

**Santa Barbara Boulevard/Golden Gate Parkway Commercial Subdistrict
PL20170004005**

Comprehensive Plan Consistency

The proposed amendment to the Golden Gate Area Master Plan which will authorize up to 21,500 square feet of commercial development is appropriate for this location. The 6.5+/- acre property is located at the intersection of two 6-lane arterial roadways. The underlying zoning currently provides for E, Estates residential uses at 1 dwelling unit per 2.25 acres, which is not compatible given the proximity to the 6-lane roadways. The existing church located on the 6.5+/- acres located at the intersection was constructed prior to the adoption of the Golden Gate Area Master Plan, and it is not a permitted use under the current master plan.

Authorizing limited commercial development on 6.5+/- acres is a logical land use change. Since adoption of the Golden Gate Area Master Plan in 1990, the County has made significant roadway improvements and has expanded both Golden Gate Parkway and Santa Barbara Boulevard to their now 6-lane configuration, with dual turning lanes. The high volumes of pass-by trips through this intersection provide for increased commercial opportunities. From a professional planning perspective, this type of intersection is not conducive to or compatible for very low density residential use. The three other quadrants of the intersection have been approved for retail and office commercial land uses. Properties immediately east, across Santa Barbara Boulevard, south of Golden Gate Parkway are zoned and developed with high density residential uses. The area immediately to the east is Golden Gate City, which represents one of the most densely populated areas of Collier County. This property is also located in Commission District #3, which has the second largest population of the five County Commission Districts. Recognizing the location and pattern of development occurring in the immediate vicinity, the proposed land use change is logical, and it is compatible with the surrounding development.

Under the proposed modifications to the Golden Gate Area Master Plan, the site where the existing church is located would be eligible for a transitional conditional use. The Plan recognizes that large intersections are not appropriate for low-density residential development. Use of the property for a church or similar conditional use does not represent the highest and best use of the property. Based on the analysis prepared for the privately initiated growth management plan amendment, the highest and best use would be commercial uses oriented to the nearby residents and traveling public.

The subject site has property dimensions that provide for a greater depth from Golden Gate Parkway than most other commercially designated parcels located along Golden Gate Parkway east of Santa Barbara Boulevard. The site can easily accommodate uses such as convenience stores with fuel pumps and fast food restaurants, unlike many of the existing commercially zoned properties located along Golden Gate Parkway in Golden Gate City. There are no other retail commercial uses west of this site until you reach the intersection of Golden Gate Parkway and Goodlette-Frank Road, some 4+ miles from the subject property. Retail uses of the type permitted in the C-3 zoning district and limited C-4 zoning district as identified in the companion

**Santa Barbara Boulevard/Golden Gate Parkway Commercial Subdistrict
PL20170004005**

Comprehensive Plan Consistency

PUD rezoning application are designed to provide retail and personal service uses for nearby residents and the motoring public.

The site has existing access locations already provided on Golden Gate Parkway and Santa Barbara Boulevard, which will provide directional access to the property not available to other sites in the vicinity of the project.

The proposed changes to the Golden Gate Area Master Plan suggest that the existing Professional Office designated parcels be re-designated as Downtown Center, which continues to permit commercial land uses; however, staff has suggested that drive through restaurant and auto oriented uses should be prohibited. Again, due to the size and depth of many of these parcels located along Golden Gate Parkway in Golden Gate City, uses such as fast food restaurants and convenience stores with fuel pumps are not feasible land uses.

The Golden Gate Area Master Plan, Policy 5.2.3, prohibits new commercial rezoning for properties abutting Golden Gate Parkway between Livingston Road and Santa Barbara Boulevard. The applicant's expert planner has evaluated this Policy, as well as the proposed modifications to the Golden Gate Area Master Plan, and concluded that the proposed re-designation of this parcel for commercial uses consistent with the C-3 and limited C-4 uses zoning category makes professional planning sense, and is not inconsistent with the existing and proposed land uses on the three quadrants of the intersection of Golden Gate Parkway and Santa Barbara Boulevard. The applicant's economic consultant has evaluated the property for commercial land uses and has concluded that C-3 level commercial uses are economically viable at this location. This site is located at the intersection of two 6-lane arterial roadways and is not proximate to I-75; therefore, motorists utilizing I-75 are not expected to be attracted to the proposed commercial uses. Given the existing population in the vicinity of the project and the high volume of traffic utilizing the intersection, I-75 traffic is not expected to exit and travel nearly 1 mile to the subject site for commercial goods and services.

The proposed text amendment includes language that encourages a unified plan of development, which will result in a more uniform plan for development with consistent landscape buffer and signage at this major intersection. Access points to the site can be accommodated to meet Collier County's access spacing policy. Water and sewer services will be available to the property through Collier County Utilities.