



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

April 14, 2015

SUBJECT: A request to amend the Official Zoning Atlas from Planned Unit Development (PUD) to Planned Development – Residential (PD-R)

APPLICANT/AGENT: Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNERS: Duration Builders, Inc.
Heritage Oaks Property Owners' Association, Inc.

LOCATION: Approximately 1,000 feet north of NW US Highway 441, east of Santa Fe High School

PARCEL ID NUMBERS: 03053-001-000 and 03053-010-000 through 03053-010-054

ACREAGE: ±41.21 acres

PROJECT PLANNER: Justin Tabor, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the Planned Development to the City Commission with a recommendation to approve the application, subject to the 27 conditions provided in Exhibit "A" of this Staff Report.

RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 27 conditions provided in Exhibit "A" and located on page 32 of the April 14, 2015 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application proposes to change the zoning of the ±41.21 acre subject property, which consists of Tax Parcel Numbers 03053-001-000 and 03053-010-000 through 03053-010-054, from Planned Unit Development (PUD) to Planned Development – Residential (PD-R.) The subject property consists of the existing Heritage Oaks development and vacant land to the north of the existing development, which is also a part of the existing PUD.

The subject property is located approximately 1,000 feet north of NW US Highway 441, east of Santa Fe High School, and north of Alachua Market Place (currently under construction.) Access to the site is provided by connection to NW 167th Boulevard, which runs south of the subject property to NW US Highway 441.

The Heritage Oaks PUD was approved by Ordinance O-03-05, and was later amended by Ordinance 05 12. The current PUD permits a maximum of 95 single-family detached dwellings. The proposed PD-R would permit a maximum of 98 single-family detached dwellings. A total of 54 lots have been previously platted and developed as Phase I of Heritage Oaks. The proposed PD-R would permit 44 lots within Phase II, which is currently undeveloped and located north of Phase I.

The application would result in minimal changes from the approved PUD. No changes are proposed in Phase I of the project (the proposed PD-R would permit a 10,000 square foot community center within Phase I.) The proposed PD-R would result in the revision of the roadway layout in Phase II. The current PUD would require the construction of four (4) roadways running north-to-south through Phase II, connected at their northern terminus by a roadway running east-to-west. The proposed PD-R would require the construction of four (4) cul-de-sac streets, connecting to existing street stubs along NW 167th Place, effectively deleting the east-to-west connector street. The proposed PD-R would also result in a net increase of three (3) single-family residential dwellings.

The proposed PD Master Plan requires larger lots along the project's northern boundary. In addition, the project would provide a 15-foot buffer with a minimum six (6) foot fence between lots within Phase II and the agriculturally-zoned properties located to the north of the project site.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(1) *Increasing Flexibility*

Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;

(2) ***Greater Freedom to Provide Access, Open Space, and Amenities***

Allowing greater freedom in selecting the means to provide access, open space, and design amenities;

(3) ***Greater Freedom to Provide Mix of Uses and Housing Types***

Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

(4) ***Providing Greater Opportunity for More Efficient Land Use Patterns***

Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

(5) ***Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics***

Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(6) ***Quality Design Through Density Increases***

In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

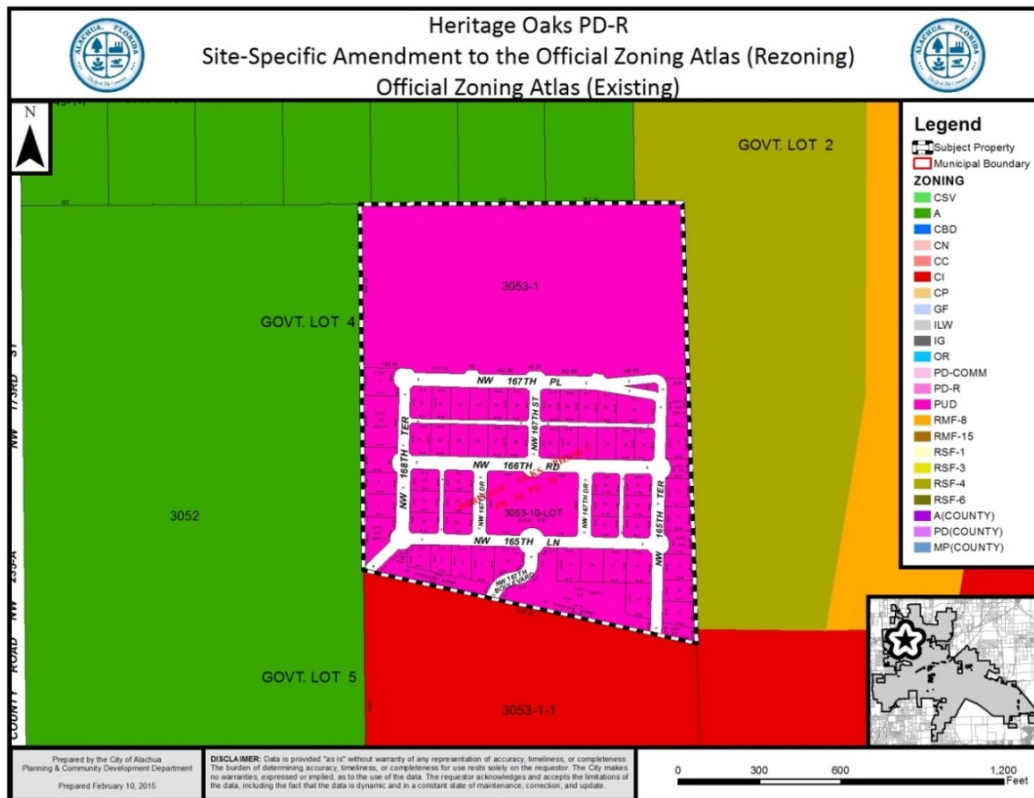
The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

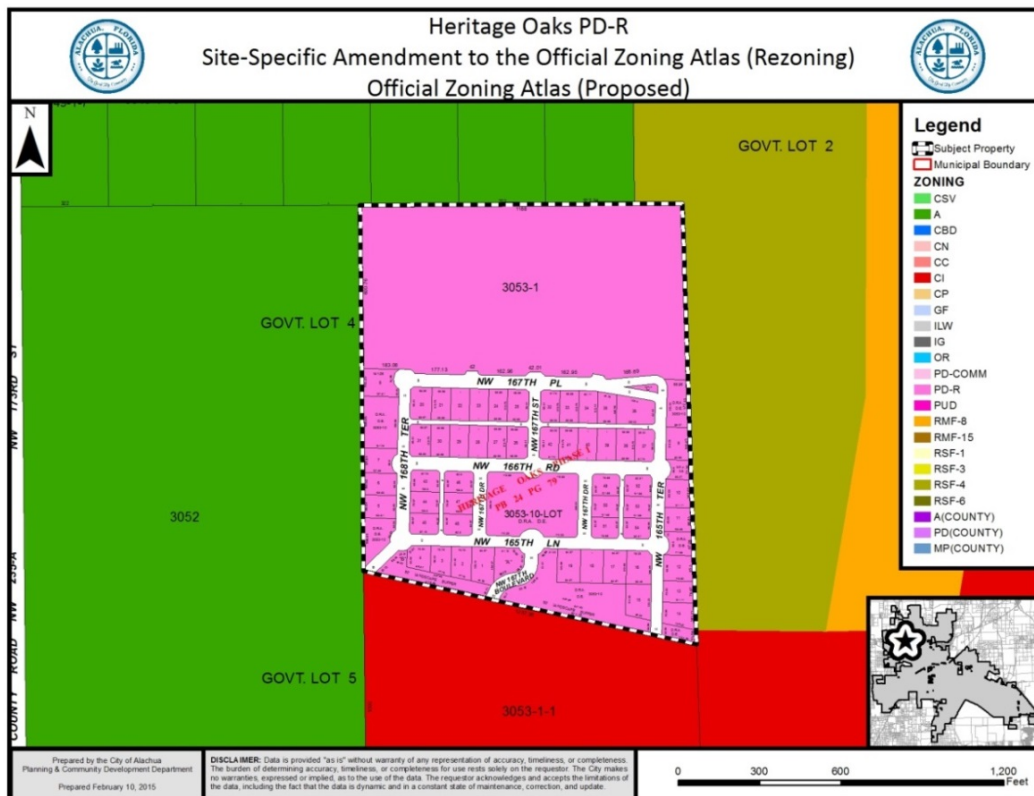
EXISTING USES

Phase I of Heritage Oaks consists of approximately 24.01 acres of the subject property. Phase I included 54 lots, was platted in November 2003, and is substantially developed. The remaining portion of the proposed PD-R, which consists of approximately 17.20 acres, represents Phase II of Heritage Oaks, and is currently undeveloped.

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



EXISTING/PROPOSED ZONING DISTRICT COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District
Zoning District:	Planned Unit Development (PUD)	Planned Development – Residential (PD-R)
Max. Gross Density:	Established by PUD Ordinance (Ordinance 05 12) <i>95 dwelling units for entire development</i>	Established by PD Master Plan <i>98 dwelling units for entire development</i>
Floor Area Ratio:	N/A	N/A
Permitted Uses:	Single Family Detached Dwellings	Single Family Detached Dwellings; Public/Private Parks; Resourced Based Recreation; Community Center

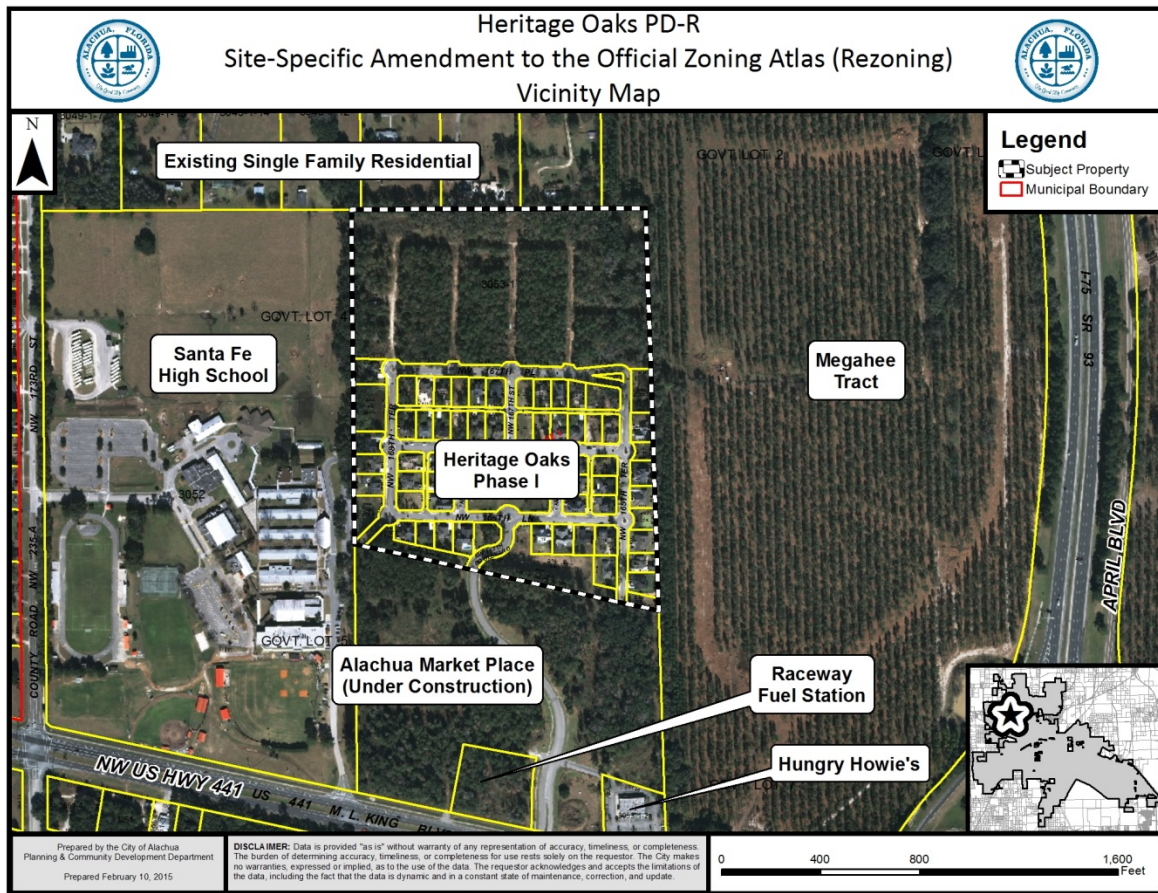
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Existing Single Family Residential Development	Agriculture; Moderate Density Residential	Agriculture (A); Residential Single Family – 4 (RSF-4)
South	Alachua Market Place (under construction); Vacant Commercial Land	Commercial	Commercial Intensive (CI)
East	Vacant Residential Land (Megahee Tract)	Moderate Density Residential	Residential Single Family – 4 (RSF-4)
West	Santa Fe High School	Public	Agriculture (A)

Map 3. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on December 17, 2014, at the Alachua County Library District – Alachua Branch, to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by six (6) members of the public. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre)

The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The proposed PD-R zoning district is consistent with the underlying Moderate Density Residential Future Land Use Map (FLUM) Designation.

GOAL 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Objective 2.1: Planned Development (PD) Standards

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This application proposes to rezone the subject property to PD-R, which is a zoning district established pursuant to Goal 2 of the Future Land Use Element. The amendment has been reviewed for and is found to be in compliance with the development standards and regulations for the PD-R zoning district, as provided within the Land Development Regulations (LDRs.)

Objective 2.5: Open Space Standards

The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

Analysis of Consistency with Objective 2.5: The PD Master Plan identifies the location of open space areas which will be located within the development.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Analysis of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided separately in this report, and indicates that the development will provide adequate protection of environmental features.

Objective 5.2: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Analysis of Consistency with Objective 5.2: The subject property is located near existing public utility infrastructure. Future development which occurs on the subject property will be required to connect to potable water and sanitary sewer facilities. A public facilities impact analysis has been provided in this report and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for any public facility.

Transportation Element

Objective 1.1: Level of Service

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of new transportation impacts has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for transportation facilities.

Housing Element

Policy 1.1.a

The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would provide additional housing within the City, supporting Policy 1.1.a.

Policy 1.1.i

The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

Analysis of Consistency with Policy 1.1.a: While not a true mixed-use development, the project site is located immediately north of lands designated for commercial uses. Alachua Market Place, which is currently under construction and located adjacent to and south of the project site, will include a grocery store and general retail. The further development of residential uses proximate to non-residential uses is supportive of Policy 1.1.i.

Recreation Element

Policy 1.2.b:

The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for recreational facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a:

The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the Community Wastewater Service Area, and any future development on the subject property will be required to connect to the wastewater system.

Policy 2.1.a:

The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

Policy 4.1.b:

The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial

development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the Community Potable Water Service Area, and any future development on the subject property will be required to connect to the potable water system.

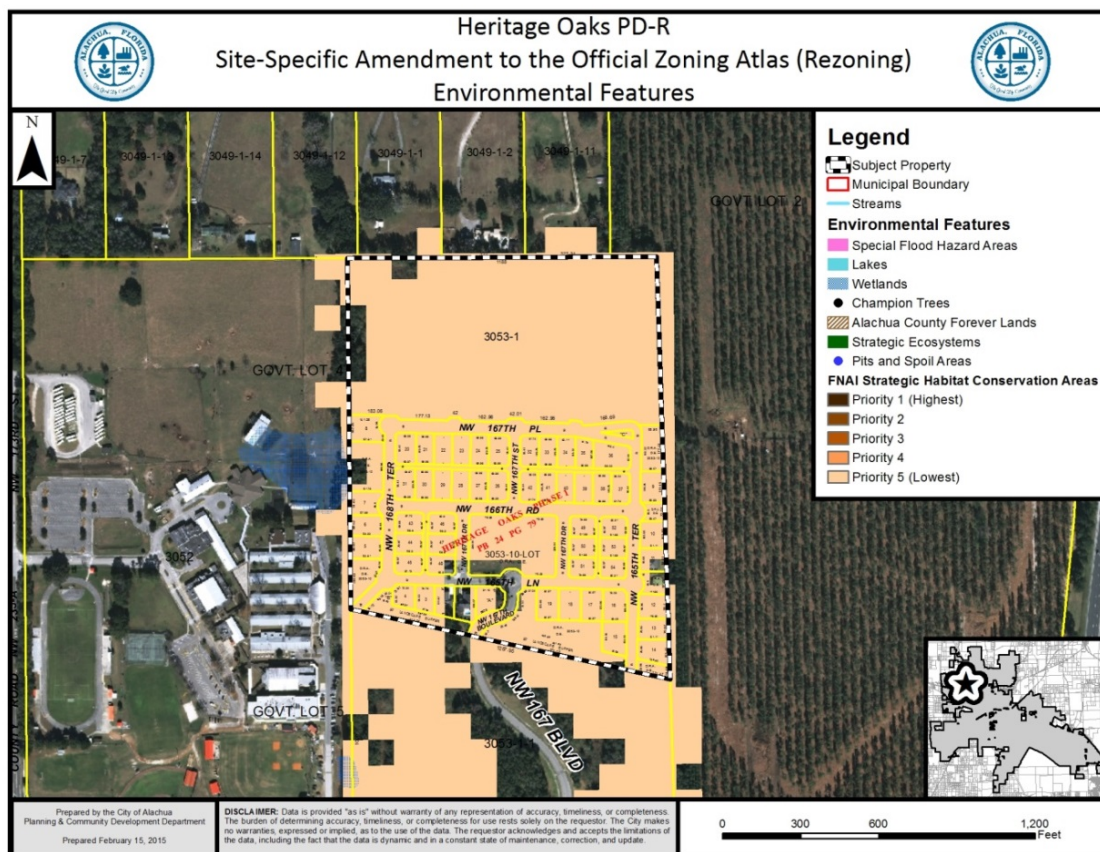
ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Map 4. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property contains lands identified as "Priority 5" in the PNA data layer, which is the lowest priority category. The property historically consisted of natural vegetation. Phase I of the project has been developed, and areas within Phase II have been modified since the creation of the data layer. While Category 5 of the FNAI PNA data layer indicates that the property may feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

There are ten (10) soil types found on the subject property, however only eight (8) are located within Phase II. Since no further development is proposed in Phase I, an analysis of the soil types found only within Phase II is provided below.

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

The eight (8) soil types found within Phase II are as follows:

Arredondo Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Kendrick Sand (5% – 8% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

Lochloosa Fine Sand (2% – 5% slopes)

Hydrologic Soil Group: C

This soil type is somewhat poorly drained. Permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Lochloosa Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: C

This soil type is somewhat poorly drained. Permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Millhopper Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Millhopper Sand (5% – 8% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Norfolk Loamy Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid at the surface and subsurface layers. This soil type poses moderate limitations as sites for small commercial buildings because of the slope.

Evaluation: Beyond moderate limitations presented because of slope, the soil types located within Phase II, the undeveloped portion of the subject property, do not pose any significant limitations for development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain.)

Evaluation: The subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), therefore there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation: There are no issues related to historic structures or markers.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

- (a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

- (b) ***Consistent with Ordinances*** – The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation: An analysis of the application's compliance with the LDRs has been provided in this report. The application does not conflict with the City's Code of Ordinances.

- (c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation: Approximately half of the subject property (Phase I) is developed with single-family residential uses. Development within the undeveloped portion of the subject property (Phase II) will be comparable to the development pattern existing within Phase I, continuing a logical and orderly development pattern. The development will provide for a transition in lot size from existing development within the project to agriculturally-zoned properties located north of the subject property. In addition, the proposed amendment is consistent with the underlying FLUM Designation.

- (d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation: The subject property is located approximately 1,000 feet north of NW US Highway 441, and is contiguous to existing commercial, institutional, and residential development. Phase I of the project has been previously developed, while Phase II will continue a similar development pattern. Given the preceding information, the proposed amendment will not create premature development or result in development in an undeveloped or rural area.

- (e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation: The uses permitted by the proposed PD-R zoning district are comparable to that of the lands adjacent to the east of the subject property. The proposed residential development is compatible with the existing residential use to the north, as well as compatible with the institutional use located west of the subject property (Santa Fe High School.)

- (f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation: Approximately half of the project site consists of existing single-family residential development. Further development of the project will include single-family residential development. Existing single-family residential uses are located to the north of the project site, and lands designated for residential uses are located to the east of the project site.

- (g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: The uses permitted by the amendment will not deviate from the development pattern, both established and permitted by surrounding zone districts. The lands to the east of the subject property are designated for residential uses, and the lands to the north are developed with single-family residential uses. The proposed PD-R will maintain the existing residential development pattern which exists within the project site's surrounding area.

- (h) ***Encourage Sprawl*** – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation: Chapter 163.3164(51), Florida Statutes, defines “urban sprawl” as, “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient

manner, and failing to provide a clear separation between urban and rural uses.” The subject property is located approximately 1,000 north of NW US Highway 441, near existing commercial and residential development. The undeveloped portion of the subject property is located between developed lands to the north, west, and south, and will therefore not result in leap-frog development over undeveloped areas. The subject property’s proximity to commercial areas provides opportunities to create a functional mix of residential and non-residential uses.

- (i) **Spot Zoning** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: Approximately half of the subject property is developed with single-family residential uses. The PD Master Plan proposes development of additional single-family residential uses within the undeveloped portion of the site, between the project’s developed area and residential areas to the north. Therefore, the amendment will not result in the creation of an isolated zone district unrelated to the adjacent and surrounding zone districts.

- (j) **Public Facilities** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation: Existing public facilities, including roads, potable water, and wastewater facilities are located within the project site, and adjacent to the undeveloped portion of the site. Any future development of the subject property will be required to connect to public facilities. An analysis of the generated by the amendment has been provided separately in this report. This analysis demonstrates that, at this time, the potential impacts are acceptable and would not degrade the Level of Service (“LOS”) of any public facility below an unacceptable level. A concurrency analysis will be required as part of the approval of each Final PD Plan and will consider impacts to public facilities based upon the development that is proposed.

- (k) **No Adverse Effect on the Environment** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: There are no significant environmental features known to exist on the subject property. An analysis of environmental features and site suitability has been provided within this report.

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) *Master Plan*

The PD Master Plan:

- (a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Evaluation: The PD Master Plan identifies seven (7) development areas: Residential (A-1); Residential (A-2); Residential (A-3); Circulation (B); Common Area/Open Space (C-1); Common Area/Open Space (C-2); and Buffers (D.) The allowable uses within each development area have been defined on the PD Master Plan, and the mix of land uses is shown on the PD Master Plan.

- (b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Evaluation: Notes 1 and 8, Sheet PD-8 of the PD Master Plan identifies the number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities (a 10,000 square foot community center) for the entire PD-R as well as for each development area.

- (c) Identifies the general location of open space;

Evaluation: The applicant has shown the location of open space by identifying Common Area/Open Space (G) areas on the PD Master Plan.

- (d) Identifies the location of environmentally-sensitive lands, wildlife habitat, and stream corridors;

Evaluation: The project site does not contain any environmentally-sensitive lands, wildlife habitat, or streams. A note has been provided on Sheet PD-8 indicating no such features exist on site.

- (e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Evaluation: The PD Master Plan identifies the general location of the on-site transportation circulation system as the Circulation (B) development area, as well as connection points to existing roadways within Phase I of the development and to roads adjacent to the development.

- (f) Identifies on-site potable water and wastewater facilities; and

Evaluation: The PD Master Plan identifies the location of existing and proposed on-site potable water and wastewater facilities. In addition, the applicant has indicated that potable water and wastewater facilities will be located within the public right-of-way or public utility easements.

- (g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste, and schools.

Evaluation: The applicant has identified on the PD Master Plan the location of internal circulation, as well as the general location of potable water, wastewater, and stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools.

(2) *Consistency with the Comprehensive Plan*

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(3) *Compatibility with Surrounding Residential Areas*

Development along the perimeter of a PD District is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD District that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation: The proposed PD Master Plan requires larger lots along the project's northern boundary. Within Phase I, the minimum lot size is 5,000 square feet (lots within Phase I have been previously platted.) The minimum lot size of lots within Development Area Residential (A-3), which includes lots located along the project's northern boundary, is 15,000 square feet, while the minimum lot size for lots within Development Area Residential (A-2), located between Development Area Residential (A-3) and Phase I, is 8,000 square feet. This configuration provides for a transition of lot sizes in areas at the edge of the proposed PD-R. In addition to the transition in lot size, the project proposes a 15-foot buffer with a minimum six (6) foot fence between lots the development and the agriculturally-zoned properties located to the north of the project site. Staff has prepared recommended conditions,

provided in Exhibit “A” of this report, which relate to the minimum buffering and fencing which would be required for the development along the northern project boundary.

(4) *Development Phasing Plan*

If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City’s capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation: The applicant has proposed for the PD to consist of two (2) phases, and has provided a Phasing Schedule on Sheet PD-7 of the PD Master Plan (Phase I of the development has been previously developed.) The Phasing Schedule provides a time schedule, the maximum number of dwelling units, acreage, and density for each phase of the development. The PD Master Plan would permit the development to be divided into smaller units according to a proposed Final PD Plan to create a logical and/or functional development or infrastructure patterns or to respond to market demands.

(5) *Conversion Schedule*

The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of non-residential uses (i.e., residential to residential, or non-residential to non-residential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation: The PD Master Plan does not include a conversion schedule.

(6) *Public Facilities*

- (a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City’s road system to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan identifies the project’s impact on each affected roadway segment. This analysis indicates that the project’s impacts are acceptable, and would not degrade the Level of Service (LOS) Standard for transportation facilities to an unacceptable level. A final determination of facility capacity availability will be made upon review of each Final PD Plan.

- (b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of on-site potable water and wastewater facilities. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water and sanitary sewer facilities to an unacceptable level. A final determination of facility capacity availability will be made upon review of each Final PD Plan.

- (c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability will be made upon review of each Final PD Plan.

- (d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility capacity availability will be made upon review of each Final PD Plan.

- (e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The applicant has identified the location of stormwater facilities on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD.)

(7) ***Planned Development Agreement***

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:

- (a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan is attached as an exhibit to the draft PD Agreement, and includes PD Standards related to development within the PD-R.

- (b) Conditions related to the approval of the PD Master Plan.

Evaluation: Conditions related to the approval of the PD Master Plan will be provided in a PD Ordinance attached as an exhibit to the PD Agreement.

- (c) Conditions related to the form and design of development in the PD.

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be attached as an exhibit to the PD Agreement.

- (d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit "A" to this report. Any conditions of the development will be incorporated into a PD Ordinance. These documents will be attached as exhibits to the PD Agreement.

- (e) Provisions related to environmental protection and monitoring.

Evaluation: Since there are no significant environmental features located on the property, no specific provisions related to environmental protection and monitoring are required.

- (f) Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be evaluated at the time of review of each Final PD Plan.

- (g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation: Staff's recommended conditions are provided in Exhibit "A" to this report.

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) *Minimum Area*

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 41.21 acres in area, exceeding the minimum 10 acre size requirement.

(2) *Uses*

The uses allowed in the PD-R District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-R District.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

(3) *Densities/Intensities*

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-R District designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone district(s) being replaced by the PD designation.

Evaluation: The densities for residential development and intensities for non-residential development for each development area are established on the PD Master Plan. The densities and intensities identified on the PD Master Plan are consistent with the Comprehensive Plan.

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District

and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*

Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The dimensional standards proposed for the PD-R zoning district is consistent with the Comprehensive Plan, with the general goals for development of the PD-R zoning district and the scale and character of development in the City. The PD Master Plan identifies the minimum setbacks from adjacent properties. In addition to minimum setbacks, the development would provide a 15 foot wide buffer with a minimum six (6) foot fence between lots within Phase II and the agriculturally-zoned properties located to the north of the project site.

(5) Development Standards

Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards*, and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*

Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT	
Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in a Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

(iii) Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

- a. The reduction or modification is necessary as a traffic-calming measure;
- b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
- c. Access for emergency service vehicles is not substantially impaired;
- d. Adequate off-street parking is provided for the uses proposed; and
- e. Adequate space for public utilities is provided within the right-of-way.

(iv) Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv).

(v) Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing Zoning District	Proposed Zoning District
Zoning District:	Planned Unit Development (PUD)	Planned Development – Residential (PD-R)
Max. Gross Density:	Established by PUD Ordinance (Ordinance 05 12)	Established by PD Master Plan
Floor Area Ratio:	N/A	Established by PD Master Plan
Maximum Density/Intensity:	95 dwelling units	98 dwelling units (54 units in Phase I, 44 units in Phase II); 10,000 s.f. Community Center

The analysis of each public facility provided below represents an analysis of the additional impacts which would be generated by the proposed PD-R (44 additional single-family residential dwellings.)

At present, the impacts which would be generated by the proposed PD-R are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. Facility capacity will be re-evaluated at the time of the review of each final PD Plan, and the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Transportation Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
1 (7)	Interstate 75 (from the North City Limits to US 441)	6/D	Freeway	COMM	C
2 (6)	Interstate 75 (from US 441 to the South City Limits)	6/D	Freeway	COMM	C
5 (13, 14, 15)	US 441 (from SR 235 to North City Limits)	4/D	Principle Arterial	Urban Trans	D
N/A	CR 235A (South of US 441)	2/U	County Collector	Urban	D
N/A	CR 235A (North of US 441)	2/U	County Collector	Urban	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.

² For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a) of the LDRs].

³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Potential Trip Generation

Land Use ¹	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Single-Family Detached Housing (ITE Code 210)	419 (209/210)	34 (9/25)	45 (29/16)

¹ Source: ITE Trip Generation, 9th Edition.
² Formulas: AADT – 9.52 trips per dwelling x 44 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 44 dwellings (26% entering/74% exiting); PM Peak Hour – 1.02 trips per dwelling x 44 dwellings (64% entering/36% exiting.)

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	I-75 Segment 1 (7) ¹	I-75 Segment 2 (6) ¹	US 441 Segment 5 (13,14,15) ¹	CR 235A (South)	CR 235A (North)
Average Annual Daily Trips					
Maximum Service Volume ²	85,600	85,600	35,500	14,580	14,580
Existing Traffic ³	35,505	56,000	23,000	4,642	1,589
Reserved Trips ⁴	657	1,193	6,865	617	107
Available Capacity ⁴	49,438	28,407	5,635	9,321	12,991
Increase in Daily Trips Generated by Development ⁵	109	133	419	102	75
Residual Capacity Post-Approval⁶	49,329	28,274	5,216	9,219	12,916

¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Florida State Highway System Level of Service Report 2013, Florida Department of Transportation, District II, August 2014.
⁴ Source: City of Alachua December 2014 Development Monitoring Report.
⁵ Trip Distribution: Based on published FDOT D-Factors: D-Factor of US 441 Segment 5 – 54.8% of project trips projected to head eastbound on US 441; Segment 2 – 54.9% of eastbound project trips on Segment 5; Segment 1 – remainder of eastbound project trips; CR 235A South – 57.8% of westbound project trips on Segment 5; CR 235A North – remainder of westbound project trips.
⁶ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	I-75 Segment 1 (7) ¹	I-75 Segment 2 (6) ¹	US 441 Segment 5 (13,14,15) ¹	CR 235A (South)	CR 235A (North)
PM Peak Hour Trips					
Maximum Service Volume ²	7,710	7,710	3,200	1,314	1,314
Existing Traffic ³	3,728	5,880	2,185	441	151
Reserved Trips ⁴	55	103	610	55	10
Available Capacity ⁴	3,927	1,727	405	818	1,163
Increase in PM Peak Hour Trips Generated by Development ⁵	12	14	45	11	8
Residual Capacity Post-Approval⁶	3,915	1,713	360	807	1,155

¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Florida State Highway System Level of Service Report 2013, Florida Department of Transportation, District II, August 2014.
⁴ Source: City of Alachua December 2014 Development Monitoring Report.
⁵ Trip Distribution: Based on published FDOT D-Factors: D-Factor of US 441 Segment 5 – 54.8% of project trips projected to head eastbound on US 441; Segment 2 – 54.9% of eastbound project trips on Segment 5; Segment 1 – remainder of eastbound project trips; CR 235A South – 57.8% of westbound project trips on Segment 5; CR 235A North – remainder of westbound project trips.
⁶ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.

Evaluation: The impacts generated by the PD-R will not adversely affect the Level of Service (LOS) of the roadway segments identified above; therefore, the increase in potential trip generation is acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,140,000
Reserved Capacity ²	108,775
Available Capacity	1,051,225
Potential Demand Generated by Development ³	12,100
Residual Capacity	1,039,125
Percentage of Permitted Design Capacity Utilized	54.82%
Sources: ¹ City of Alachua Public Services Department, April 2014. ² City of Alachua December 2014 Development Monitoring Report. ³ City of Alachua Comprehensive Plan; (Formula: [275 gallons per day per dwelling unit x 44 dwelling units]).	

Evaluation: The impacts generated by the PD-R will not adversely affect the Level of Service (LOS) of potable water facilities; therefore, the increase in potential demand is acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,230,000
Less Actual Treatment Plant Flows ¹	595,000
Reserved Capacity ²	82,325
Available Capacity	552,675
Potential Demand Generated by Development ³	11,000
Residual Capacity	541,675
Percentage of Permitted Design Capacity Utilized	55.96%
Sources: ¹ City of Alachua Public Services Department, April 2014. ² City of Alachua December 2014 Development Monitoring Report. ³ City of Alachua Comprehensive Plan; (Formula: [250 gallons per day per dwelling unit x 44 dwelling units]).	

Evaluation: The impacts generated by the PD-R will not adversely affect the Level of Service (LOS) of sanitary sewer facilities; therefore, the increase in potential demand is acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand ¹	37,916	6,919.67
Reserved Capacity ²	5,284.50	964.42
Potential Demand Generated by Development ³	417	76.12
New River Solid Waste Facility Capacity ⁴	50 years	
Sources:		
1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, January 15, 2014; Policy 2.1.a, CFNGAR Element (Formula: 9,479 persons x 0.73 tons per person per year.)		
2 City of Alachua December 2014 Development Monitoring Report.		
3 Policy 2.1.a, CFNGAR Element; US Census Bureau (Formula: 44 dwellings x 2.37 persons per dwelling x 0.73 tons per person per year.)		
4 New River Solid Waste Facility, April 2013.		

Evaluation: The impacts generated by the PD-R will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the increase in potential demand is acceptable.

Recreation Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ²	47.40
Reserved Capacity ¹	0.50
Potential Demand Generated by Development ³	0.52
Residual Recreational Capacity After Impacts	37.69
Sources: ¹ City of Alachua December 2014 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, January 15, 2014</i> ; Policy 1.2.b, Recreation Element (Formula: 9,479 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 44 dwellings / [5 acres/1,000 persons])	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	9.58 acres
Acreage Required to Serve Demand Generated by Development ²	0.10 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	9.68 acres
Existing Improved Passive Park Space ¹	27.73 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	34.91%
¹ Source: City of Alachua December 2014 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (0.50 acres) x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: The impacts generated by the PD-R will not adversely affect the Level of Service (LOS) of recreational facilities; therefore, the increase in potential demand is acceptable.

Public School Facilities Impacts

On March 11, 2015, the School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed PD-R. This determination was issued in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element.

The determination concludes that the students generated by the proposed PD-R can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of a final subdivision plat (Final PD Plan), the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT “A”
TO
DURATION BUILDERS, INC.
AND
HERITAGE OAKS PROPERTY OWNERS’ ASSOCIATION, INC.
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
HERITAGE OAKS PLANNED DEVELOPMENT – RESIDENTIAL (PD-R)
STAFF REPORT

CONDITIONS:

- The development shall consist of the following Development Areas: Residential (A-1); Residential (A-2); Residential (A-3); Circulation (B); Common Area/Open Space (C-1); Common Area/Open Space (C-2); and Buffers (D). The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Development Area	Allowable Uses (Common area/open space, stormwater management facilities, and other infrastructure may exist in any land use designation)	Permitted Density/Intensity	Acres	Site %	Dimensional Standards
Residential (A-1)	Single-Family Detached Residential Units	54 Dwelling Units	±11.4	27.7%	<i>Minimum Lot Area</i> 5,000 square feet <i>Minimum Lot Width</i> 50 feet <i>Setbacks</i> <u>Lots 1 – 4</u> Front= 15’; Side= 5’; Rear= 15’ <u>Lots 5 – 8</u> Front= 15’; Side= 10’; Rear= 20’ <u>Lots 9 – 10</u> Front= 15’; Side= 10’; Rear= 15’ <u>Lot 11</u> Front= 15’; Side= 10’; Rear= 20’ <u>Lots 12 – 13</u> Front= 15’; Side=10’; Rear= 15’ <u>Lot 14</u> Front= 15’; Left Side= 10’; Right Side= 15’; Rear= 20’ <u>Lot 15</u> Front= 15’; Left Side= 15’; Right Side= 10’; Rear= 15’

Development Area	Allowable Uses (Common area/open space, stormwater management facilities, and other infrastructure may exist in any land use designation)	Permitted Density/Intensity	Acres	Site %	Dimensional Standards
Residential (A-1) (continued)	Single-Family Detached Residential Units	54 Dwelling Units	±11.4	27.7%	<u>Lots 16 – 19</u> Front= 15'; Side= 10'; Rear= 10' <u>Lots 20 – 42</u> Front= 15'; Side= 5'; Rear= 10' <u>Lots 43 – 45</u> Front= 15'; Side= 5'; Rear= 15' <u>Lots 46 – 54</u> Front= 15'; Side= 5'; Rear= 10' <i>Maximum Building Height</i> 45 feet <i>Maximum Lot Coverage</i> 75%
Residential (A-2)	Single-Family Detached Residential Units	39 Dwelling Units	±9.3	22.6%	<i>Minimum Lot Area</i> 8,000 square feet <i>Minimum Lot Width</i> 80 feet <i>Setbacks</i> Front= 15 feet Side= 7.5 feet Rear= 15 feet <i>Maximum Building Height</i> 45 feet <i>Maximum Lot Coverage</i> 75%
Residential (A-3)	Single-Family Detached Residential Units	5 Dwelling Units	±2.0	1.9%	<i>Minimum Lot Area</i> 15,000 square feet <i>Minimum Lot Width</i> 80 feet <i>Setbacks</i> Front= 15 feet Side= 7.5 feet Rear= 15 feet <i>Maximum Building Height</i> 45 feet <i>Maximum Lot Coverage</i> 75%

Development Area	Allowable Uses (Common area/open space, stormwater management facilities, and other infrastructure may exist in any land use designation)	Permitted Density/Intensity	Acres	Site %	Dimensional Standards
Circulation (B)	Roadways, Parking, Driveways, Bicycle & Pedestrian Pathways, and Supportive Infrastructure Improvements	N/A	±9.3	22.6%	<p><u>Phase I</u> Roadways: Minimum 42 foot ROW Width</p> <p>Alleys: Minimum 15 foot ROW Width</p> <p><u>Phase II</u> Roadways: Minimum 50 foot ROW Width</p>
Common Area/ Open Space (C-1)	Public or Private Parks, Recreational Trail, Resource-Based Recreation, Non-Intensive Communication/ Public Infrastructure, Community Center	10,000 square foot (Community Center)	±1.8	4.2%	<p><i>Minimum Lot Area</i> 10,000 square feet</p> <p><i>Minimum Lot Width</i> 100 feet</p> <p><i>Setbacks</i> Front= 20 feet Side= 7.5 feet Rear= 15 feet</p> <p><i>Maximum Building Height</i> 45 feet</p>
Common Area/ Open Space (C-2)	Public or Private Parks, Recreational Trail, Resource-Based Recreation, Non-Intensive Communication/ Public Infrastructure	N/A	±5.8	14.1%	N/A
Buffers (D)	Natural Vegetation, Landscaping, and Fencing	N/A	±1.6	3.8%	N/A

2. Phasing is permitted in accordance with the Phasing Schedule established by the PD Master Plan, and shall be as follows:

Phase	By End of Year	Development Area(s)	Maximum Potential Development	Acreage	Density/Intensity
Phase I	2025	Residential (A-1)	54 dwelling units	±11.4	4.74 DU/acre
		Common Area/ Open Space (C-1)	10,000 square foot Community Center	±1.8	0.13 FAR
		Common Area/ Open Space (C-2)	N/A	±2.9	N/A
Phase II	2025	Residential (A-2)	39 dwelling units	±9.3	4.19 du/acre
		Residential (A-3)	5 dwelling units	±2.0	2.5 du/acre
		Common Area/ Open Space (C-2)	N/A	±2.9	N/A

3. Phase I of the Property has been platted. Phase II of the Property may be developed according to market conditions and may be further divided into smaller units for development according to each new Final PD Plan to create a logical and/or functional development and infrastructure pattern or to respond to market conditions.
4. The Developer shall provide and maintain a minimum 15-foot buffer with fencing along the northern boundary of Phase II ("Buffer Area"). Fencing shall be a minimum 6 feet in height, shall be consistent with Section 6.3 of the City's LDRs, and shall be installed before the issuance of a Certificate of Occupancy ("CO") for any building permit that is issued for a lot in Development Area A-3. Unless necessary for the installation of stormwater facilities or for the installation of utilities associated with Phase II, the Buffer Area shall remain as an undisturbed, natural area to provide separation between Phase II and the rural residential areas located to the north of Phase II.
5. Each new Final PD Plan shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, related to the eradication of invasive exotic plant species.
6. The Developer shall, at the time of each new Final PD Plan, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on lands subject to the new Final PD Plan. Thereafter, the Developer shall assure long-term implementation of an exotic plants management plan approved with each new Final PD Plan or any other final development

- order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.
7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
 8. The Developer shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.
 9. Development within Phase II shall comply with the following requirements:
 - a. Any roadways that are to be dedicated to the City shall be designed to meet the standards established by Section 7.3.1 of the City's LDRs, or any amendment thereto.
 - b. The Developer shall design, permit, and construct a stormwater management system necessary to serve the development. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.
 - c. Utilities shall be extended throughout Phase II within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements granting access and maintenance of such infrastructure.
 - d. The Developer shall be responsible for the provision of infrastructure for the development. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in its sole discretion.
 - e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The

property owners' association shall have the responsibility of maintenance of all common areas.

10. Phase II Electric System Requirements:

- a. The Developer shall be responsible to connect to the City's electric system as necessary to serve the development within Phase II.
- b. Electric system design shall conform to National Electric Code regulations and National Electrical Contractors Association and National Electric Installation Standards guidelines for electric systems. The electric system design shall be performed by a professional engineer registered in Florida.

11. Phase II Water System Requirements:

- a. The Developer shall be responsible to connect to the City's potable water as necessary to serve the development within Phase II.
- b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

12. Phase II Wastewater System Requirements:

- a. The Developer shall be responsible to design, permit, and construct wastewater main extensions as necessary to serve the development within Phase II.

13. The Developer shall obtain all applicable permits from the Suwannee River Water Management District, the Florida Department of Environmental Protection, and/or any other Federal, State, or Local agency before the commencement of any development in Phase II.

14. Development shall be subject to the following maximum densities/intensities:

- a. A maximum of 54 single-family dwelling units shall be permitted within Development Area "Residential (A-1)."
- b. A maximum of 39 single-family dwelling units shall be permitted within Development Area "Residential (A-2)."
- c. A maximum of 5 single-family dwelling units shall be permitted within Development Area "Residential (A-3)."
- d. A maximum 10,000 square foot Community Center shall be permitted in Development Area "Common Area/Open Space (C-1)."

15. A new Final PD Plan shall be a Site Plan for non-residential development or a Preliminary Plat for single-family detached residential development, and shall adhere to all requirements of this PD Ordinance, the City's Comprehensive Plan, and the City's LDRs. Each new Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for the Property.
16. The Developer and/or the Association shall submit a landscaping and buffering plan as part of each new Final PD Plan. The landscaping and buffering plan shall meet the requirements established by Section 6.2.2, *Landscaping Standards*, of the City's LDRs, or any amendments thereto.
17. The Developer and/or the Association shall submit an open space plan as part of each new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.
18. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of Phase II.
19. If a new Final PD Plan contains non-residential development, the Developer and/or the Association shall submit a lighting and photometric plan as part of the new Final PD Plan. The lighting and photometric plan shall meet the requirements established by Section 6.4, *Exterior Lighting Standards*, of the City's LDRs, or any amendments thereto.
20. If a new Final PD Plan contains non-residential development, the Developer and/or the Association shall submit a parking plan as part of the new Final PD Plan. The parking plan shall meet the requirements established by Section 6.1, *Off-Street Parking and Loading Standards*, of the City's LDRs, or any amendments thereto.
21. If a new Final PD Plan contains non-residential development, the Developer and/or the Association shall submit a utility system plan as part of the new Final PD Plan. If a new Final PD Plan consists of development requiring Preliminary Plat review (single-family detached residential development), the Developer and/or the Association shall submit a utility system plan as part of the Construction Plans for the proposed subdivision.
22. Each new Final PD Plan shall include the exact intensity (square footage) of non-residential uses and exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

23. Each new Final PD Plan shall contain concrete, quantitative, and site-specific standards regarding the location of any non-residential and/or residential components, design standards, circulation scheme, parking facilities, utilities system design, open space design, landscaping, and stormwater management facilities, as applicable to the portion of the development subject to each new Final PD Plan.
24. A valid Planned Development Agreement shall be adopted concurrently with the approval of this ordinance and the PD Master Plan.
25. The development parameters defined herein do not inordinately burden the development of the Property.
26. The rezoning of the Property does not reserve concurrency for the development.
27. All development, including, but not limited to, new Final PD Plans for the Property, shall be governed by the laws, regulations, City's Comprehensive Plan, City's LDRs, and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

EXHIBIT “B”
TO
DURATION BUILDERS, INC.
AND
HERITAGE OAKS PROPERTY OWNERS’ ASSOCIATION, INC.
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
HERITAGE OAKS PLANNED DEVELOPMENT – RESIDENTIAL (PD-R)
STAFF REPORT

SUPPORTING APPLICATION MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD