



Rural Commercial Land Use

A Presentation to the BoCC with Request to
Advertise

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Background

- At its February 9, 2021 meeting, Alachua County staff gave an update to the BoCC regarding the Rural Commercial Agriculture (RCA) land use designation in the Comprehensive Plan and sought Board input on how they wished to address this land use and its associated policies in the Plan going forward.
 - Staff noted that this land use designation impacts 43 properties in the County, some of which have residential uses and only 2 of which contain active commercial uses at the present time.
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Background

- At the conclusion of the presentation, the Board directed staff to bring back revisions based on these five criteria:
 - Allow residences in RCA
 - Limit commercial to 3,000 square feet
 - Limit commercial to ‘essential services’
 - Special exceptions for certain uses
 - Notice to citizens re: land use or zoning changes.

Staff Recommendation

Staff recommends the following proposed changes to policy language found in the Future Land Use Element (FLUE) of the Plan:

OBJECTIVE 3.11 - RURAL COMMERCIAL USES

Policy 3.11.1 Rural Commercial-Agriculture uses are shown on the Future Land Use map. The standards for Rural Commercial-Agriculture uses outside of rural clusters are as follows:

- a) Development of Rural Commercial-Agriculture uses shall be required to meet all concurrency requirements.
- b) Development shall be required to minimize access from arterials and collectors. Whenever possible, driveways shall use common access points to reduce potential turn movements.
- c) ~~Unless otherwise permitted as a Special Exception by the Board of County Commissioners, A maximum of 10,000~~ 3,000 square feet of gross leasable area shall be permitted for non-residential uses on each Rural Commercial-Agriculture parcel.
- d) ~~Permitted uses may include are limited to neighborhood convenience centers consistent with Objective 3.8., offices consistent with Policy 3.9.1., sit down restaurants~~ single family residential units. Uses permitted by special exception shall include local grocery stores consistent with Policy 3.11.1(c), rural medical and veterinary clinics, sales and service of farm equipment and supplies, farmer's markets, agricultural products distribution and agricultural services as defined in the Alachua County Unified Land Development Code to serve the rural area.

Examples of Ag. Services include landscape services, tree-trimming services, irrigation services, soil preparation services, crop services, well-drilling services.

Staff Recommendation

If the changes to policy language are approved, County staff would then follow up with a notice to property owners of the impacted parcels asking whether they wish to undertake a County-sponsored zoning change (if needed) to the 'A' (Agriculture) district. This would allow parcels with residences to conform to the new policy that permits residential uses in RCA (Note: some residential parcels already have this district and no zoning change would be required) or would allow vacant parcels to be developed as residences in the future if the owners so wish.

Staff Recommendation

Staff recommends that the Board direct County staff to:

- Advertise the proposed policy amendments and bring these before the Board for transmittal to the Department of Economic Opportunity (DEO) and final adoption and;
 - Initiate the process of administratively rezoning parcels as required after notifying impacted property owners to ascertain whether they wish to be included in this process.
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