



CPA-01-19/ZOM-01-19

Levesque Small Scale Map Amendment & Rezoning

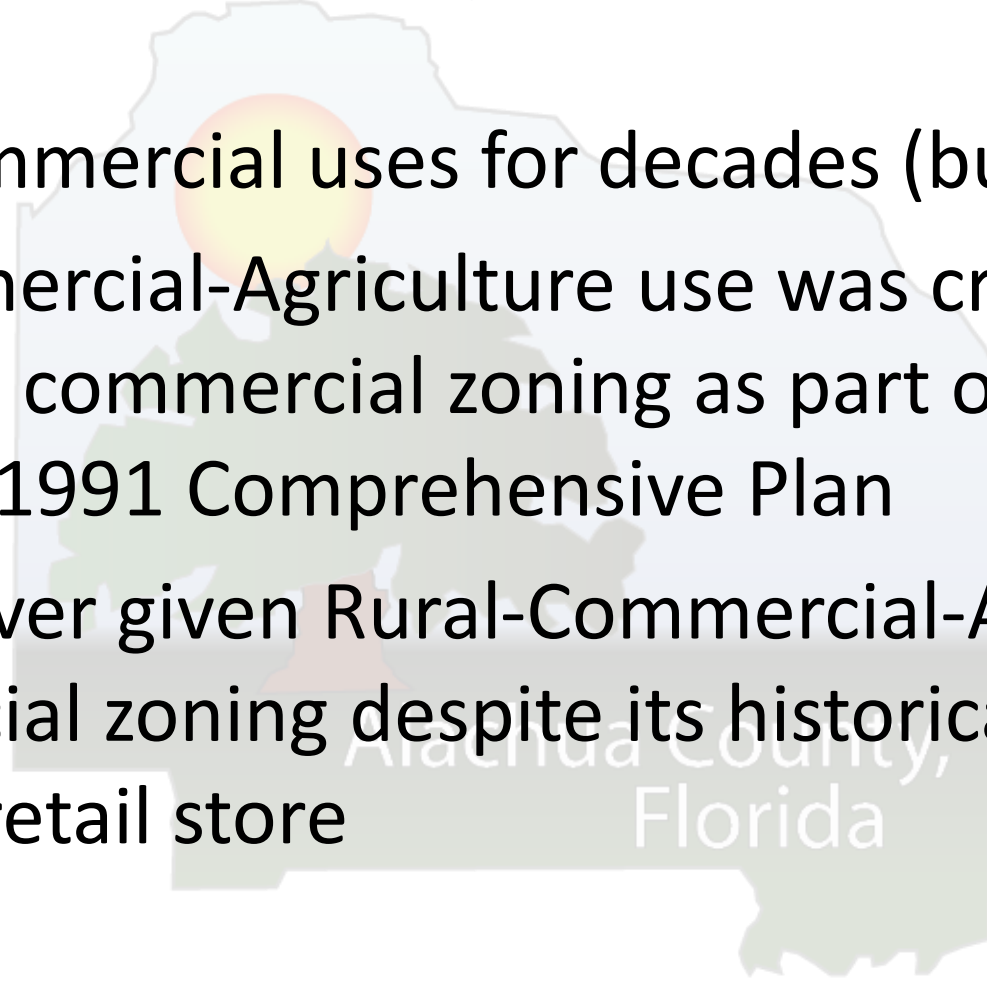
Mehdi Benkhatar, Planner
Alachua County Growth Management

Applicant request

- The applicant has submitted two related applications:
 1. **CPA-01-19**, a small scale comprehensive amendment to change the land use designation from “Rural/Agriculture” to “Rural Commercial-Agriculture”
 2. **ZOM-01-19**, a rezoning from “Agriculture” to “BR” (retail sales & services)
- If these applications are approved, the site would be allowed small-scale (under 10,000 sq. ft.) commercial uses (e.g. neighborhood convenience, office, **sit-down restaurant**, agricultural services)

Background

- Site has had commercial uses for decades (built in 1962)
- The Rural Commercial-Agriculture use was created for rural parcels that had commercial zoning as part of the Future Land Use Map in the 1991 Comprehensive Plan
- This site was never given Rural-Commercial-Agriculture land use or commercial zoning despite its historical uses as a restaurant and retail store



Background



- The site's small size (approx. 1.5 ac) and existence of a commercial building and parking lot make the use of this site for agricultural purposes unlikely
- Intent of these related applications is to make it possible to open a sit-down restaurant as had previously operated here
- Expansion of the use (2,184 sq. ft. building) has not been proposed and is unlikely due to the limited site size





Aerial Image



16383-1

HIGHWAY 441 S

**'A' Zoning
Rural/Agricultural**

SITE

16392-1

**'A' Zoning
Rural/Agricultural**

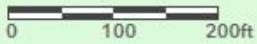
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16392-6

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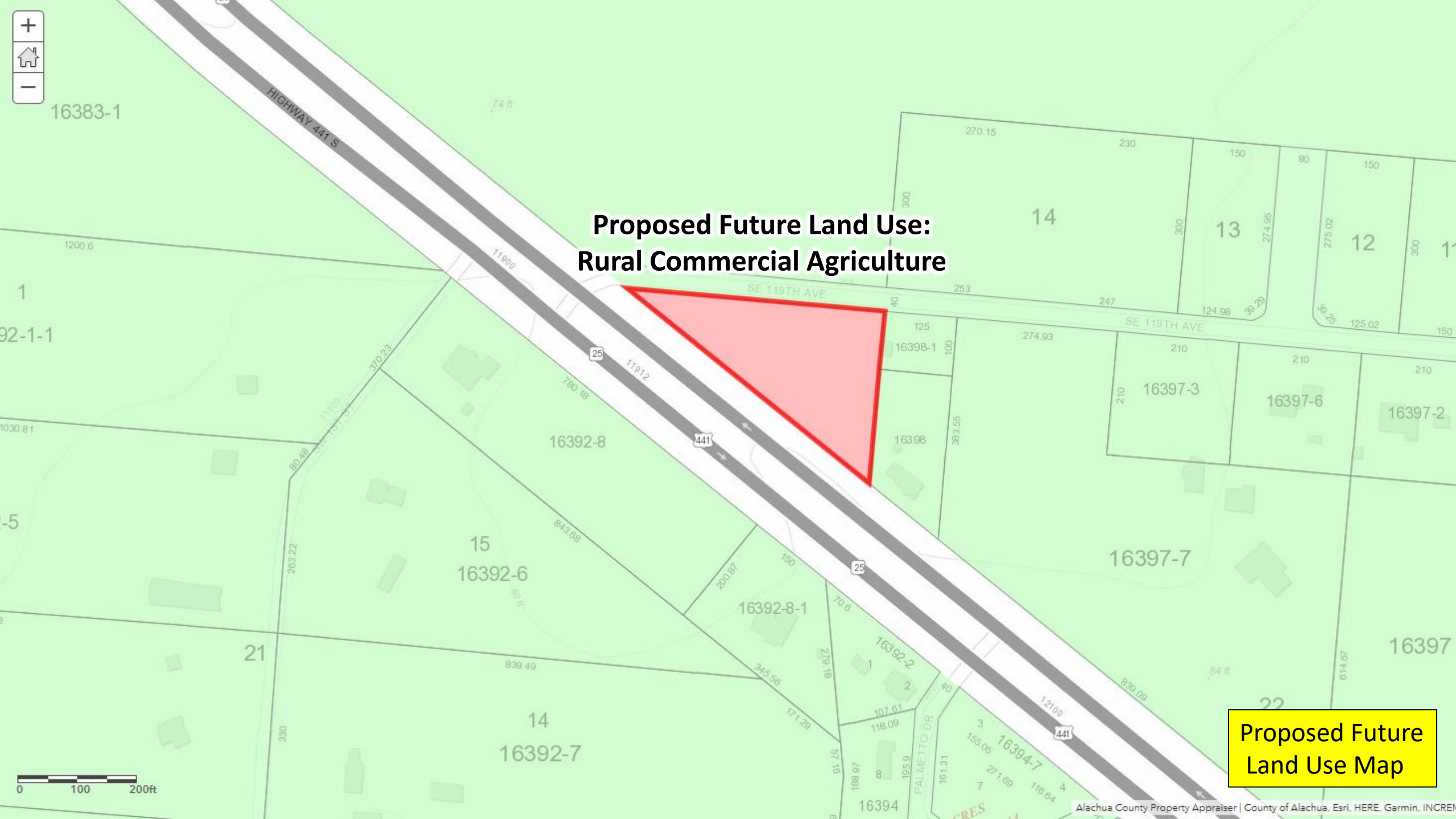
**Future Land Use
& Zoning Map**





**Proposed Future Land Use:
Rural Commercial Agriculture**

**Proposed Future
Land Use Map**

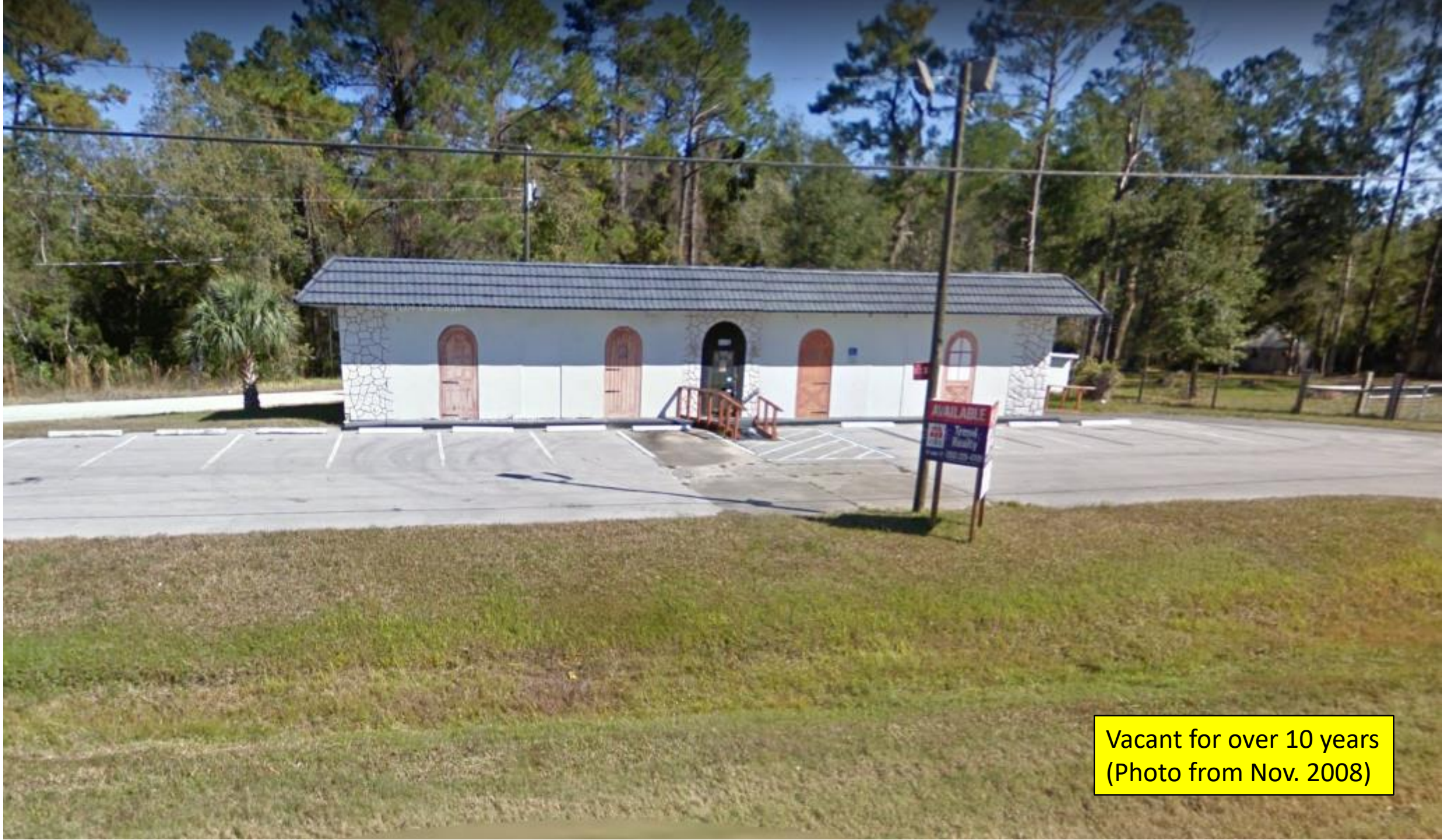




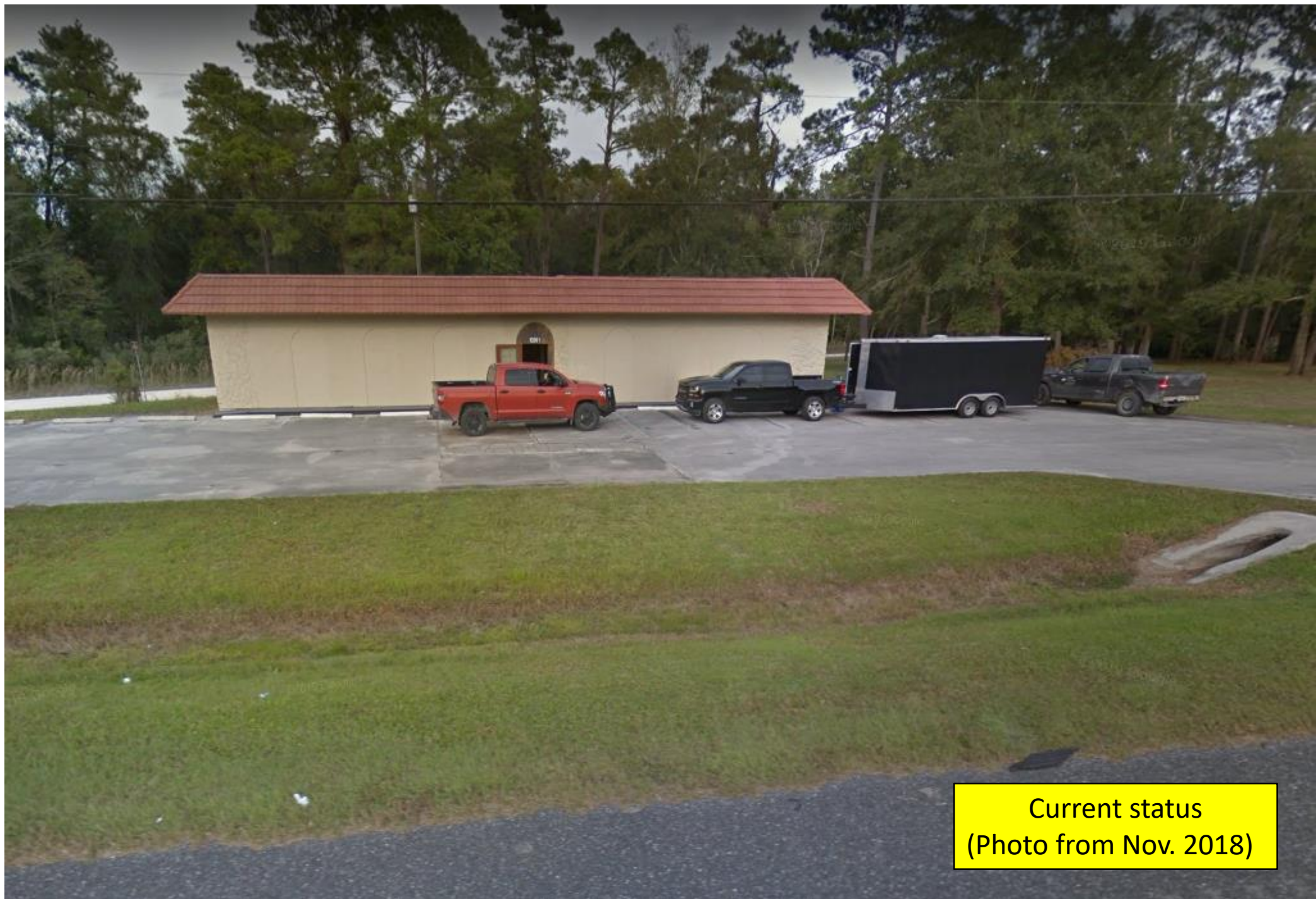
**Proposed Zoning:
'BR' Business Retail Sales/Service**

**Proposed
Zoning Map**





Vacant for over 10 years
(Photo from Nov. 2008)



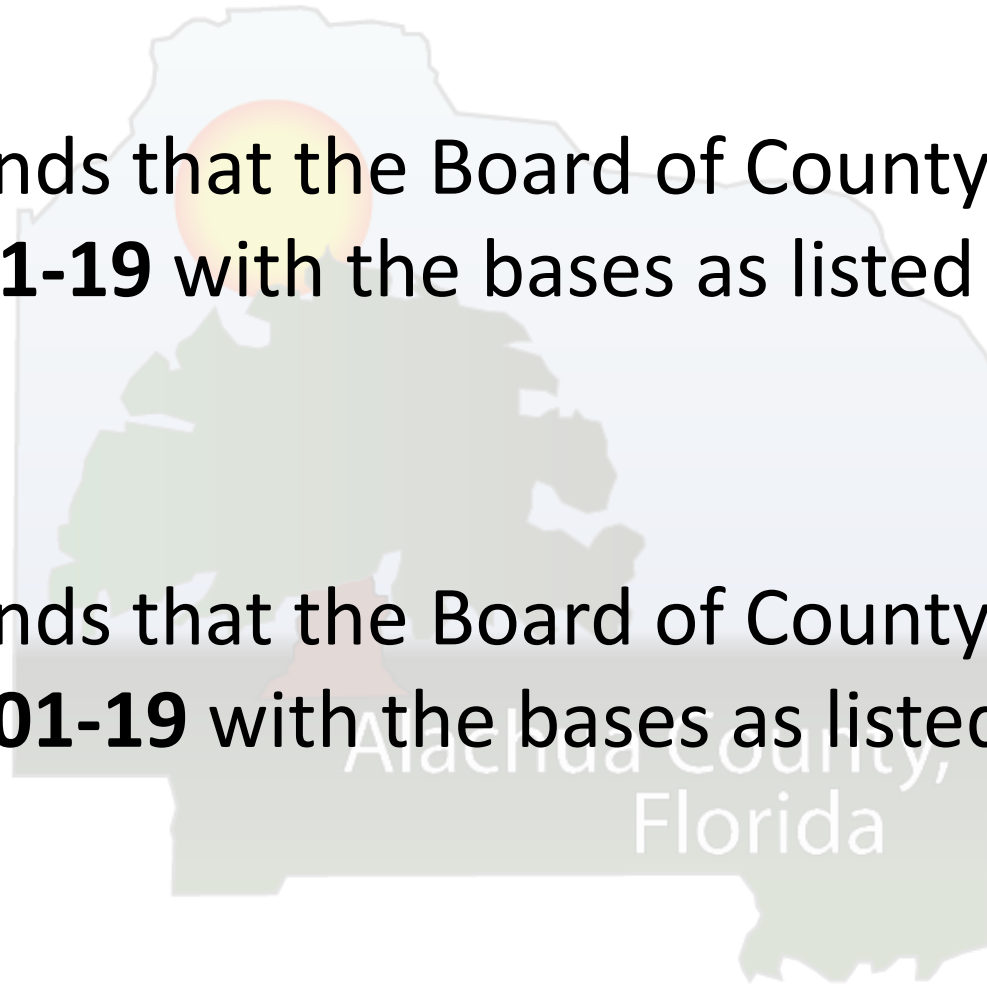
Current status
(Photo from Nov. 2018)

Staff Analysis

- The request is consistent with the commercial policies of the Future Land Use Element in the Comprehensive Plan (FLUE Policy 3.11.2 re: Rural Commercial-Agriculture)
- BR zoning district implements the Rural Commercial-Agriculture land use designation
- Land use amendment and rezoning are consistent with protection of natural resources and open space requirements
- Proposed amendment and rezoning make efficient use of a commercial site that has existed for decades

Staff Recommendation

1. Staff recommends that the Board of County Commissioners **approve CPA-01-19** with the bases as listed in the staff reports.
2. Staff recommends that the Board of County Commissioners **approve ZOM-01-19** with the bases as listed in the staff reports.



Planning Commission Recommendation

1. The Planning Commission recommended (5-0) that the Board of County Commissioners **approve CPA-01-19** with the bases as listed in the staff reports.
2. The Planning Commission recommended (5-0) that the Board of County Commissioners **approve ZOM-01-19** with the bases as listed in the staff reports.