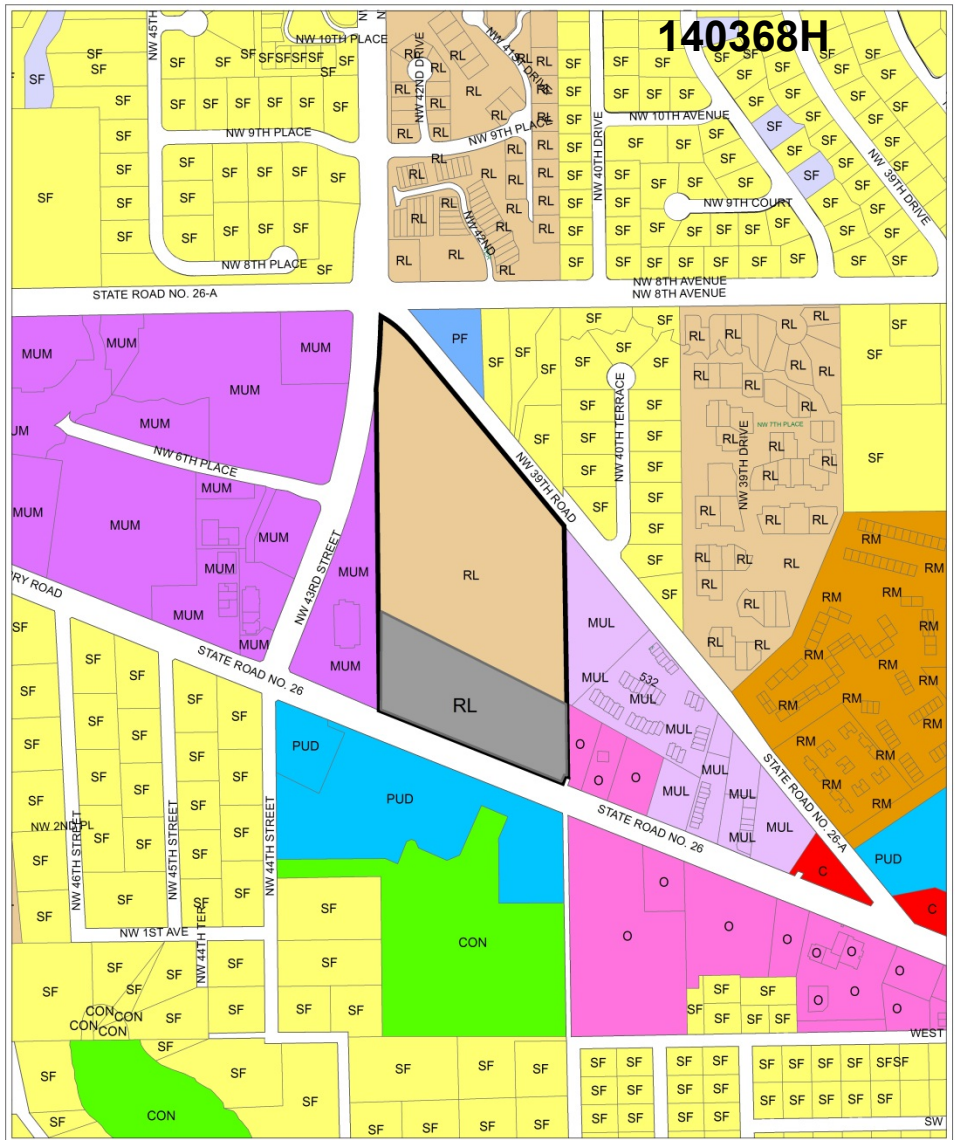
Petition Request
Amend the City of Gainesville Future Land Use map from Residential Low (RL) to Mixed-use Low Intensity (8-30 units/acre) (MUL)

Petition Number
PB-14-51 LUC

# City of Gainesville Land Use Designations

- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- MUL Residential Medium Density (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- O Office
- C Commercial
- CON Conservation
- PF Public and Institutional Facilities
- PUD Planned Use District

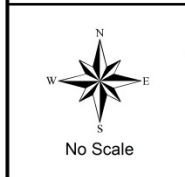
140368H



----- Division line between two land use categories

Area under petition consideration

## EXISTING LAND USE

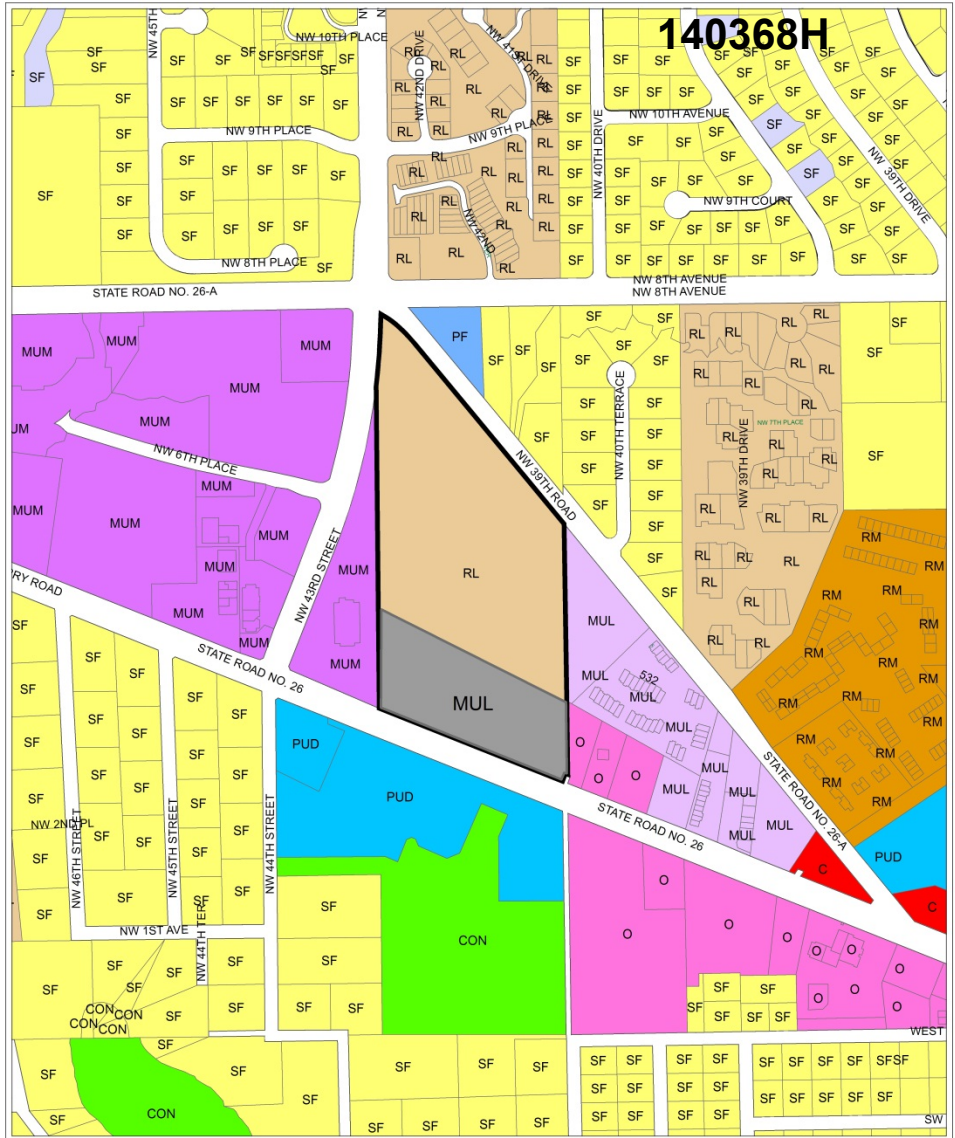


Name	Petition Request	Petition Number
Causseaux, Hewett & Walpole, Inc., agent for Bishop of Diocese of St Augustine	Amend the City of Gainesville Future Land Use map from Residential Low (RL) to Mixed-use Low Intensity (8-30 units/acre) (MUL)	PB-14-51 LUC

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140368H



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## PROPOSED LAND USE

 No Scale	Name	Petition Request	Petition Number
	Causseaux, Hewett & Walpole, Inc., agent for Bishop of Diocese of St Augustine	Amend the City of Gainesville Future Land Use map from Residential Low (RL) to Mixed-use Low Intensity (8-30 units/acre) (MUL)	PB-14-51 LUC

140368H



4046 4056  
SIEGEL HUGHES & ROSS  
Allstate  
JUDY LOCASCIO 335-2408  
MEDICAL AND DENTAL  
MANAGEMENT, INC.  
elan group  
PROPERTY SERVICES & MAINTENANCE

POWER  
THE TAX COLLECTOR  
EXTRA CASH REBATE

# Key Issues Concerning <sup>140368H</sup> Denial Recommendation

- **Compatibility & surrounding uses**
- **Inconsistency with Comprehensive Plan policy**
- **Lack of justification for need for additional MUL acreage or need for change to support jobs/economic development**

# Compatibility & Surrounding Uses

140368H

- Surrounding uses are office type uses to the west, south and east
- MUL would allow more intense uses
- Implementing zoning to the west, south, & east provides use transitions (Corporate Park, Office or PD)
- Proposal is a 5-acre cut out of a larger parcel without a unified plan or controls & outside of the commercial centers (Oaks Mall & Westgate)





140368H



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TECHNAD  
352-376-3555

4040  
OFFICE PLAZA  
ABOUT HAIR  
TANCO & FITNESS  
PERSONAL CLEAN  
Ambulance  
COMPUTER SERVICE  
Partners Insurance

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COMMERCIAL  
PROPERTY  
FOR LEASE  
318-2009  
DEAN & TUDOR  
TRANE CENTER

WIND-FM  
KXLY-TV  
WIND-FM

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DO NOT DRINK AND DRIVE  
BE HAPPY AND SAFE  
LIFE'S GOOD  
ENTRANCE

WYOMING

WYOMING

# Inconsistency with Comprehensive Plan

- **MUL land use category**  
“This category shall not be used to extend strip commercial development along a street.”
- **Discouragement of strip commercial (FLUE Policy 4.1.4)**
- **Separation of high-intensity uses from low-intensity uses by transitions (FLUE Policy 4.2.1)**



# Inconsistency with Comp Plan cont.

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- **Non-residential uses on major arterial street frontages**

**Policy 4.2.3 “...nor does the existence of non-residential uses on a major arterial street dictate that all frontage must be similarly used.”**

- **Lack of substantial justification for the need for additional MUL land use area**
  - 97.7 acres of vacant, developable MUL land in the City
  - Commercial/retail needs adequately met by existing developments to the east and west
    - Plaza Royale ¼ mile from site
    - Westgate/Creekside: .68 miles from site
    - Oaks Mall area: 1.09 miles from site

- **Lack of justification for why the MUL land use category is needed for job creation or economic development**
  - **Other land use categories could provide job creation or economic development potential (e.g., office would allow medical offices or professional offices with higher salaries than retail/restaurant type uses)**

- **Area has had careful & deliberate planning over the years**
  - **Triangle Special Area Plan**
  - **Corporate Park Zoning**
  - **PUD land use & PD zoning**
  - **Gateway Street Designation**
  - **Consideration of transitions**

**Plan Board to City Commission:  
Deny Petition PB-14-51 LUC  
(vote: 3-2)**

**Staff to City Commission:  
Deny Petition PB-14-51 LUC**

# Alternative Recommendation

140368H

**Approve a land use amendment to Office for the subject property and direct staff to propose Comprehensive Plan text changes to the Office land use category to allow certain additional uses such as restaurants and general retail by an associated Special Use Permit process with specific design criteria as specified in the Land Development Code.**