



Alachua County Board of County Commissioners Staff Report

Project Number: 2014100801_P

Preliminary Development Plan for Anthem Church

SUBJECT: Anthem Church

DESCRIPTION: Proposed 56,000 square feet of worship and associated improvements for existing church with off-site utility connection through Tower Road Branch Library.

AGENT/APPLICANT: JBrown Professional Group, Inc.

PROPERTY OWNER: Anthem Community Church, Inc.

PROPERTY DESCRIPTION:

Location: 2902 SW 75th Street

Parcel Numbers: 06850-005-000, 06850-006-000, 06850-007-000, and a portion of 06850-003-000

Section/Township/Range: 17/10/19

Land Use: Low Density Residential and Institutional

Zoning: RE-1

Acreage: 10.07

CHRONOLOGY:

Application Submittal:	11/03/2015
Insufficiency Report Sent:	11/21/2015
Application Resubmitted:	01/05/2015
Sufficiency Determination:	01/21/2015
Preliminary Development Plan Hearing:	02/24/2015

STAFF RECOMMENDATION: **Approval of the Preliminary Development Plan and Issuance of a Preliminary Certificate of Level of Service Compliance**

BOCC ACTION: **TBD**

Alachua County

Board of County Commissioners

Staff Report

DESCRIPTION OF PROPOSED PLAN:

The proposed Preliminary Development Plan is for the existing Anthem Church to expand the church campus for a new sanctuary, future buildings with associated infrastructure. The first phase of the project to be constructed will be for an approximately 40,000 square foot sanctuary. The existing 6,400 square foot building will be renovated and expanded for classroom and meeting space. A future phase will include an additional fellowship or classroom building for a total of 56,000 square feet of institutional use at full build out. An off-site sanitary sewer connection will be provided from the south through the eastern portion of the Tower Road Branch Library site.

The proposed Preliminary Development Plan exceeds the threshold established in Unified Land Development Code (ULDC) Section 402.44 for review by the Development Review Committee. According to Table 402.44.11 a Place of Worship that exceeds 25,000 square feet of gross floor area requires approval by the Board of County Commissioners (BOCC).

CONSISTENCY ANALYSIS:

Following is an analysis of the consistency of the proposed plan with the applicable policies of the Comprehensive Plan and Land Development Regulations.

COMPREHENSIVE PLAN:

FUTURE LAND USE ELEMENT

According to Policy 5.1.1:

Potential locations for major future institutional uses are identified on the Future Land Use Maps. Institutional uses may be allowed in other land use categories designated on the Future Land Use Map, and implemented in accordance with the guidance and policies within this Section 5.0., and within the Comprehensive Plan as a whole.

The proposed development is located within the Low Density and Institutional Future Land Use.

According to Policy 5.2.1:

The following criteria shall determine the appropriateness of potential institutional locations and uses requiring special use permits shall be demonstrated prior to establishing the institutional use:

- a. *Optimum service area.*
- b. *Optimum operating size.*
- c. *Access to clientele.*

Alachua County

Board of County Commissioners

Staff Report

- d. *Compatibility of the scale and intensity of the use in relationship to surrounding uses, taking into account impacts such as, noise, lighting, visual effect, traffic generation, odors.*
- e. *Nature of service provision.*
- f. *Needs of the clientele.*
- g. *Availability and adequacy of public infrastructure to serve the particular use.*
- h. *Preservation and strengthening of community and neighborhood character through design.*
- i. *Consistency with the goals, objectives, and policies of the Conservation and Open Space Element.*

The existing Anthem Church has been in operation in Gainesville since 2009. The subject property contained a place of worship for many years prior to Anthem Church's purchase of the site. The Tower Road Branch Library is located to the south and the Grand View Estates subdivision to the North. The existing church complies with the criteria outlined in Policy 5.2.1 and will not create adverse impacts to surrounding properties.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The RE-1 zoning district implements the Low Density Residential Land Use category. A place of worship is a Limited Use in this zoning district subject to the requirements that are further explained below.

Places of worship are allowed as a Limited Use in the RE-1 zoning district as defined by Section 404.42. Use specific standards are as follows:

(a) *Minimum lot size* – *The minimum lot area shall be one acre when located within the Urban Cluster or Rural Clusters, and three acres when located outside of the Urban Cluster or Rural Cluster.*

This subject property is located inside of the urban cluster and contains 10.07 acres.

(b) *Required setbacks and building standards* – *All principle and accessory buildings shall meet the required setbacks and other building standards for the zoning district.*

The proposed building locations will exceed the minimum required setbacks for the RE-1 zoning district. Exact location of the proposed buildings within required setbacks will

Alachua County

Board of County Commissioners

Staff Report

be evaluated as an element of Final Development Plan.

*(c) **Buffering** – Buffering and screening shall be provided from adjacent land uses pursuant to the requirements for the multi-family residential districts in Section 407.43(b) pertaining to Project Boundary Buffers.*

The subject property is adjacent to the Grande View Estates subdivision to the north and existing residential lots to the west. The northern and western property boundaries identify a 25' wide Medium Density Buffer consistent with Table 407.43 of the ULDC. Further details of required plantings and screening will be provided with the Final Development Plan.

*(d) **Parking** – Parking areas for civic organizations and places of worship within the residential districts shall be located to the side or rear of the principle building.*

The parking area is located to the rear and sides of the new sanctuary as identified on the proposed Anthem Church Master Plan (Sheet C-3). Additional details will be required as an element of Final Development Plan to ensure the main sanctuary will include an entrance facing SW 75th Street.

*(e) **Access** – All civic organizations and places of worship shall be located on a paved, publicly maintained road.*

Anthem Church will be served by the existing single roadway connection to SW 75th which is shared with Tower Road Branch Library. The shared driveway connects to a paved, publicly maintained road. A secondary emergency connection is also provided north of the existing driveway. Details of restricting the emergency access connection to SW 75th Street will be required as an element of Final Development Plan.

NATURAL AND HISTORIC RESOURCES PROTECTION

Conservation Areas

There are no conservation resources located within the Anthem Church property.

Alachua County

Board of County Commissioners

Staff Report

GENERAL DEVELOPMENT STANDARDS

Open Space

The open space provided contains existing trees along the southwestern portion of the site, and the required Medium Density Buffers to the north and west (Sheet C-4). The location of the proposed open space was also based on the adjacency of the open space located within the Tower Road Branch Library site. Therefore the Preliminary Development Plan provides 2.02 acres or 20.6 % of the total 10.07 acres of open space consistent with Article 5, of Chapter 407 of the ULDC.

Tree Preservation

Due to the off-site utility extension and potential expansion of an existing basin, some regulated trees in the eastern portion of the site will be required to be removed. A minimum of 20% of initial canopy is required to be maintained according to Article 2, Chapter 406 of the ULDC. The Preliminary Development Plan includes a tree canopy plan (Sheet C-5). The tree canopy plan demonstrates that 52.6% of initial tree canopy will be retained on the Anthem Church property. The clearing for the utility extension will leave 82.5% of initial canopy to be retained on the Tower Road Branch Library site.

Access Management

The existing church is accessed by a shared driveway connection to SW 75th Street with the Tower Road Branch Library. This connection will remain, and an existing driveway to the north will be required as an element of final to provide gates or bollards to limit the second access point to be utilized for emergency access only (Sheet C-7).

The proposed expansion of the use may, at final development plan, require changes to the current access point that is shared with the library branch to the south. Changes will be evaluated based upon the criteria of Section 407.133. The proposed expansion may cause a reclassification of the existing access point from a Class II to Class III depending on phasing of Final Development Plans.

Consistent with Section 407.136(b), the applicant will be required to demonstrate that no additional access management improvements are required within the Southwest 75th Street right-of-way. The applicant will, at Final Development Plan, provide an operational analysis of the intersection of the shared drive with Southwest 75th Street. The analysis shall include counts of turning movements and volumes. In addition to standard weekday counts, the study shall include weekend counts because the use is one that typically generates its largest volumes on weekends. The study shall identify whether any auxiliary lanes are warranted to serve the future expansion combined with the existing library use.

Alachua County

Board of County Commissioners

Staff Report

Water and Wastewater Services

The development is within the Urban Cluster and is therefore required to connect to central water and sewer services by Policy 2.1 of the Potable Water and Sanitary Sewer Element of the Comprehensive Plan. Sanitary sewer will be available to the church by a connection provided through the Tower Road Branch Library site. The church is currently served by municipal water (Sheet C-7).

Stormwater Management

There are two existing stormwater management facilities that will be evaluated as an element of Final Development Plan to determine if changes or expansions will be required. The stormwater management facilities will be required to comply with Article 9, Chapter 407 of the ULDC.

Transportation

The County has adopted a Multi-modal Transportation Mitigation program. The subject application will not generate sufficient trips to significantly affect the long-term capacity planning adopted as part of the program. The applicant will receive a Preliminary Certificate of Level of Service Compliance (CLSC) with the approval of the Preliminary Development Plan. The project will be required to enter into an MMTM agreement with the Board of County Commissioners prior to Final Development Plan.

DEVELOPMENT PLAN EXPIRATION:

An approved Preliminary Development Plan or phase of a development plan shall expire unless a complete application for final development plan approval has been accepted by the department within 12 months of the date of preliminary approval.

STAFF RECOMMENDATION:

Staff has found the proposed Preliminary Development Plan to be consistent with the Comprehensive Plan and requirements of the Unified Land Development Code.

Staff recommends **approval** of the Preliminary Development Plan and issuance of a Preliminary Certificate of Level of Service Compliance (CLSC) for Anthem Church, project number 2014100801_P:

Alachua County

Board of County Commissioners

Staff Report

Comment to be addressed with the Final application:

Growth Management

1. Identify the location of any proposed construction trailers and/or temporary stockpiles on the final plan.
2. Provide documentation that GRU and/or Clay Electric has reviewed and approved the utility layout of all utilities with the Final application.

County Arborist

3. A mitigation table calculation will need to be provided for this project at final 406.12(c)2.e.] and [406.13].
4. Discuss with arborist configuration of stormwater management facility to limit removal of large live oaks.

Transportation

5. The applicant shall include an operational analysis with Final Development Plan. The analysis shall address the potential need for a northbound left turn lane at the access point shared with the Alachua County Library and channelization of other access points. The applicant shall submit a methodology agreement memo prior to undertaking any study to ensure that appropriate data are collected.
6. An MMTM agreement shall be required prior to Final Development Plan approval.

Public Works

7. With your final submittal please ensure compliance with our previous comment (regarding 407.134(d)) that the existing northern connection to SW 75th Street shall remain as an emergency access only. Provide a gate and removable bollards and identifying signage. Ensure that this emergency access will replace the existing culvert.
8. In accordance with our previous comment requiring clarification for the building square footages, with your final submittal ensure that all existing and proposed impervious areas are accounted for in your stormwater management plans and report.
9. Be advised that any improvements required for SW 75th Street will need to accommodate stormwater.