



Alachua County Board of County Commissioners Staff Report

Project Number: DR23-000046

Preliminary Development Plan Over Threshold for Christ Community Church

SUBJECT: Christ Community Church – Phase 2

DESCRIPTION: Addition of new 19,000 SF expansion to the existing sanctuary with associated site and utility improvements

AGENT/APPLICANT: JBPro, Inc.

PROPERTY OWNER: Christ Community Church

PROPERTY DESCRIPTION:

Location	1521 SW 122 nd Street, Gainesville
Parcel Numbers	04425-031-000
Land Use	Low Density (1-4 du/acre)
Zoning	Residential Single-Family Estate (RE-1)
Acreage	Approximately 8.80 Acres

CHRONOLOGY:

Application Submittal	09/05/2023
Insufficiency Report Sent	09/23/2023
Application Resubmitted	10/02/2023
Sufficiency Determination	12/08/2023
Preliminary Development Plan Hearing	01/09/2024

STAFF RECOMMENDATION: Recommend **approval** of the Preliminary Development Plan for **Christ Community Church – Phase 2**.

Alachua County
Board of County Commissioners
Staff Report

DESCRIPTION OF PROPOSED PLAN:

This application proposes a Preliminary Development Plan for the existing Christ Community Church to expand the church campus with an approximately 19,000 square foot sanctuary, associated infrastructure, and utility improvements. The new building is proposed to connect to the southern portion of the existing sanctuary. The Preliminary Development Plan proposes a single phase of development.

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. Section 402.44 states that any proposed development that meets or exceeds, including expansions of existing development that cumulatively cause the threshold to be met or exceeded, shall require preliminary development plan consideration and action by the Board of County Commissioners (BoCC).

According to Table 402.44.1 *Development Thresholds*, a Place of Worship exceeding 25,000 square feet of Gross Floor Area (GFA) requires approval by the BoCC. There is an existing sanctuary, which when combined with the proposed facility will result in a GFA greater than 25,000 SF. Therefore BoCC approval is required.

The purpose of the Preliminary Development Plan stage is for the reviewing body and the applicant to determine the specific characteristics of the site that will influence its design. ULDC 402.43 (a) *Development plan review steps* states that the Preliminary Development Plan shall detail regulated natural resources that exist on site, approximate access points, and location of utilities that serve the site. Minimum open space areas and tree protection defined with the Preliminary Development Plan shall be utilized in the Final Development Plan.

**Alachua County
Board of County Commissioners
Staff Report**

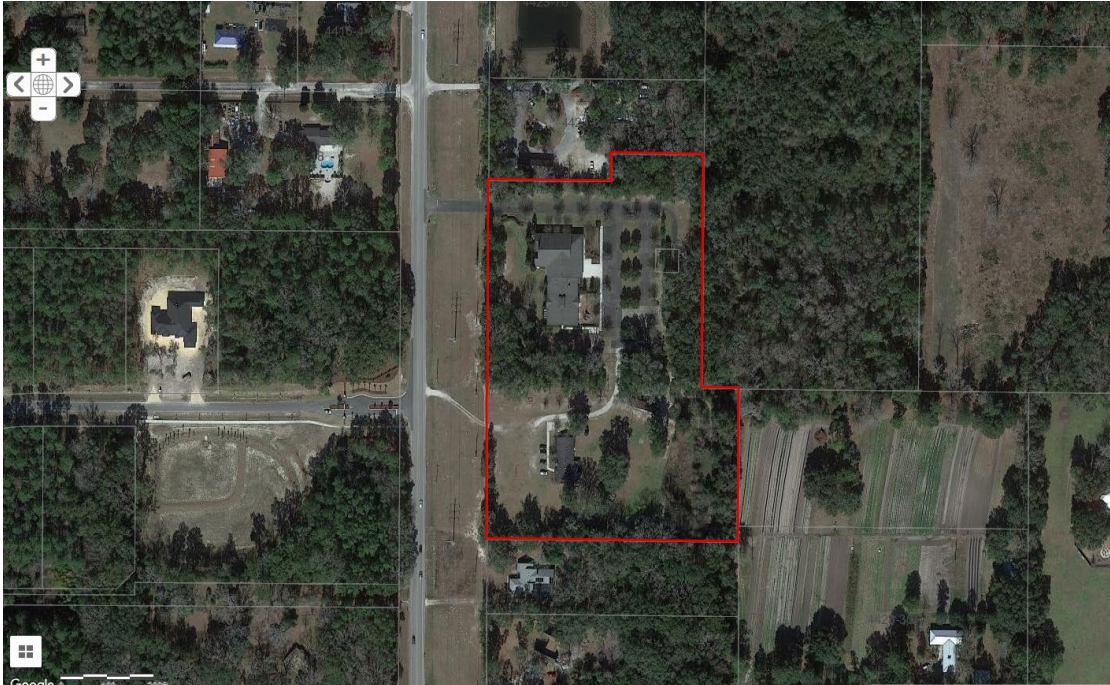


Figure 1 Aerial View of Tax Parcel 04425-031-000

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

Comprehensive Plan Policy 5.1.1 states that *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 with this Section 5.0, and within the Comprehensive Plan as a whole.*

The parcel is located within the Urban Cluster and carries the Low Density (1-4du/acre) Future Land Use designation. Comprehensive Plan Policy 5.2.1 explains the criteria for determining the appropriateness of potential institutional locations including:

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

**Alachua County
Board of County Commissioners
Staff Report**

- 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 Christ Community Church received Final Development Plan approval in 2008 and has operated on the property since. The location along SW 122nd Street is near new and existing residential development. The existing church complies with Policy 5.2.1 and the expansion will not create adverse impacts to surrounding properties.

The proposed Preliminary Development Plan is consistent with the Future Land Use.

UNIFIED LAND DEVELOPMENT CODE:

ZONING DISTRICT AND USE REGULATIONS

The RE-1 zoning district implements the Low Density Residential Future Land Use category. A place of worship is a Limited Use in this zoning district subject to specific requirements in Section 404.42:

- a. **Minimum lot size:** The minimum lot area shall be one (1) acre when located within the Urban Cluster or Rural Clusters, and three (3) acres when located outside the Urban Cluster or Rural Clusters.*

The property is located within the Urban Cluster and is approximately 8.80 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 location will exceed the minimum required setbacks for the RE-1 zoning district. The exact location of the proposed building, within the required setbacks, will be evaluated with the Final Development Plan.

- c. **Buffering:** Buffering and screening shall be provided from adjacent land uses pursuant to the requirements in Subsection 407.43(b), project boundary buffers.*

The subject property is adjacent to the Gloria's Way subdivision to the north, and existing residential lots to the south and east. The northern, eastern, and southern property boundaries identify a 25-foot Medium Density Buffer, consistent with Table 407.43 of the ULDC. There is existing vegetation within the buffer areas, and details of any additional required plantings and screening will be provided with the Final Development Plan.

**Alachua County
Board of County Commissioners
Staff Report**

- 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 proposed parking area is located to the rear and sides of the new sanctuary, shown on the Tree Canopy Plan (Sheet C2.0). Specific parking criteria will be evaluated with the Final Development Plan.

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

Christ Community Church is currently served by a single connection to SW 122nd Street, a paved and publicly maintained road. The Preliminary Development Plan proposes a second access that will connect to the proposed and existing parking areas. Details of this access will be evaluated with the Final Development Plan.

NATURAL AND HISTORIC RESOURCES PROTECTION

CONSERVATION AREAS

The proposed development site does not have any conservation areas and is outside of flood zones and wetlands. There is a significant geological feature (SGF) on parcel 04425-030-001, which lies to the east of the subject property. A 75-foot average buffer is shown on the plans and no development is proposed within the buffer.

OPEN SPACE

Sec. 407.52 exempts non-residential development from providing open space unless there are conservation resources present on the site. There are no conservation resources on the subject property, so no open space is provided.

TREE PRESERVATION

Sec. 406.12(a)(2) states that development plans shall be designed such that a minimum of twenty (20) percent of the tree canopy shown on the most recent aerials of the property is retained. The site was originally cleared for construction after the 2008 approval. 6.83 acres of the original site was regulated tree canopy. 2.21 acres was retained with Phase 1. Today, 4.78 acres of the site is regulated tree canopy, the retained canopy from Phase 1 and the growth from required landscaping during construction with the previous final. Phase 2 proposes to retain 3.14 acres of existing trees, resulting in 46% canopy retention. The areas to be preserved were identified by the County Forester at the predesign on-site inspection, and the layout reflects the highest quality trees retention in the 46%.

GENERAL DEVELOPMENT STANDARDS

SETBACKS AND HEIGHT RESTRICTIONS

The proposed building meets the building setback requirements for lots one acre or

**Alachua County
Board of County Commissioners
Staff Report**

greater in size in Residential Zoning Districts, Table 403.07.2 (15-foot front; 15-foot rear; and 10-foot side). The maximum height allowed is 35 feet. The proposed sanctuary will be required to provide building elevations in order to comply with Article 10 of Chapter 407 *Building Design* and demonstrate consistency with the setbacks in Table 403.07.2 *Setback Requirements for Residential Lots* and height requirements outlined in Section 403.07(b) *Maximum height* with the Final Development Plan.

SPECIALTY DISTRICTS AND ACTIVITY CENTERS

The subject property is located within the Urban Cluster. Section 405.45 *Exceptions to design standards for certain development types* states that institutional uses shall not be required to meet the design standards for a TND or TOD.

PARKING STANDARDS

Places of Worship require one parking space per five seats of maximum seating capacity in the principal area of assembly (407.14.1). The evaluation of parking requirements will be conducted with the Final Development Plan.

LANDSCAPING AND BUFFERING

A 25-foot-wide medium density buffer is required on the northern, eastern, and southern property boundaries, per Table 407.43.1. Section 407.43(d)(2) *Arterial or collector street buffers* states that all developments located along either an arterial or a collector street shall have a buffer averaging 10 feet in width.

The appropriate buffers are provided for on the plan. Staff will evaluate whether additional plantings are required in these buffers with the Final Development Plan.

Specific landscaping requirements for the new parking areas, pedestrian pathways and the stormwater management facility will be evaluated with the Final Development Plan.

ACCESS MANAGEMENT

The Preliminary Development Plan proposes one (1) new two-way driveway entrance/exit connecting to SW122nd Street on the southern edge of the property, in addition to the existing driveway at the northern edge.

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. There is an existing Gainesville Regional Utilities (GRU) lift station located on a separate parcel within the Christ Community Church property to which wastewater is currently connected and to which new service will connect.

STORMWATER MANAGEMENT

There are two existing stormwater basins on the property and a third will be added to accommodate the new impervious surfaces. Details of the new basin will be evaluated

**Alachua County
Board of County Commissioners
Staff Report**

with the Final Development Plan.

CONCURRENCY

A Certificate of Levels of Service Compliance (CLSC) for all public facilities will be issued upon Development Plan Approval and will be valid for one year. Provided that construction has commenced within the allowable period, the project shall have reserved capacity for a period of no more than two years from commencement of construction.

DEVELOPMENT PLAN EXPIRATION

According to Section 402.47(a), an approved preliminary development plan shall expire unless a complete application for final development plan approval has been accepted by the department within twelve (12) months of the date of preliminary development plan 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 for **Christ Community Church – Phase 2**.