

LEGISLATIVE #

110013B



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

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TO: City Plan Board

Item Number: 2

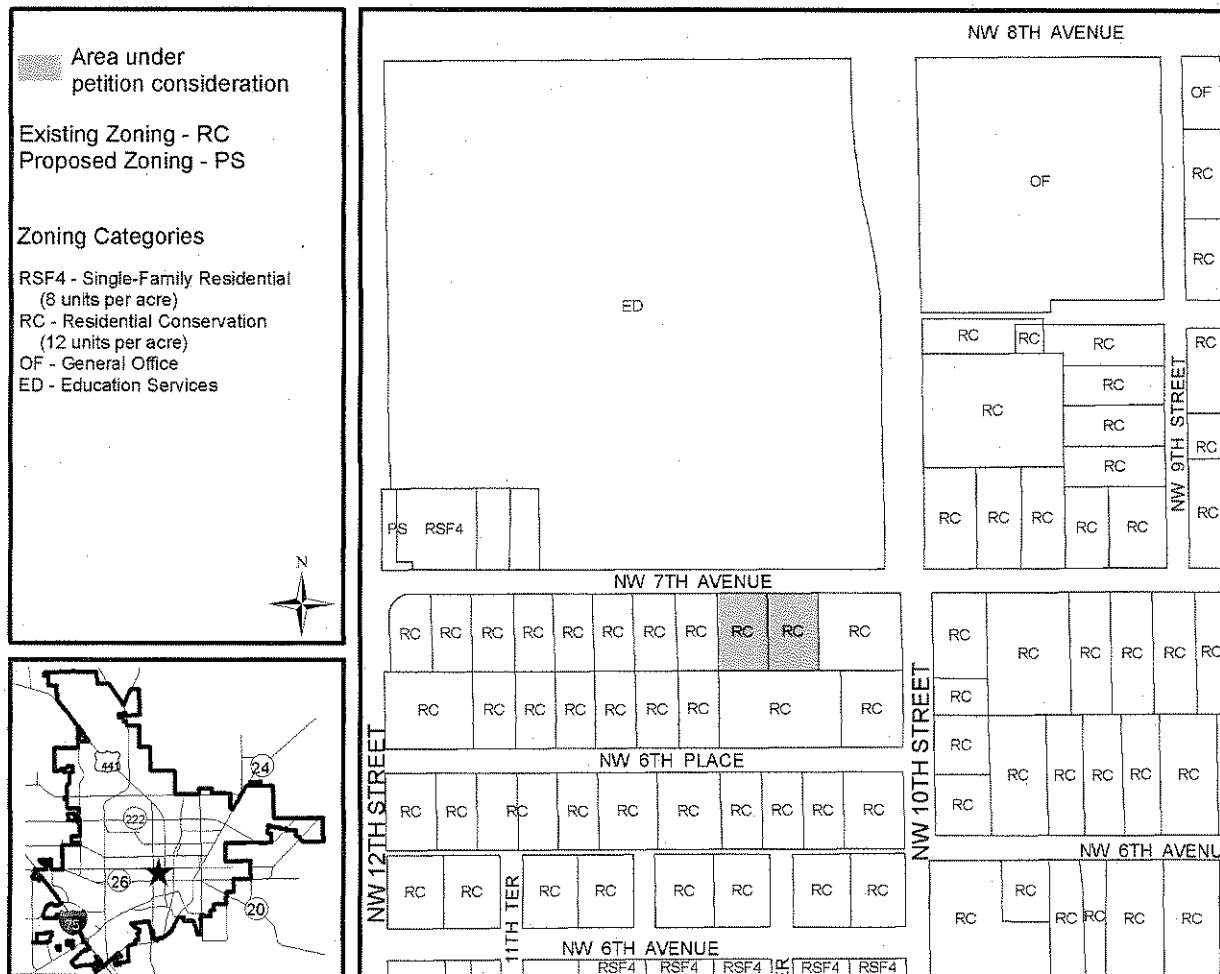
FROM: Planning and Development Services Staff

DATE: April 28, 2010

SUBJECT: Petition PB-10-121PSZ, Community Redevelopment Agency, agent for the City of Gainesville. Rezone property from RC (12 units/acre residential conservation district) to PS (Public services and operations district) with preliminary development plan approval. Located at 1013 and 1019 Northwest 7th Avenue. Related to PB-10-120LUC.

Recommendation

Staff recommends approval of Petition PB-10-121PSZ with the associated preliminary development plan and conditions as stated in the staff report.

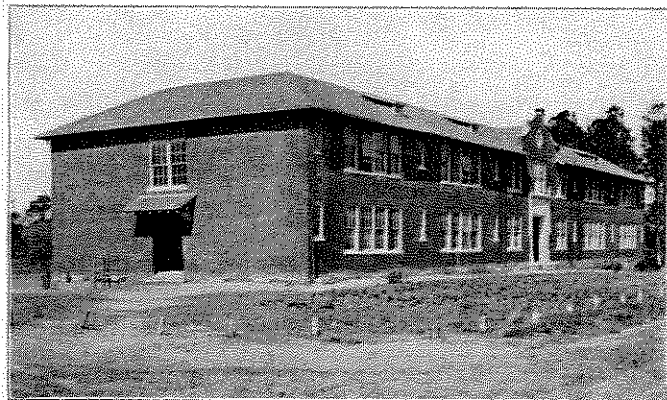


Description

This petition requests a zoning change from RC (Residential Conservation) to PS (Public services and operations) for a 0.27-acre parcel in northwest Gainesville. The site contains two houses, one that is an historic residence listed on the National Register and one that will be relocated. The petitioner also requests a land use amendment in the related Petition PB-10-120LUC. Please see the map on Page 1 for exact location information. The full map series may be found in Appendix B.

The purpose of the land use and zoning change is to allow this historic property, the home of local civic leader A. Quinn Jones, to be used as a museum with exhibits and cultural displays. The existing zoning category allows for residential use of the property, but would not allow for use as a museum or cultural center. The Public services and operations land use is intended for such civic uses and is generally applied to parks, municipal buildings, utilities, and the like. It is also applied to such properties as the Thomas Center and the Matheson Museum.

Professor A. Quinn Jones was the principal of three schools in Gainesville during his 42-year career as an educator. The first was the Union Academy, a wooden structure originally established in 1866 to educate freed slaves. It was designed for 120 students, but by 1898 was serving 500. To ease the overcrowded Union Academy (which is today the site of the Rosa B. Williams Recreation Center in the Pleasant Street neighborhood), Lincoln High School (LHS) was built in 1923, at



LINCOLN HIGH SCHOOL

the corner of NW 7th Avenue and 10th Street. LHS was constructed of brick, like Gainesville High School, but the school board did not provide funding for sidewalks, a cafeteria, or a library. Two years after becoming the principal of LHS, Professor Jones bought a house just south of the school across 7th Avenue. In 1956 the New Lincoln High School was built on Waldo Road, and the original LHS property became an elementary school. This school was renamed to honor A. Quinn Jones upon his retirement, and remains an Alachua County school to this day.

Professor Jones and his family lived in the home from 1925 until his death in 1997 at the age of 104. The Jones family then donated the house and its belongings to the City of Gainesville. The home, built circa 1920, is on the National Historic Register, is currently being considered for the Local Historic Register, and has recently undergone historic restoration.

Key Issues

The key issues related to this rezoning petition include the following:

- Per sec. 30-75 of the Land Development Code, the Public services and operations zoning district may be isolated and surrounded by any other zoning district compatible with the intended use of the facility.

- The property is in the Traditional City zoning overlay district. Requirements of this district will apply to new development on the site.
- The requested zoning requires a preliminary development plan and other supplementary materials that are not typical for rezoning requests to other districts. The preliminary development plan, attached as Exhibit B-4, has undergone review and been approved by the Technical Review Committee (consisting of Planning, Historic Preservation, Public Works, Building Inspections, and other City staff).

Basis for Recommendation

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

Conformance with the Comprehensive Plan

The proposed Public services and operations zoning is consistent with the overall goals, objectives, and policies of the adopted City of Gainesville 2000-2010 Comprehensive Plan. The proposed rezoning is also consistent with the proposed Public Facilities land use requested in Petition PB-10-120LUC.

The following comprehensive plan policies are relevant to this petition:

Future Land Use Element

Objective 2.1 Redevelopment should be encouraged to promote compact, vibrant urbanism, improve the condition of blighted areas, discourage urban sprawl, and foster compact development patterns that promote transportation choice.

Policy 4.1.1 Public Facilities

This category identifies administrative and operational governmental functions such as government offices, utility facilities and storage facilities. Maximum lot coverage in this district shall not exceed 80 percent.

Historic Preservation Element

Objective 1.2 The City shall increase the number of historic resources listed in the Local or National Register of Historic Places.

Objective 1.3 The City shall reduce the number of historic resources in need of stabilization and rehabilitation on an annual basis.

Policy 1.3.3 The City shall continue to review building, fire, and housing codes to identify regulations that restrict the use and rehabilitation of historic structures. Where possible, the City shall amend codes to encourage the use and rehabilitation,

relocation to another site for reuse, selective dismantling for reuse, and, only as a last resort, demolition of historic structures.

Conformance with the Land Development Code

This rezoning request was submitted with a preliminary development plan in accordance with the requirements of sec. 30-75 of the Land Development Code.

Please see Appendix A for the preliminary development plan and the full text of sec. 30-75.

Changed Conditions

The requested rezoning is based on the desire of the City to change the use of this specific property from a single-family residence to a historic museum. The Jones family donated the property to the City for this purpose.

Compatibility

The existing zoning is RC (Residential Conservation), and is the same for all surrounding residential properties to the east, west, and south. On the north side of NW 7th Avenue, A. Quinn Jones Center is designated ED (Education). The PS zoning district states that "This district may be isolated and surrounded by any other zoning district compatible with the intended use of the facility."

The proposed use for the property is intended to be a low-intensity use and is not anticipated to cause any noise, nuisance, or environmental issues. There are conditions within the PS zoning that will apply to minimize negative impacts.

Impacts on Affordable Housing

The proposed development does not have any impact on affordable housing. The proposed land use does not permit residential development.

Transportation

The proposed development does not have major transportation issues. The museum is an off-peak trip generator, will not generate a large number of daily trips, and parking will be provided on-site. There are sidewalks on both sides of NW 7th Avenue.

Environmental impacts and constraints

There are no environmental impacts anticipated for this land use change. Any additional development on the property will be regulated by the Land Development Code.

Historic Preservation

The A. Quinn Jones home is on the National Historic Register as a property of local significance. Inclusion on the Local Historic Register has been approved by the Historic Preservation Board and City Plan Board, and is pending approval by the City Commission.

PS Zoning District Requirements

The petition application was submitted with a preliminary development plan that has been approved by City staff (see Exhibit B-4).

The uses permitted by right on this property shall include the following:


1. Libraries and information centers (GN-823)
2. Museums, art galleries, and botanical and zoological gardens (MG-84)
3. Any use customarily incidental to any permitted principal use.


Recommended Conditions

The following conditions also apply to the use and development of this property:

1. The standard hours of operation shall be limited to Monday through Saturday from 9 a.m. to 5 p.m.
2. Special events that occasionally occur after 5 p.m shall be regulated as follows. In order to minimize potential nuisance to neighboring residential properties, the indoor portion of after-hours events will conclude prior to midnight. The outdoor portion of any event (including unamplified music) shall conclude prior to 9 p.m.
3. No amplified music or sound of any type or nature shall be played or broadcast outside of the walls of a fully enclosed building at the site.
4. The subject property shall be regulated in accordance with the requirements of the City's Land Development Code and all other applicable regulations, except as expressly provided in Exhibit B-4: Preliminary Development Plan.
5. Final development plan approval is required in accordance with the requirements of the City's Land Development Code and the adopted PS zoning ordinance.
6. All principal and accessory structures shall comply with the following dimensional requirements:
 - a. Minimum lot area: 10,000 square feet.
 - b. Minimum lot width at minimum building front yard setback: 100 feet
 - c. Minimum yard setbacks:
 - Front: 10 feet
 - Side: 5 feet
 - Rear – principal structure: 15 feet
 - Rear - accessory structure(s): 5 feet

Respectfully submitted,


Onelia Lazzari, AICP
Principal Planner

Prepared by: Susan Niemann 
Senior Planner

Surrounding Controls

The subject area is surrounded by the following land use and zoning designations:

Future Land Use Categories		Zoning Districts
North	Education	ED
West	Residential Low	RC
East	Residential Low	RC
South	Residential Low	RC

List of Appendices

Appendix A Applicable Land Development Code Policies

Appendix B Supplemental Documents

B-1 Aerial Map

B-2 Existing Zoning Map

B-3 Proposed Zoning Map

B-4 Preliminary Development Plan

Appendix C Application and Neighborhood Workshop