

City of
Gainesville

Inter-Office Communication

Planning Division
X5022, FAX x2282, Station 11

Item No.: 9

TO: City Plan Board

DATE: April 21, 2005

FROM: Planning Division Staff

SUBJECT: Petition 47ZON-05PB, Girls Club of Alachua County. Ricardo Cavallino, agent. Rezone property from PS (Public Service and operations district) to PS to add a charter school as a permitted use (Public Service and operations). Located at 2101 NW 39th Avenue. Related to petition 46LUC-05PB.

Recommendation

Planning Division staff recommends approval of Petition 47ZON-05PB with the condition that the Girls Club be allowed to operate an after-school and summer day camp recreational program as existing, a charter school, and accessory community activities.

Explanation

The subject property is located at 2101 Northwest 39th Avenue and is currently developed as the Girls Club of Alachua County. The proposed rezoning is 5.3 acres. The property lies between Green Tree Park on the east and a place of religious assembly on the west. The current Future Land Use category designation on the subject property is Recreation, pending an amendment to the Public Facilities land use category. The existing zoning is Public Service. The surrounding land use designations are Single-Family to the north and west, Recreation to the south and east. Surrounding Zoning is RSF-1 to the north, Public Service to the east and south, and RSF-1 to the west, see Zoning Map. The present use is an after-school and summer Girls Club of Alachua County recreation program and facility. See Map 2.

The current Recreation land use designation was given to this property because it was acquired by the City for recreation use and subsequently deeded to the Girls Club. There are no restrictions to the use of the property in the deed. The Public Service zoning category is used to identify suitable locations for public and private utility and recreation activities that serve and are used directly by the public for their own benefit and are necessary to the normal conduct of the

community's activities. The Public Service district may be isolated and surrounded by other zoning districts compatible with the intended use of the facility.

The Girls Club wishes to utilize the existing recreation facilities for a charter school during regular school hours when the after-school recreation program does not use the facility. The proposed use would not encroach upon the existing recreation area, as the buildings and parking are existing. The Girls Club serves up to 120 children in the after-school program and operates a summer day camp program. The proposed charter school will be limited to 54 students. The Charter School will be developed on the theme of health education and physical fitness for Kindergarten to 2nd Grade. The property will continue to be used in the evening as a meeting place for community groups and events.

The subject property is located on Northwest 39th Avenue, and is served by sidewalk and public transit. Utilities are in place to serve the development.

Designation of this property as Public Service must address the criteria of Sec. 30-75 of the land development code. Planning staff finds that the existing developed site with the addition of the Charter School will meet the criteria, paraphrased below.

Site Suitability: Adequate land area for the proposed current and anticipated expansion of the proposed use; adequate utility services; adequate transportation facilities; and appropriate to the proposed use with regard to flooding, soils and other hazards.

Site Design: Building scale and massing; exemplary signage, landscaping and tree preservation; separated pedestrian facilities wherever possible; safe, convenient and well designed traffic circulation; energy conservation; emergency access and service vehicle access; protection of natural and community resources.

External compatibility: Buffering and screening, site illumination, mitigation of adverse impacts such as noise, glare, smoke and odor.

The attached site layout plan, map 3 shall serve as the required site plan for the proposed development. The petitioners will be required to meet concurrency requirements when an application for zoning compliance is filed.

Sec. 30-347.3 addresses the criteria to be considered with request to rezone property:

1. The character of the district and its peculiar suitability for particular uses.

The Public Service district provides for a site specific consideration of the proposed use due to the requirements outline in Sec. 30-75 and the required development plan.

2. Conservation of the value of building and encouraging the most appropriate use of land throughout the city.

The proposed use is co-located with the existing recreation facility and provides for a school in a location where there is existing outdoor play area.

3. The applicable portions of any current city plans and programs.

The proposed location is within the Transportation Concurrency Management Exception Area. The petitioners have submitted an application to amend the 2000-2010 Future Land Use Map from Recreation to Public Facilities.

4. The need of the city for land areas for specific purposes to serve population and economic activities.

The proposed amended Public Service zoning will not change the allocation of land.

5. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.

The proposed site is in an area that has received considerable residential development including Townsend Planned Development, Walnut Creek Planned Development, and Abbingon Oaks Cluster Subdivision.

Goals, Objectives and Policies of the Comprehensive Plan

Future Land Use

Objective 4.1

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed-use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.

Recreation

Objective 1.3.

Eliminate conflicts and maximize coordination among service providers in the planning and management of recreation and open space within the urban area to maximize efficiency and equity in the provision and funding of recreation services.

Policy 1.3.4

The City shall seek the joint use of recreation facilities with other public providers such as the SBAC, Alachua County and the State of Florida, wherever possible in order to minimize public investment needed to provide needed recreational facilities.

Policy 1.3.5

The City shall prepare contracts and cooperative agreements with semi-private and private entities to provide recreation facilities, maintenance and programs, particularly programs designed to meet the recreation needs of youth. Such agreements shall include private sponsorships, community service projects and establishment of a civilian conservation corps.

Objective 1.4.

Disposal or sale of city-owned land or facilities shall not be detrimental to important recreational needs.

Conclusion

Staff finds the Petition 47ZON-05PB to be consistent with the City's Comprehensive Plan goals, objectives and policies with the conditions of the Girls Club after-school and summer day camp program as existing, a charter school, and accessory community activities.

Applicant Information

Girls Club of Alachua County

Request

Amend the Future Land Use Map from Recreation to Public Facilities.

Existing Land Use Plan Classification

REC (Recreation)

Existing Zoning

PS (Public Service)

Purpose of the Request

To allow the dual use of the existing facility as an after school recreation program and a charter school.

Location

2101 Northwest 39th Avenue; Tax Parcel 08989-001-000

Size

City Plan Board
Petition 47ZON-05PB
April 21, 2005

5.3 acres

Existing Use

After-school and summer day camp recreation facility

Surrounding Land Uses

North – single family residential
East - city park
South - city park
West - place of religious assembly

Surrounding Controls	Land Use	Zoning
North	SF	RSF-1
East	Recreation	PS
South	Recreation	PS
West	SF	RSF-1

Recent zoning history: None

Impact on Affordable Housing

None. The property proposed for Public Facilities does not have a residential land use or zoning, nor is there any existing residential use of the property at this time.

Respectfully submitted,



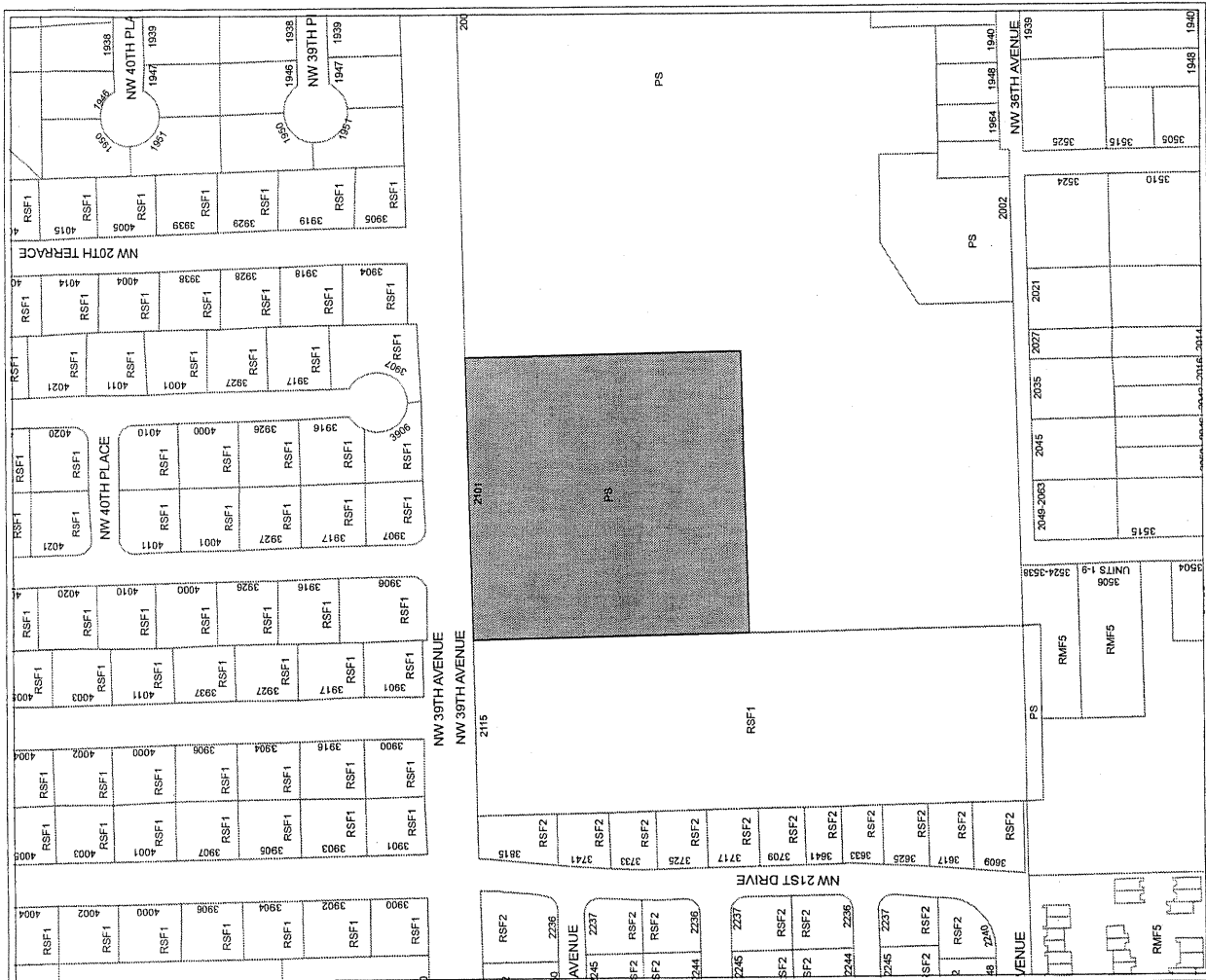
Ralph Hilliard
Planning Manager

RH:CRM

Zoning Districts

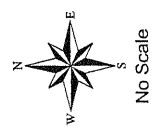
- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
- RSF3 Single-Family Residential (5.8 du/acre)
- RSF4 Single-Family Residential (8 du/acre)
- RMF5 Residential Low Density (12 du/acre)
- RC Residential Conservation (12 du/acre)
- MH Mobile Home Residential (12 du/acre)
- RMF6 Multiple-Family Medium Density Residential (8-15 du/acre)
- RMF7 Multiple-Family Medium Density Residential (8-21 du/acre)
- RMF8 Multiple-Family Medium Density Residential (8-30 du/acre)
- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
- RH2 Residential High Density (8-100 du/acre)
- OR Office Residential (up to 20 du/acre)
- OF General Office
- PD Planned Development
- BUS General Business
- BA Automotive-Oriented Business
- BT Tourist-Oriented Business
- MU1 Mixed Use Low Intensity (10-30 du/acre)
- MU2 Mixed Use Medium Intensity (14-30 du/acre)
- CCD Central City District
- W Warehousing and Wholesaling
- I1 Limited Industrial
- I2 General Industrial
- AGR Agriculture
- CON Conservation
- MD Medical Services
- PS Public Services and Operations
- AF Airport Facility
- ED Educational Services
- CP Corporate Park

- Historic Preservation/Conservation District
- Special Area Plan
- Division line between two zoning districts
- City Limits



EXISTING ZONING

Name	Petition Request	Map(s)	Petition Number
Ricardo Cavallino agent for Girls Club of Alachua County	From PS to PS (to add a Charter School as a permitted use)	3548	47ZON-05PB



Zoning Districts

- RSF1 Single-Family Residential (3.5 du/acre)
- RSF2 Single-Family Residential (4.6 du/acre)
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- RMU Residential Mixed Use (up to 75 du/acre)
- RH1 Residential High Density (8-43 du/acre)
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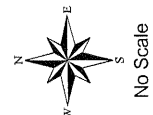
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Area under petition consideration

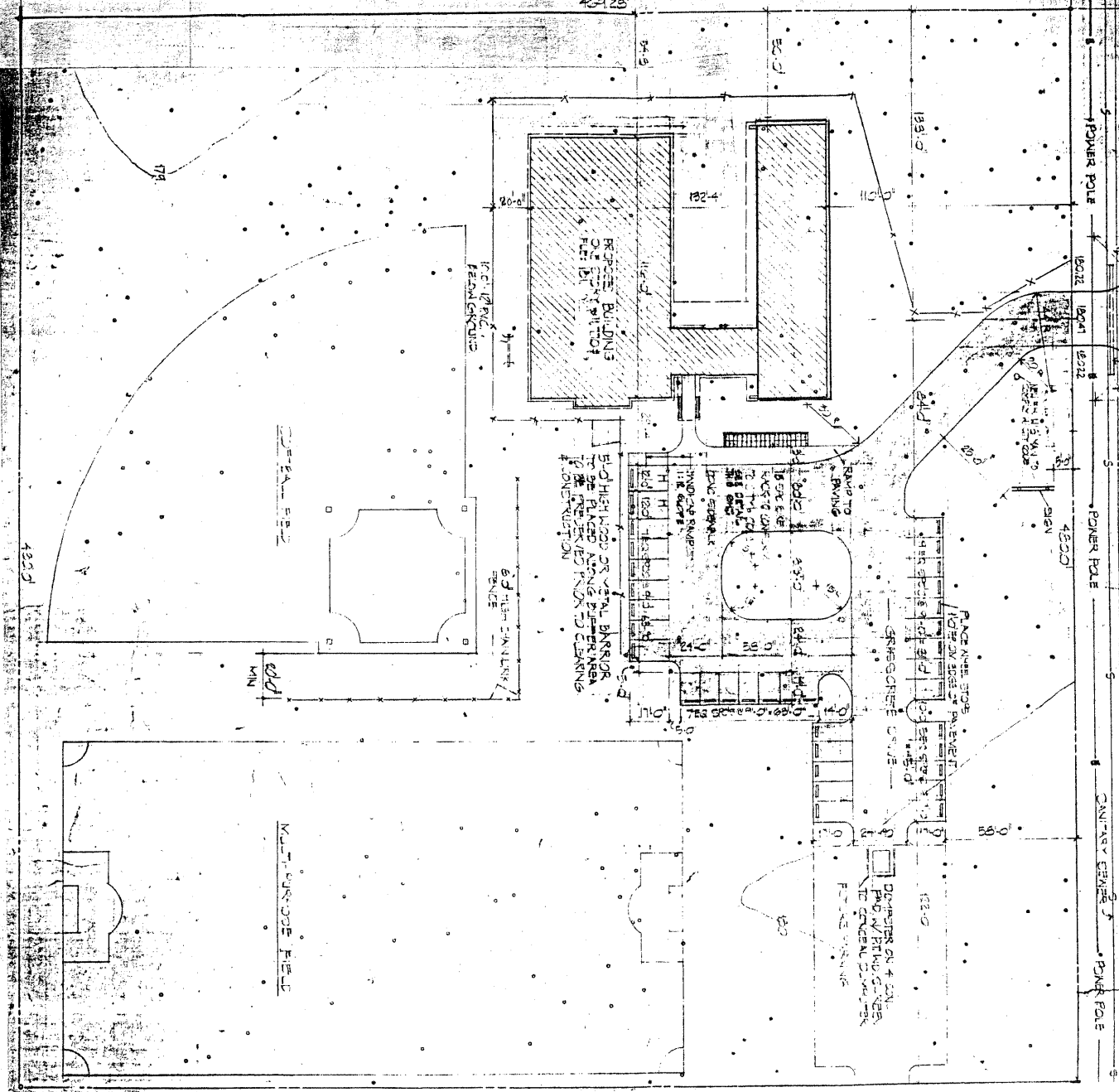


PROPOSED ZONING

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<p>Ricardo Cavallino agent for Girls Club of Alachua County</p>	<p>From PS to PS (to add a Charter School as a permitted use)</p>	<p>3548</p>	<p>47ZON-05PB</p>



No Scale



NOTE: FOR DTL OF MITERED END SECTIONS TO DOT INDEX NO. 278, SHEET NO. 4 OF 6, R

9.7 9.6

POWER POLE

POWER POLE

180.22 180.41 180.22

4800

SIGN

NEW 1/2" W/3" VAN TO COMPLY W/ CITY CODE

PLACE HERE NOT ON 30

133.0

GRASS

Map 3: Charter School Development Plan

132.4

RAMP TO PAVING

16" DEEP W/ 2" RACK TO CONFORM TO CITY CODE 22.3.3.4 SEE DETAIL THIS SHEET

CONC SIDEWALK

HANDICAP RAMP 1:12 SLOPE

12.0' 12.0' TESSER 09.0' 43.0'

Girls Club Existing

5'-0" HIGH WOOD OR METAL BARRIER TO BE PLACED ALONG BUFFER ARE TO BE PRESERVED PRIOR TO CLEARING & CONSTRUCTION

6'-0" HIGH CHAIN LINK FENCE

10.0' 12" PVC BELOW GROUND

43.122

24.32

110.0

23.2

20.0

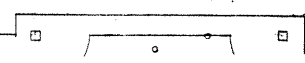
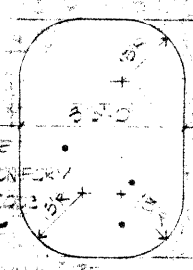
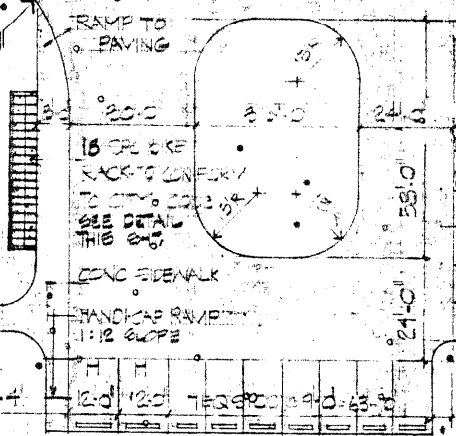
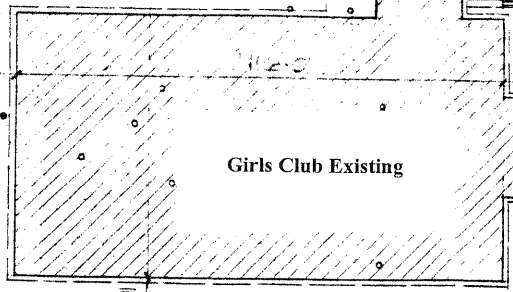
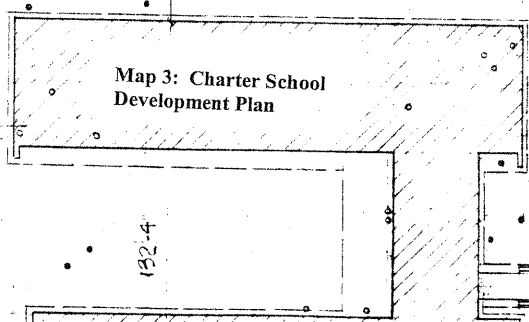
24.0

23.0

24.0

23.4

20.0



9. **Petition 47ZON-05 PB**

Girls Club of Alachua County. Ricardo Cavallino, agent. Rezone property from PS (Public services and operations district) to PS to add a charter school as a permitted use (Public services and operations). Located at 2101 NW 39th Avenue. Related to Petition 46LUC-05 PB.

Discussed with Petition 46LUC-05 PB.

<u>Motion By:</u> Mr. Reiskind	<u>Seconded By:</u> Mr. Cohen
<u>Moved to:</u> Approve Petition 47ZON-05 PB with staff conditions.	<u>Upon Vote:</u> Motion Carried 4 - 0 Ayes: Reiskind, Tecler, Cole, Cohen