



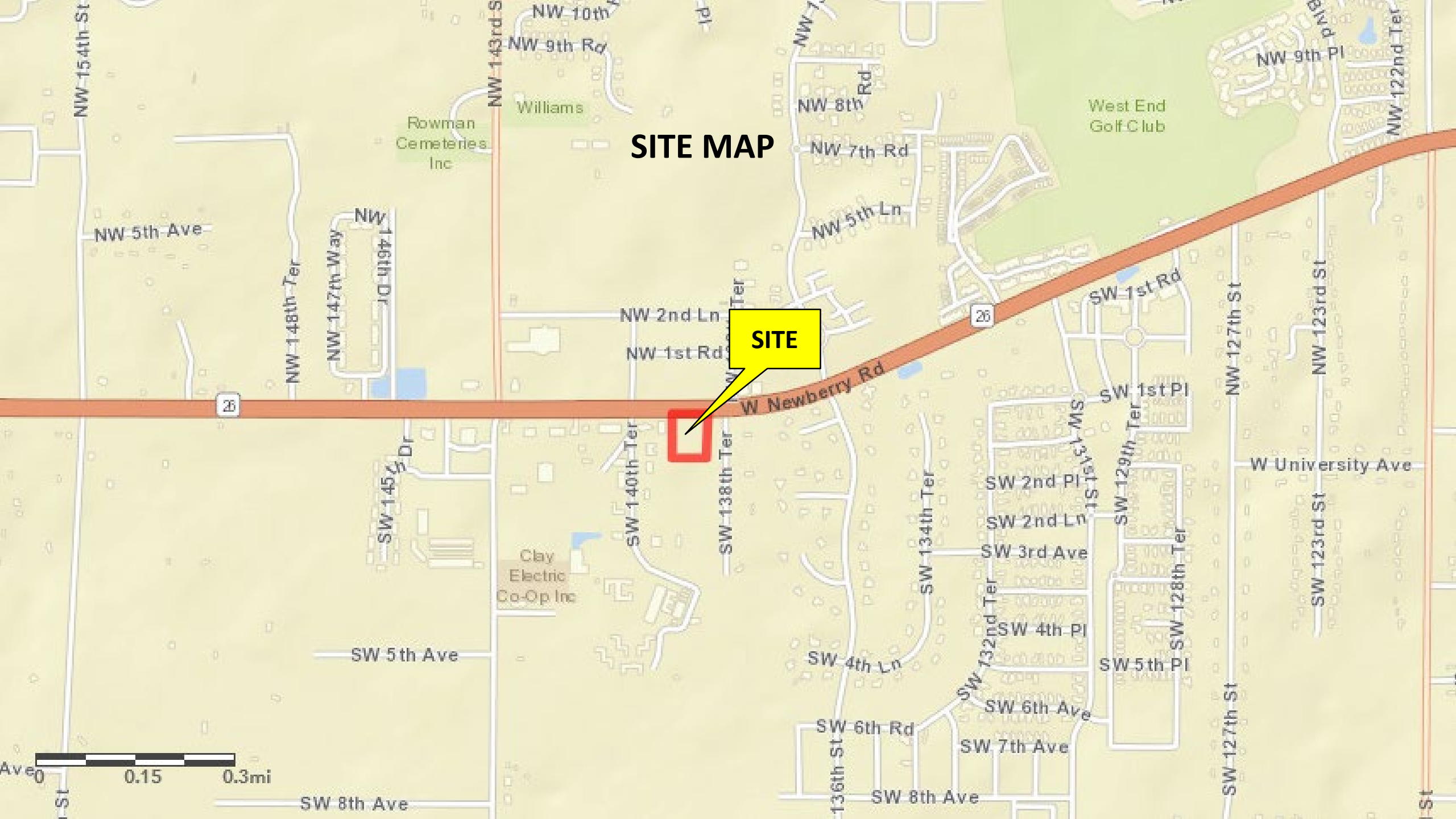
ZOM-02-20

A request to rezone from BR (Retail Sales and Services) district to BH (Highway Oriented Business Services) district

Gerald Brewington, Senior Planner

SITE MAP

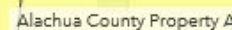
SITE

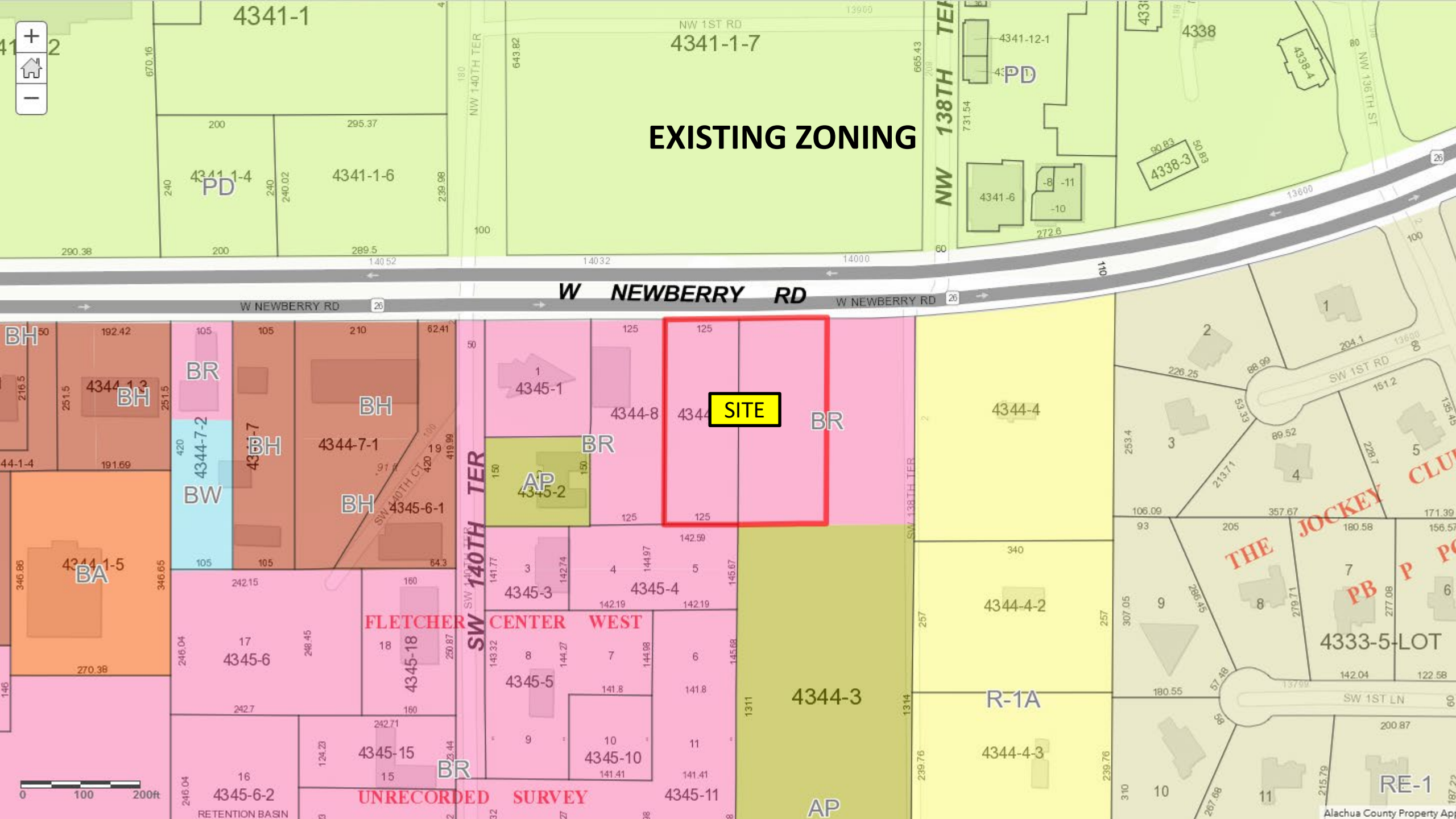




AERIAL PHOTO OF SITE







EXISTING ZONING

SITE

FLETCHER CENTER WEST

UNRECORDED SURVEY

[illegible]

4333-5-LOT

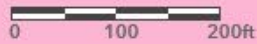
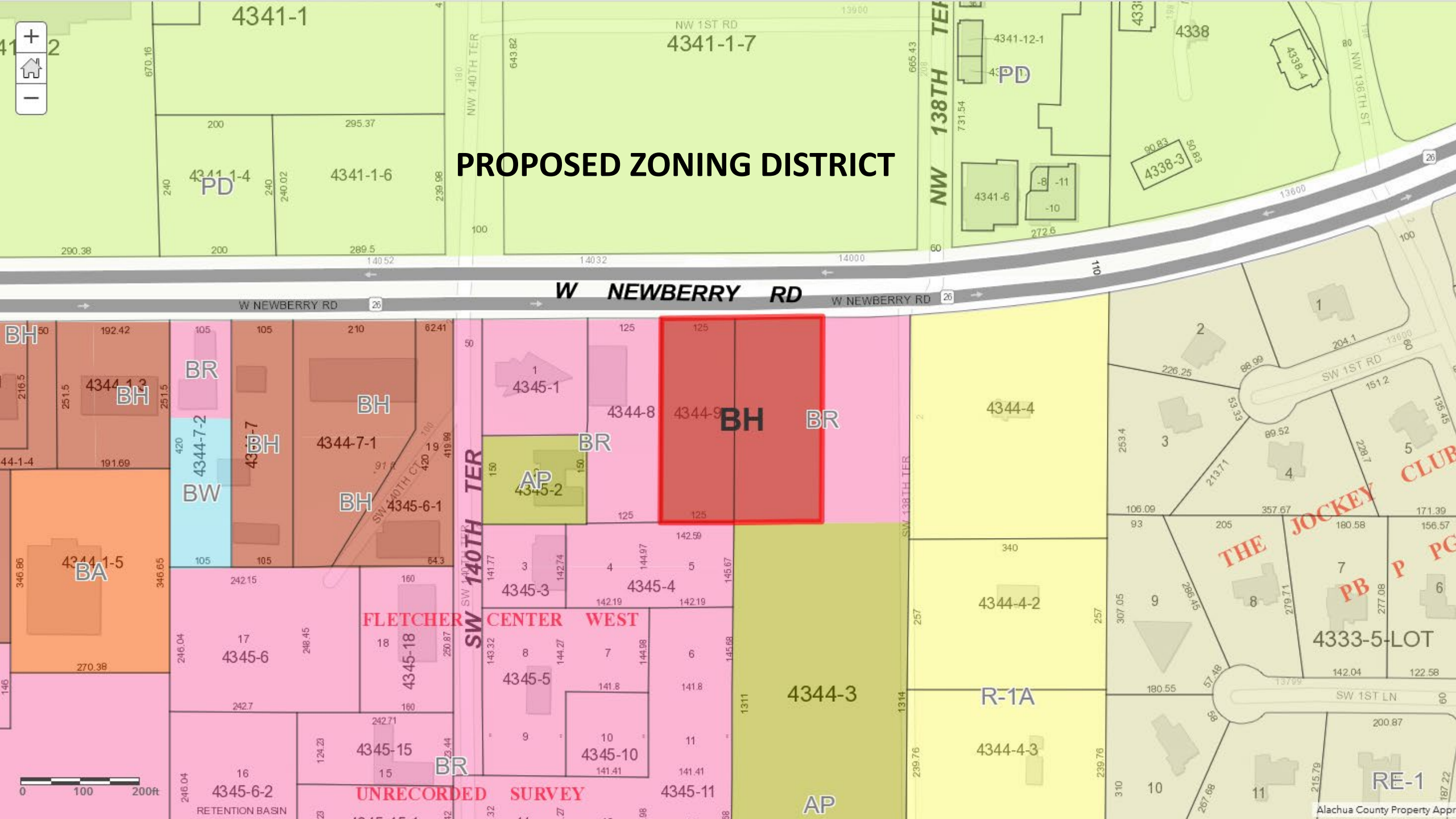
R-1A

RF-1

Alachua County Property App




PROPOSED ZONING DISTRICT



Background

The project site is located on the south side of Newberry Road within the Jonesville Activity Center. The parcel has a commercial land use with retail uses to the west including a bank, drive-through restaurant (Starbucks) and various restaurant establishments. The Campus USA Credit Union main campus is located across Newberry Road to the north. To the east of the parcel are properties with a low-density residential land use designation and an R-1a zoning district.




Background

It should be noted that these parcels, while residential in nature, are located within the Jonesville Activity Center. As such, they are subject to the activity policies and can be redeveloped in the future under a likely office or office-business park land use designation.




Applicant Request

The applicant is requesting to amend the zoning district on this parcel from BR (Retail sales and services) district to BH (Highway oriented business) district. As noted in your staff report, approval of this request would allow additional permitted uses such as a drive-through restaurant. Due to setback requirements from residential uses, a sexually-oriented business, while nominally allowed in the BH district, would not be allowed on this site.



Staff Analysis

In consultation with planning staff, the applicant agreed to reduce the footprint for this rezoning request. As shown on the zoning map, this provides a 'stepdown' from the proposed BH zoning district to the existing BR zoning to what is, at the present time, residential uses. As pointed out, these parcels are in the Jonesville Activity Center and have the potential for future development under a likely office or office business park use. In the interim, adjacent development to these residential uses can occur under the existing zoning and land use.



Staff Recommendation

As shown in your staff report, staff finds the proposed request consistent with the policies found in the Jonesville Activity Center portion (2.2.7) of the Future Land Use Element (FLUE); Objective 3.1 (Commercial Policies) of the FLUE and Policy 7.2.1 of the FLUE that provides criteria for implementation of new zoning requests. In addition, the proposed request from BR to BH zoning is consistent with criteria found in the Unified Land Development Code (402.77) for approval of new zoning requests. Staff recommends that the Commission approve the proposed zoning change from BR to BH with the bases as noted in the staff report.

