



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 22, 2015

Ryan Thompson, AICP
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Alachua Commerce
Site Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Thompson:

At the January 21, 2015 Development Review Team (DRT) Meeting, the above referenced Site Specific Amendment to the Official Zoning Atlas (Rezoning) application was discussed. Listed below are the issues to be addressed in revised applications. Please respond by providing written comments and corresponding revisions to the Rezoning application by Tuesday, February 3, 2015 (a total of three copies and one CD containing a PDF of the application is required by this date).

Upon receipt of your revised applications, staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if staff determines that the revised submission requires outside technical review, your applications may be delayed in order to allow for adequate review time. You must provide 13 double-sided, three-hole punched sets of the application packages and one CD containing a PDF of all application materials no later than 10 business days prior to the Planning and Zoning Board Meeting at which your applications are scheduled to be heard.

As discussed at the DRT Meeting, please address the following items:

Application

1. The applicant must revise the application to incorporate all of Parcel 03868-002-001 (T.K. Basin) and Parcel 03868-002-000 (i.e. Parcel Numbers, Acreage, FLUM Classifications, and Zoning Districts).

Legal Description

2. The applicant utilizes the legal description from the former Planned Unit Development ("PUD") for the overall legal description; however, a portion of Parcel 03868-002-001 (T.K. Basin) and Parcel 03868-002-000 are not included in the legal description. The applicant must include all of Parcel 03868-002-001 and Parcel 03868-002-000 in the legal description. Revise legal description and acreage accordingly.

Statement of Proposed Change

3. The applicant must revise the statement of proposed change to incorporate all of Parcel 03868-002-001 (T.K. Basin) and Parcel 03868-002-000 (i.e. Acreage, FLUM Designations, Zoning Designations, Maps, and etc).

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5. The applicant utilizes a net increase in floor area based upon the applicant's assumption of the floor area. This is not permitted. The concurrency analysis must be based upon the net increase of intensity based upon the maximum development scenario. The net increase of intensity based upon the proposed site specific amendment to the official zoning atlas is 2,643,578 square feet. Revise the executive summary and concurrency analysis accordingly.
6. The applicant provides notes at the bottom of the executive summary. These notes are not applicable and must be removed.

Concurrency Impact Analysis

7. The applicant makes reference to a "Practical Development Scenario". The applicant must remove all statements of this affect. The concurrency analysis must be based upon the "Maximum Development Scenario".
8. The applicant makes the statement, *"However, due to the single-store nature of retail and office development and requirements for stormwater, parking, and open space, a more practicable 0.15 FAR⁴ (880,064 ft²) is expected to more accurately portray the site's development potential. Therefore, this analysis is based on a net increase⁵ of 590,064 ft², which will be disseminated as follows:"* The applicant cannot make such assumptions. The concurrency analysis **MUST** be based upon

- the maximum development scenario of 2,643,578 square feet. Remove the statement from the analysis and revise accordingly.
9. The applicant proposes to utilize three use allocations for concurrency (Shopping Center, Office Park, and Research and Development); however, Research and Development falls within the Manufacturing, Light use category and not permitted in the Commercial Intensive ("CI") Zone District; therefore, the applicant must remove the reference to Research and Development and allocate 50 percent (1,321,774 square feet) towards the Shopping Center and allocate 50 percent (1,321,774 square feet) towards the Office Park uses.
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 - b. The applicant must revise the trip generation calculations based upon the net increase in maximum development scenario (2,643,578 sq ft).
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 - d. The applicant states in "Note 2" that the AM and PM Peak multiplier for the "Shopping Center" use is based upon similar ITE uses. The applicant MUST provide the uses, ITE Code, and calculation on how the applicant calculated the projected AM and PM Peak multiplier.
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 - f. The applicant must provide an updated transportation concurrency analysis to add the additional roadways segments.
 - g. The applicant utilizes data that is out of date for the bases of the transportation concurrency analysis. The applicant must update the base data by utilizing the December 2014 City of Alachua Development Monitoring Report.

13. Public Facilities Impact Analysis

- a. The applicant must utilize the net increase in the maximum development scenario (2,643,578 sq ft) to calculate the impact to Potable Water, Sanitary Sewer, and Solid Waste.
- b. The applicant utilizes data that is out of date for the bases of the public facilities impact analysis. The applicant must update the base data by utilizing the December 2014 City of Alachua Development Monitoring Report.

Consistency with the Land Development Regulations (Section 2.4.2(E)(1))

14. Section 2.4.2(E)(1)(e) "Incompatible with Adjacent Lands"

- a. The subject property is adjacent to lands designated for residential and agriculture uses. The applicant states that buffers will be provided to address the compatibility of adjacent residential and agriculture lands; however, the applicant is proposing a Site Specific Amendment to the Official Zoning Atlas and not a Site Plan. The intent of Section 2.4.2(E)(1)(e) is for the applicant to address the uses of adjacent lands and how the permitted uses in the proposed Zoning Designations are compatible with those existing, surrounding uses. The applicant has not addressed the compatibility of the proposed Zoning Designation with the surrounding uses. Further, the Commercial Intensive ("CI") Zoning Designation is NOT compatible with the existing, surrounding residential and agriculture uses. The applicant must revise the application and all support documents to provide a Zoning Designation that is more compatible (such as Community Commercial ("CC")) with existing, surrounding uses on the south and east sides of the area subject to the proposed amendment.

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legal descriptions (with parcel numbers and acreage) and sketches of each proposed zoning designation.

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18. Given the scope of deficiencies and the incomplete application, a second DRT meeting may be required.

If you have any questions regarding the information above, please feel free to contact me at 386-418-6100 x.108 or via e-mail at bstubbs@cityofalachua.com. We look forward to receiving your revised application and support materials.

Sincerely,



Brandon M. Stubbs
City Planner
Planning & Community Development
City of Alachua

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, Planner
File

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Alachua Commerce

APPLICATION TYPE: Site Specific Amendment to the Official Zoning Atlas

APPLICANT/AGENT: CHW, Inc.

PROPERTY OWNER(S): Alachua Holdings, Ltd; 10.47, LLC; City of Alachua; First Street Group, L. C.; Christopher Allan Korosic; and Wal-Mart Stores East, LP.

DRT MEETING DATE: January 21, 2015

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Commercial

EXISTING ZONING: Planned Unit Development ("PUD")

PROPOSED ZONING: Commercial Intensive ("CI") and Governmental Facilities ("GF")

ACREAGE: ±140.49

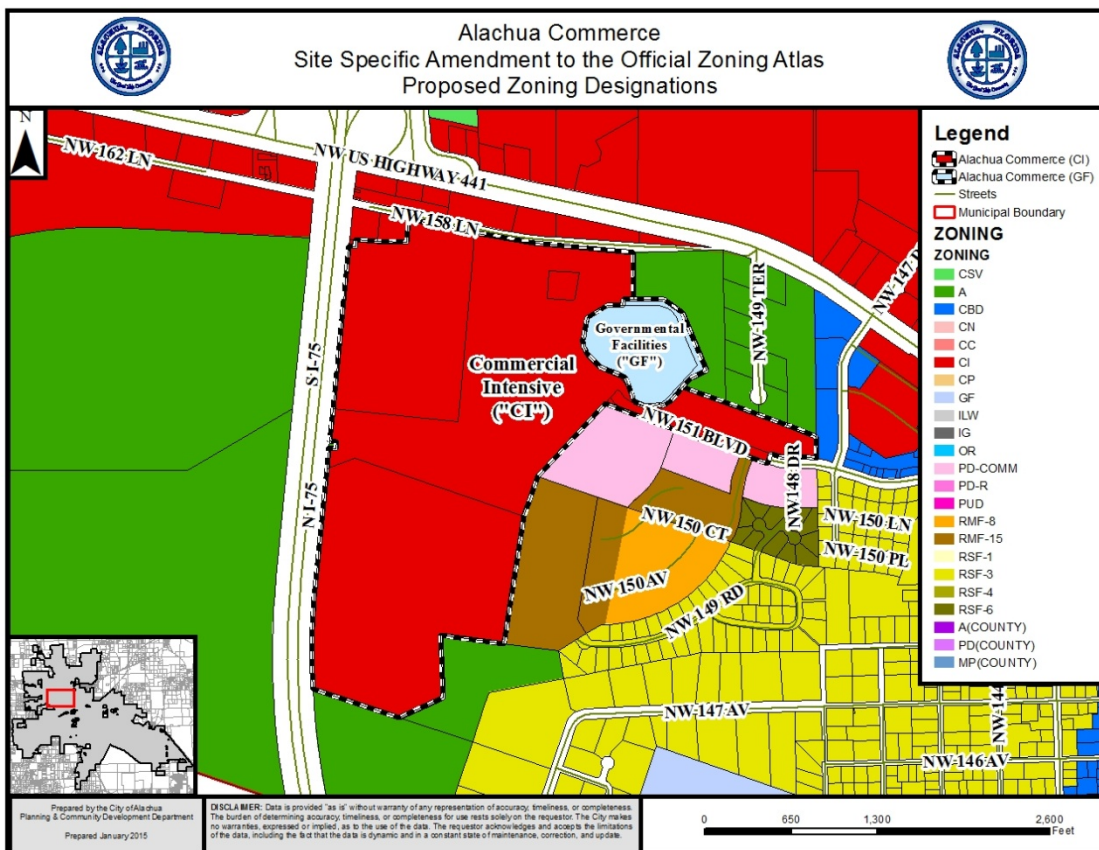
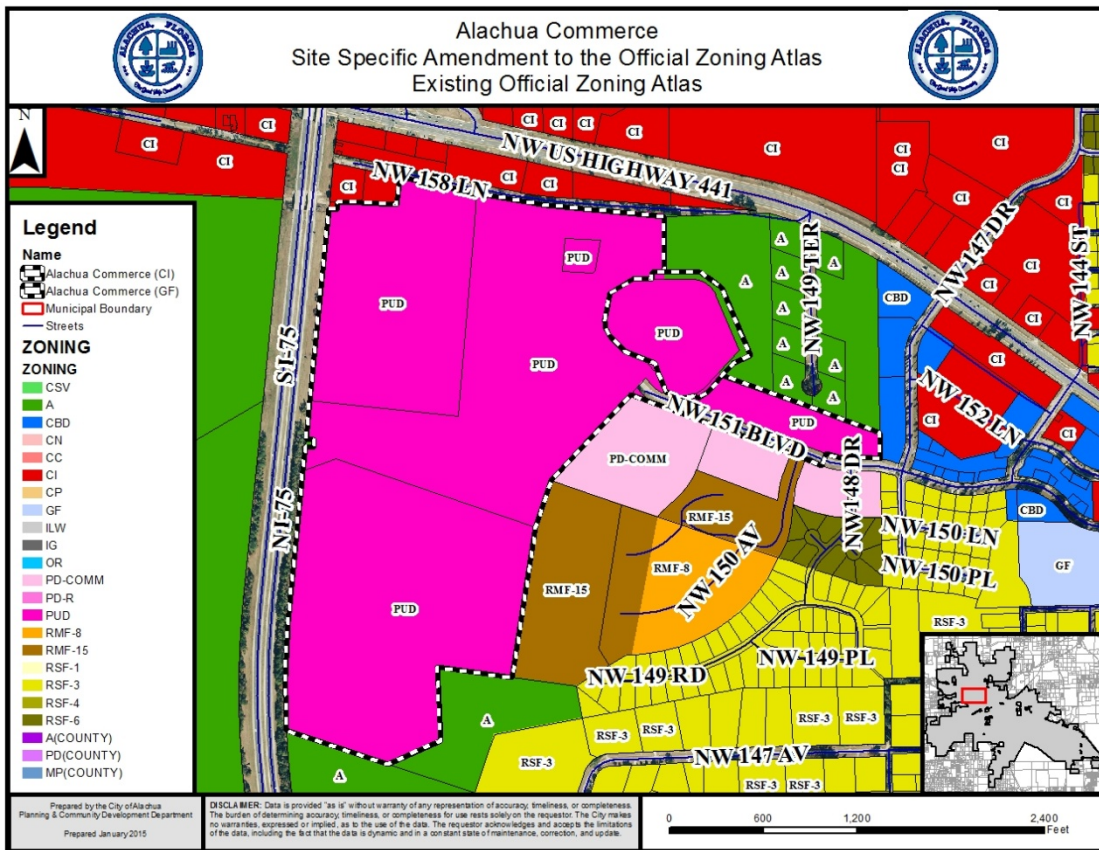
PARCEL(s): 03863-000-000, 03868-002-000, 03868-002-001, 03869-000-000, 03869-008-000, 03869-010-000, 03869-013-000, and 03869-014-000

PROJECT LOCATION: South of U.S. Highway 441, McDonalds, BP Fuels, Quality Inn, and Eco Lodge; north of Clover Ranch Estates; east of U.S. Interstate Highway 75 (I-75); and west of Park Vegetariana, NW 151st Blvd, 151 Apartments, Wyndswept Hills, and Clover Ranch Estates.

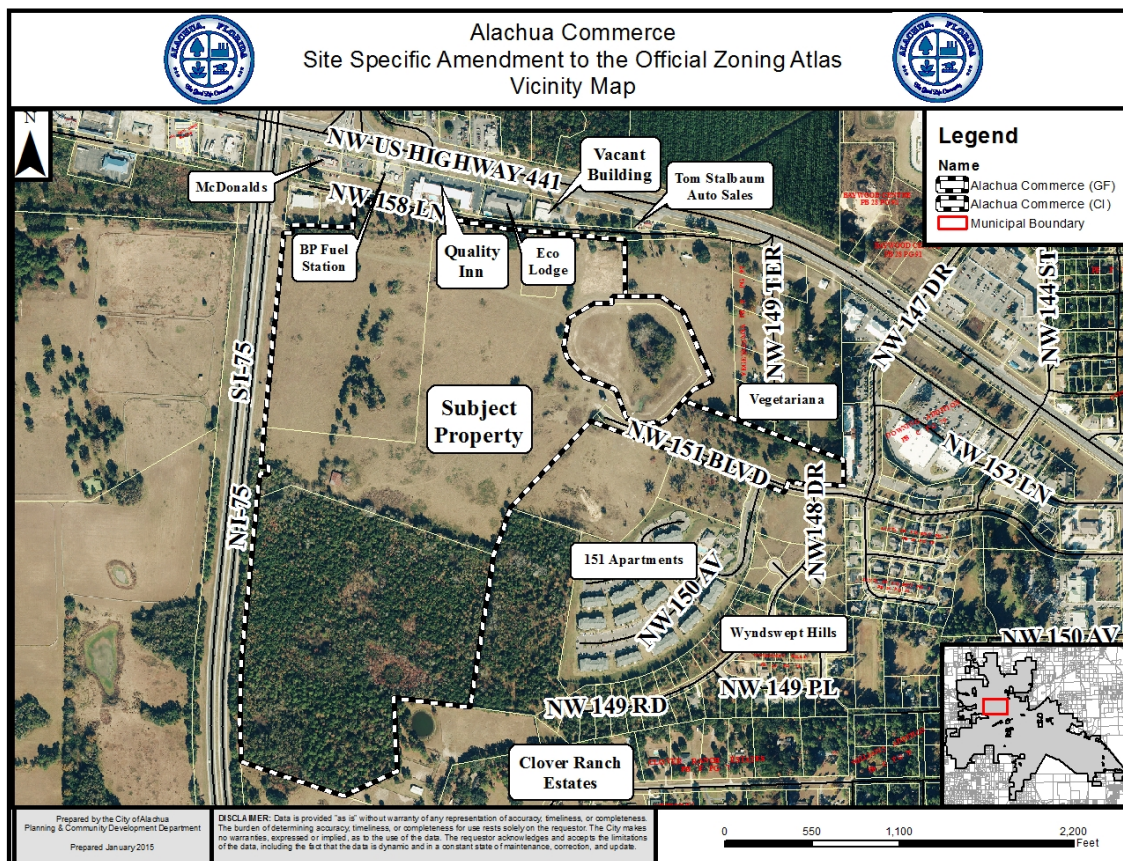
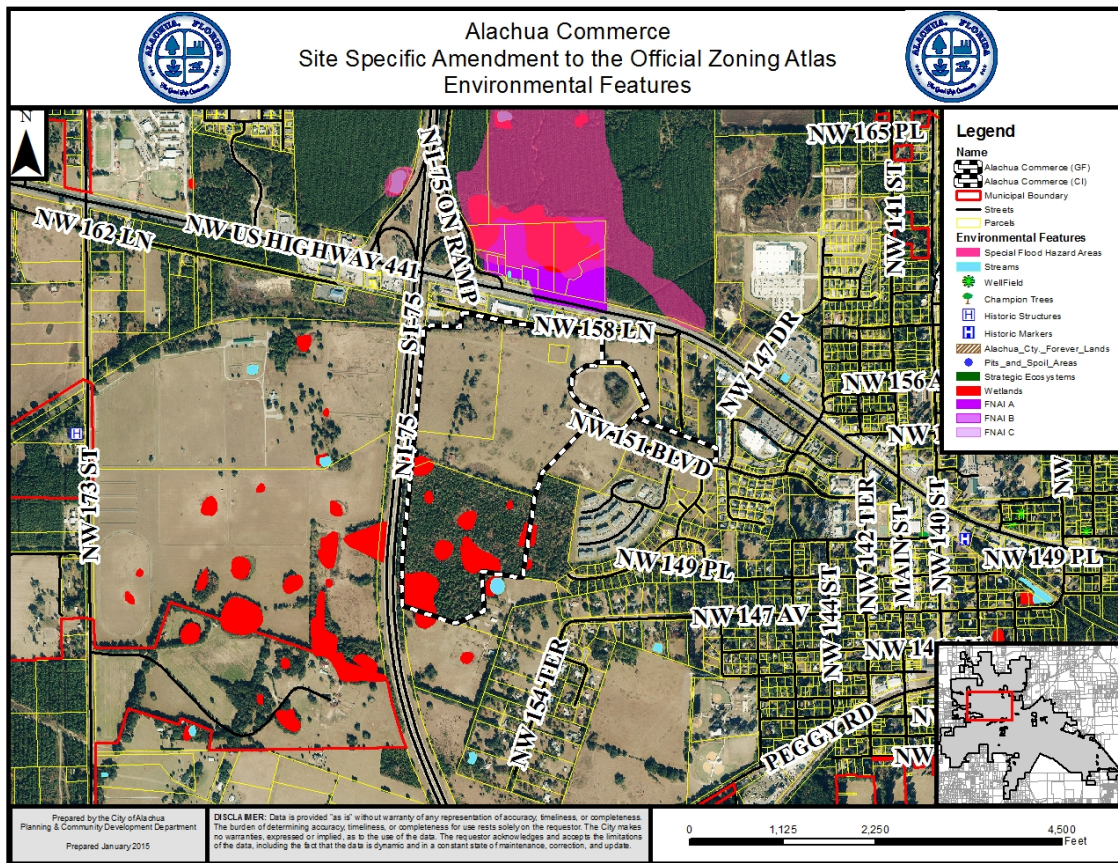
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RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **12:00 PM on Tuesday, February 3, 2015.**

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DRT MEETING TYPE: Staff

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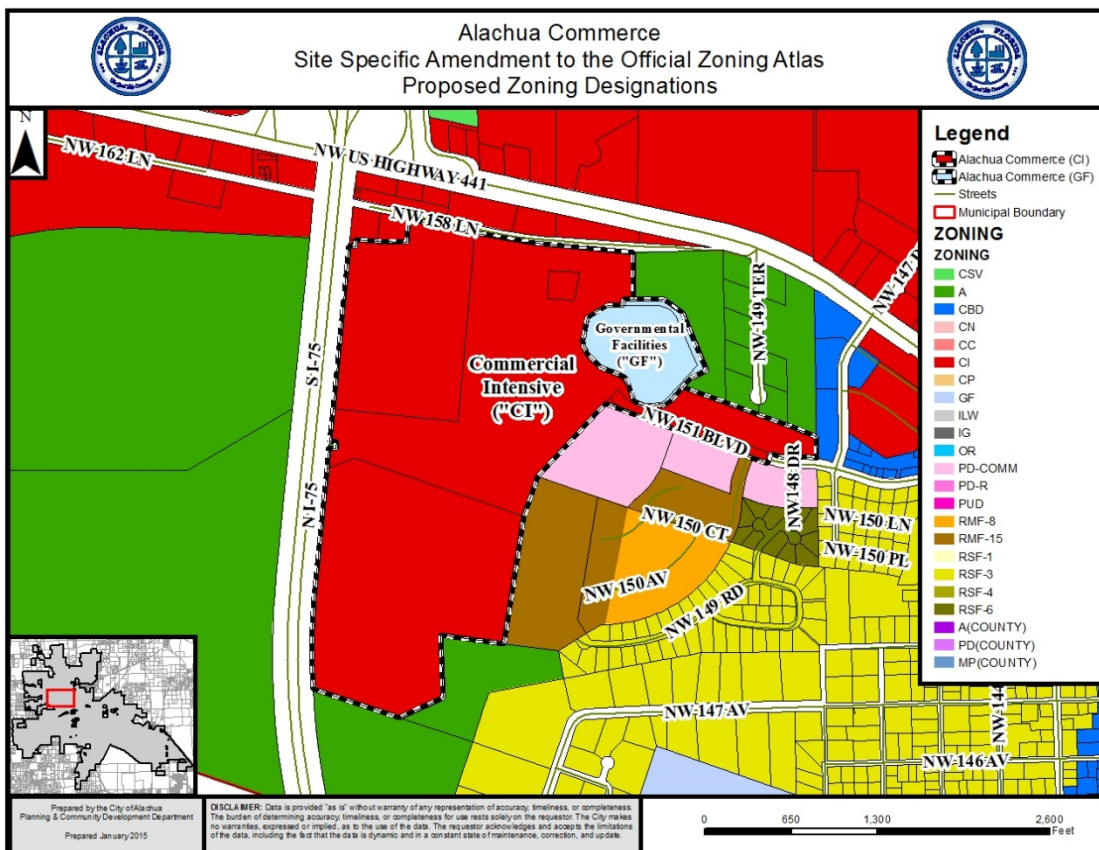
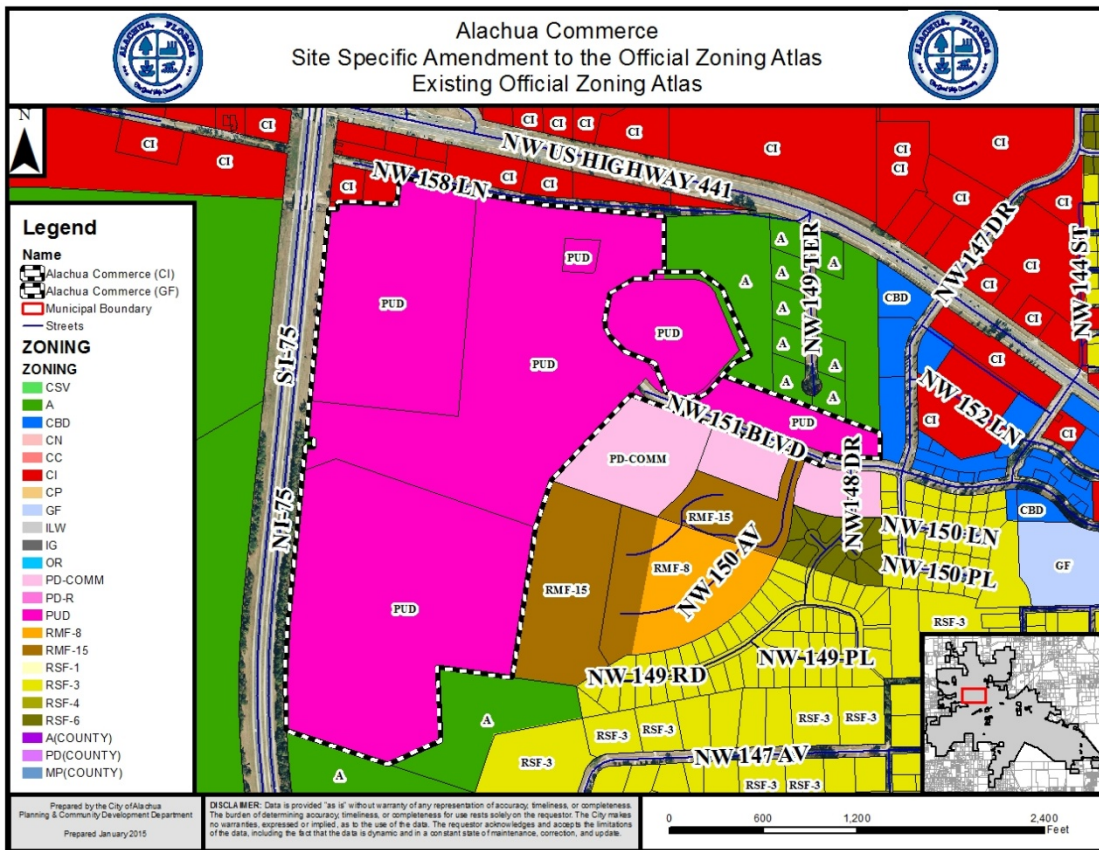
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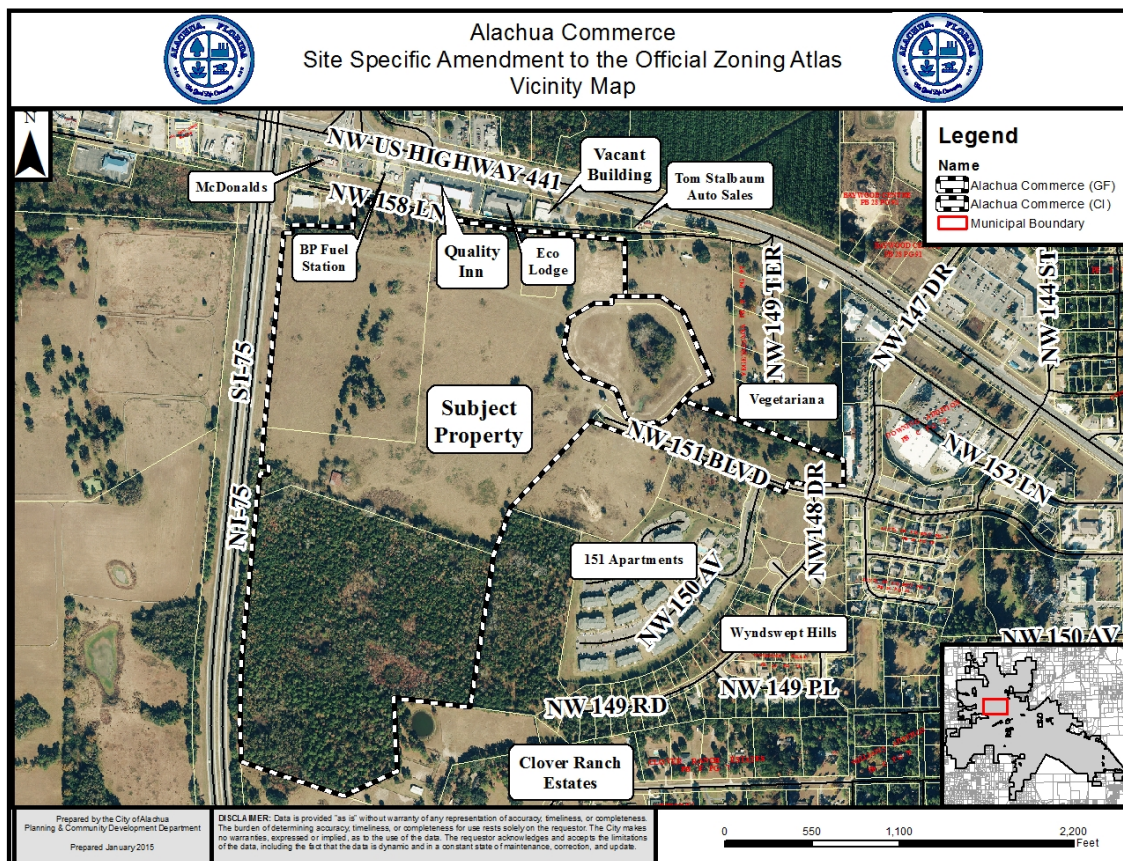
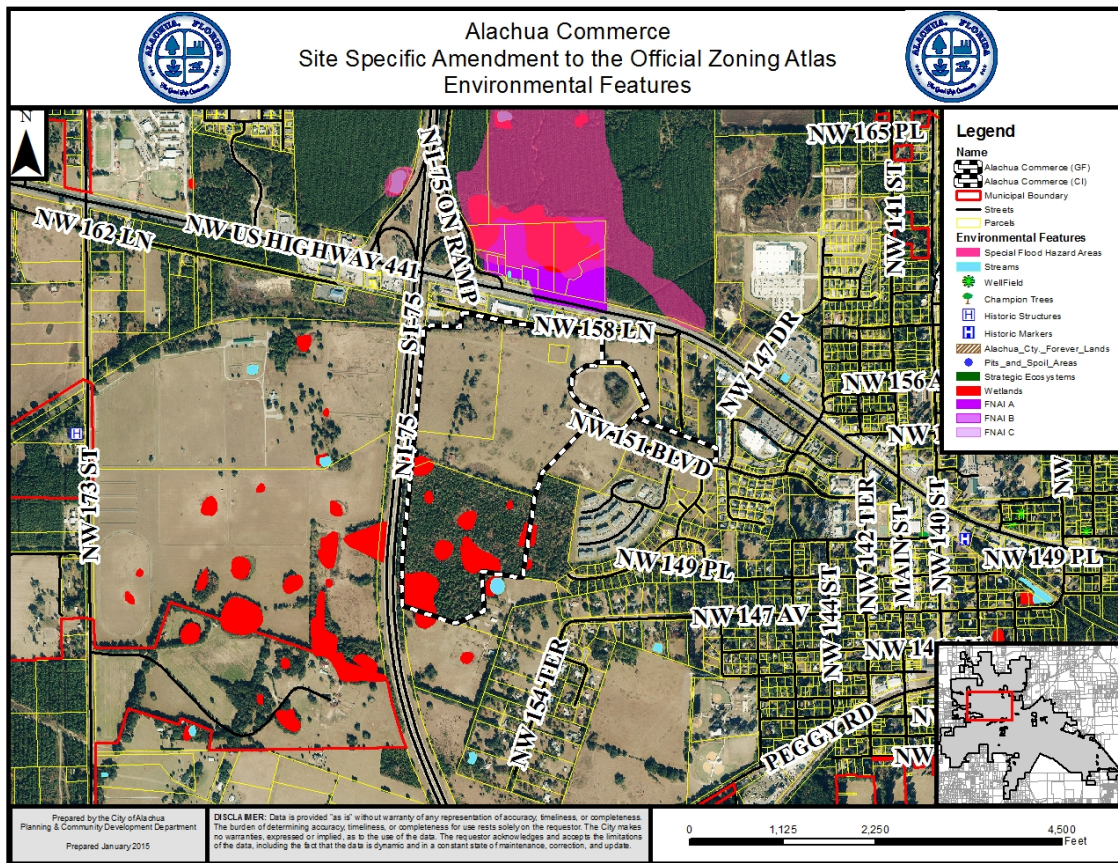
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 - b. *Proof of Payment of Taxes* has been provided; however, the applicant has not provided an updated copy of the payment of taxes for parcel 03869-008-000. In future submittals, the applicant must provide an updated copy of the proof of payment of taxes for parcel 03869-008-000.
 - c. *Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries - even if property with 400 feet falls outside of the City limits (obtain from the Alachua County Property Appraiser's web site) - and all persons/organizations registered to receive notice of development applications.* The applicant has not provided three (3) copies of the mailing labels. The applicant must provide three (3) copies of the required mailing labels.
18. Given the scope of deficiencies and the incomplete application, a second DRT meeting may be required.



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 22, 2014

Ryan Thompson, AICP
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Completeness Review for Alachua Commerce
Site Specific Amendment to the Official Zoning Atlas

Dear Mr. Thompson:

On December 22, 2014, the City of Alachua received your application for a Site Specific Amendment to the Official Zoning Atlas (Rezoning) for Tax Parcel Numbers 03863-000-000, 03868-002-000, 03868-002-001, 03869-000-000, 03869-008-000, 03869-010-000, 03869-013-000, and 03869-014-000 (totaling ±140.49 acres).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and sufficient detail and accompanied by the appropriate fee.

The Planning Department Staff has reviewed the application for completeness and finds that the following:

1. *Legal description with tax parcel number* has not been provided. The applicant provide a legal description of the entire area subject to the rezoning; however, the applicant proposes multiple zoning designations. The applicant must provide legal descriptions (with parcel numbers and acreage) and sketches of each proposed zoning designation.
2. *Proof of Payment of Taxes* has been provided; however, the applicant has not provided an updated copy of the payment of taxes for parcel 03869-008-000. In future submittals, the applicant must provide an updated copy of the proof of payment of taxes for parcel 03869-008-000.

3. *Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries - even if property with 400 feet falls outside of the City limits (obtain from the Alachua County Property Appraiser's web site) - and all persons/organizations registered to receive notice of development applications.* The applicant has not provided three (3) copies of the mailing labels. The applicant must provide three (3) copies of the required mailing labels.

It should be noted, the contents of the information has not been thoroughly reviewed. An in depth review of the content of the application will be performed subsequently and any issues with content will be addressed at DRT.

Per Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. The time frame and cycle for review shall be based upon the date the application is determined to be complete. Further, if the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108.

Sincerely,



Brandon M. Stubbs
City Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File



City of Alachua

TRACI L. CAIN
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: December 22, 2014

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Brandon M. Stubbs *BMS*
Planner

Re: Alachua Commerce - Site Specific Amendment to the Official Zoning Atlas
Completeness Review

I have reviewed the aforementioned applications for completeness, pursuant to Section 2.2.6, *Determination of Completeness*, of the Land Development Regulations (LDRs), and submit the following comments based on the requested information in the Technical Checklist and Instructions Packet:

Instructions Packet

The applicant has not supplied the following items from the Instructions Packet:

1. *Legal description with tax parcel number* has not been provided. The applicant provide a legal description of the entire area subject to the rezoning; however, the applicant proposes multiple zoning designations. The applicant must provide legal descriptions (with parcel numbers and acreage) and sketches of each proposed zoning designation.
2. *Proof of Payment of Taxes* has been provided; however, the applicant has not provided an updated copy of the payment of taxes for parcel 03869-008-000. In future submittals, the applicant must provide an updated copy of the proof of payment of taxes for parcel 03869-008-000.
3. *Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries - even if property with 400 feet falls outside of the City limits (obtain from the Alachua County Property Appraiser's web site) - and all persons/organizations registered to receive notice of development applications.* The applicant has not provided three (3) copies of the mailing labels. The applicant must provide three (3) copies of the required mailing labels.

Technical Checklist

No information is required for a Site Specific Amendment to the Official Zoning Atlas by the Technical Checklist.

It should be noted, the contents of the information has not been thoroughly reviewed. An in depth review of the content of the application will be performed subsequently and any issues with content will be addressed at DRT.

CC: Justin Tabor, AICP, Principal Planner
File