



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: July 14, 2015
Quasi-Judicial Hearing

SUBJECT: A request for a Site Plan for a new $\pm 6,600$ square foot building with associated drainage, paving, grading, and utility infrastructure improvements

APPLICANT/AGENT: Sergio Reyes, PE, eda engineers-surveyors-planners, inc.

PROPERTY OWNER: PNC Bank, NA, successor by merger to RBC Bank

DEVELOPER: PePeDogs, Inc.

LOCATION: North of the intersection of NW US Highway 441 and CR 2054 (Rachael Boulevard)

PARCEL ID NUMBERS: 03203-000-000; 03962-000-000

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive (CI)

OVERLAY: N/A

ACREAGE: ± 8.04 acres

PROJECT PLANNER: Justin Tabor, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the four (4) 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" of the July 14, 2015, Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed site plan is a request by Sergio Reyes, PE, eda engineers-surveyors-planners, inc., applicant and agent for PNC Bank, NA, successor by merger to RBC Bank, property owner, and PePeDogs, Inc., developer, for a new ±6,600 square foot building and outdoor canine training area with associated drainage, paving, grading, and utility infrastructure improvements. The proposed use is a canine kennel and training facility.

The subject property is ±8.04 acres in area and is located north of the intersection of NW US Highway 441 and CR 2054 (Rachael Boulevard), west of Hillman Supply. Access to the subject property would be provided by a connection to CR 2054.

The proposed development will convey stormwater runoff to an on-site stormwater management facility which would be constructed as part of the proposed development.

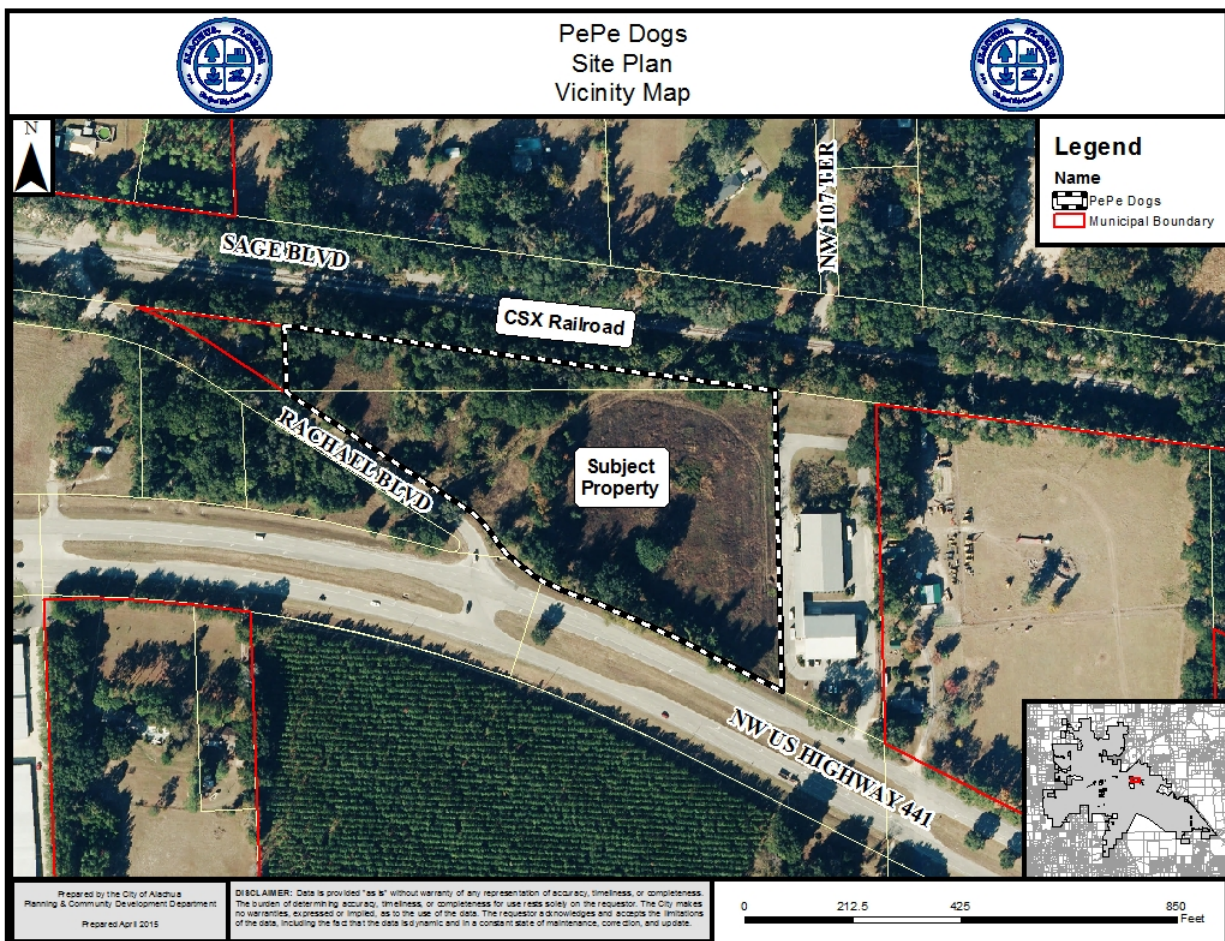
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 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	CSX Right of Way	N/A	N/A
South	NW US Highway 441; Vacant Commercial Land	Commercial	Commercial Intensive (CI)
East	Hillman Supply	Commercial	Commercial Intensive (CI)
West	Vacant Commercial Land	Commercial	Commercial Intensive (CI)

Map 1. 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 were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on March 25, 2015, at the Alachua Branch of the Alachua County Library. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by two (2) 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.

Vision Element

GOAL 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

Evaluation and Findings of Consistency with Goal 1: The proposed development will further economic development within the City of Alachua, and will provide for the expansion of commercial businesses providing services to the City's residents.

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 1.3: Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;

2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Evaluation and Findings of Consistency with Goal 1, Objective 1.3, and Policy 1.3.b: The subject property has a Commercial FLUM Designation, which permits personal services establishments and other uses related to the proposed use.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Evaluation and Findings of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b: The Site Plan includes a Landscaping Plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Approximately 79.3% of the subject property will consist of landscaped areas, which exceeds the minimum 30% area required by Policy 2.4.a.

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.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The site plan indicates that following the proposed development, the site will provide 6.16 acres (approximately 76.62% of the site) of open space, exceeding the minimum 10% open space requirement.

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.

Evaluation and Findings of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided in this report, and indicates that the development will not adversely affect natural features.

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

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Evaluation and Findings of Consistency with Policy 9.1: The proposed development will connect to potable water facilities. The subject property is outside of the City's wastewater service area, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element and will therefore be serviced by a septic system.

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.

Evaluation and Findings of Consistency with Objective 1.1: An analysis of the development's impacts to transportation facilities has been provided within this report. The development will not adversely affect the level of service for transportation facilities.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d, & 1.3.g: The site plan complies with Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations. Required landscaping materials will be provided within parking areas.

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:

3. 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.

Evaluation and Findings of Consistency with Policy 1.2.a: The subject property is outside of the City's wastewater service area, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element and will therefore be serviced by a septic system. The Public Services Department has confirmed this determination in a letter dated January 28, 2015.

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

Evaluation and Findings of Consistency with Objective 2.1.a: An analysis of the development's impacts to solid waste facilities has been provided within this report. The development will not adversely affect the level of service for solid waste facilities.

Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Evaluation and Findings of Consistency with Objective 3.: The proposed development will convey stormwater runoff to an on-site stormwater management facility. The applicant has submitted an application to the Suwannee River Water Management District (SRWMD) for an Environmental Resource Permit (ERP) for the proposed stormwater basin.

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:

3. 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.

Evaluation and Findings of Consistency with Policy 4.1.b: The proposed development is located within the City's water service area and will connect to the City's potable water system.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

Plant expansion shall be planned in accordance with Florida Administrative Code.

3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Objective 4.1.c: An analysis of the development's impacts to potable water facilities has been provided within this report. The development will not adversely affect the level of service for potable water facilities.

Conservation & Open Space Element

Policy 1.2.a:

The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.3.e:

The City's land use designations shall offer the best possible protection to threatened and endangered species.

Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e: The subject property does not contain any environmentally sensitive lands, and is not located adjacent to large tracts of land or land designated for conservation. The development therefore will encourage development practices which provide for the protection of native communities and ecosystems.

ENVIRONMENTAL CONDITIONS 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.)

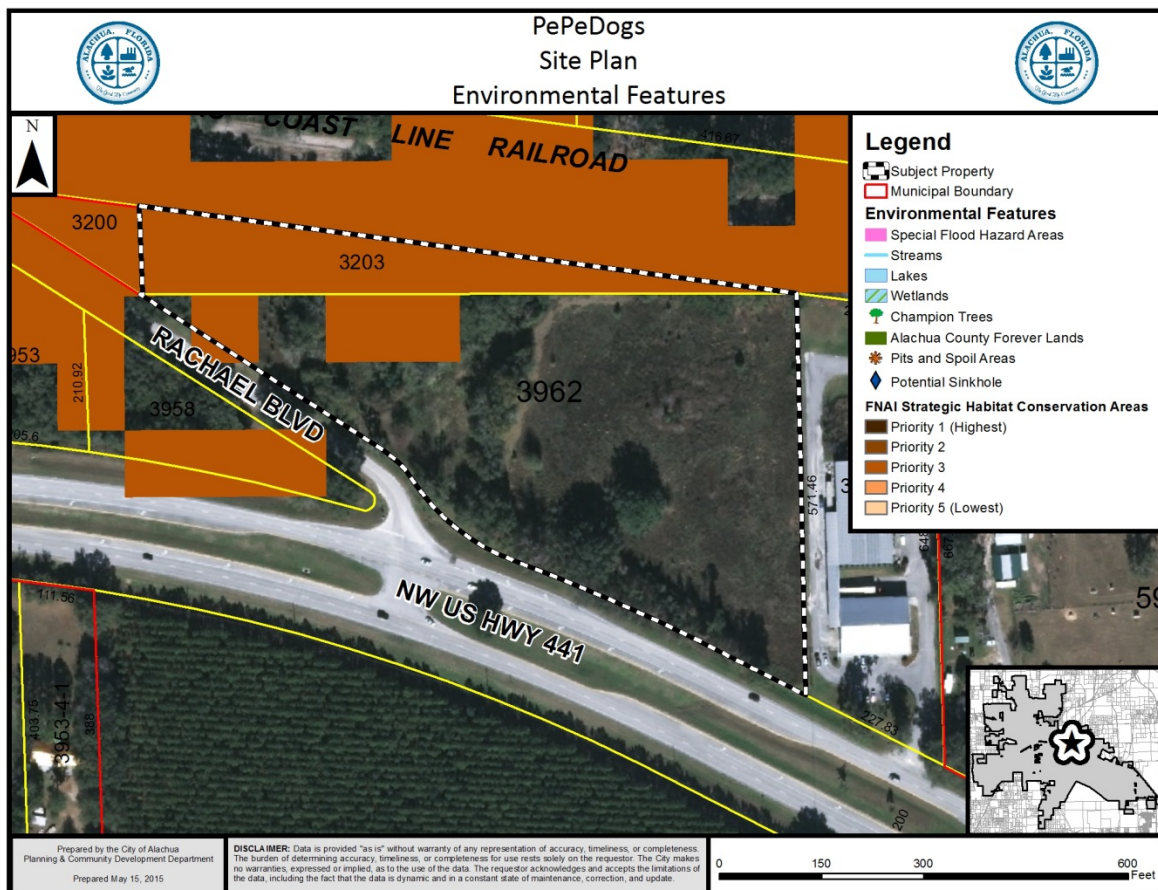
Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. 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. The subject property is not located within or adjacent to a Strategic Ecosystem.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 2. Environmental Features



Regulated Plant & Animal Species

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 a small area of lands identified as “Priority 3” in the PNA data layer. This area of the PNA data layer is connected to a larger area of lands designated as “Priority 3”, which center primarily on environmental features, including wetlands, special flood hazard areas, and a creek, north of the subject property. The subject property is separated from these areas by the CSX railroad right-of-way. In addition to the physical barriers separating the subject property and the environmental features to the north, the small portion of the subject property identified as “Priority 3” shall substantially remain undisturbed. It must be noted that the PNA data layer 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

Each soil type found on the subject property is identified 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.

There are two (2) soil types found on the subject property:

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.

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.

Evaluation: The soil types do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0140D 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.

Evaluation: There are two (2) depressional areas located on the subject property which have been evaluated by a geotechnical engineer to determine if the areas may be active sinkholes. The applicant has submitted a report by Universal Engineering Sciences, Inc., dated May 6, 2015, which concluded that the two areas, which appear to be excavated pits between two to three feet below the surrounding grades with excavated material stockpiled adjacent to the pits, do not appear to be karst features. Based upon the preceding, there appears to be 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

SITE PLAN STANDARDS

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E) is provided below.

(E) Site Plan Standards

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(1) Consistency with Comprehensive Plan

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

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

(2) Use Allowed in Zone District

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Commercial Intensive. The site plan proposes a new ±6,600 square foot building and outdoor canine training area which is intended to be utilized as a canine kennel and training facility. Article 10 of the City's LDRs defines "Kennel" as follows: "a facility where four or more dogs, cats or other animals over three months of age are kept, raised, sold, boarded, bred, shown, treated or groomed. Such a facility may have an indoor and outdoor component." Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and further defines the "Kennel" use type into two (2) separate use types: "Kennel, indoor", and "Kennel, outdoor." Since the proposed facility has an outdoor component, it is classified within the "Kennel, outdoor" use type. Table 4.1-1 identifies that the "Kennel, outdoor" use type is a permitted use within the CI zoning district.

(3) Zone District Use-Specific Standards

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: The use-specific standards applicable to the "Kennel, outdoor" use type are defined in Section 4.3.3(C)(4) of the City's LDRs. An

analysis of the application's compliance with these standards is provided below:

Kennel/outdoor. An outdoor kennel shall comply with the following standards:

- (a) *Buildings and open runs.* Not locate open runs or buildings used for housing of animals within 125 feet of any lot line.

Evaluation & Findings: All open runs and buildings used for housing animals are located greater than 125 feet from all lot lines. The Site Plan indicates the 125 foot setback line as a hatched line on Sheet C0.20.

- (b) *Adjacent to single-family detached development or in residential district.*

- (i) If adjacent to single-family residential districts (RSF-1, RSF-3, RSF-4 and RSF-6), not exceed two stories or 130 percent of the maximum height allowed for single-family detached dwellings in the district.

Evaluation & Findings: The subject property is not adjacent to single-family residential zoning districts.

- (ii) If adjacent to existing single-family detached development, not allow the height of buildings to exceed two stories or 180 percent of the average height of the adjacent single-family development.

Evaluation & Findings: The subject property is adjacent to an existing single-family dwelling, which is located west of the subject property. The proposed building is a single-story building.

- (c) *Landscaped buffer adjacent to single-family detached development.* If adjacent to existing single-family detached development, provide a landscaped buffer, a minimum of 15 feet in width along the yard which the single-family detached development abuts.

Evaluation & Findings: The proposed development provides a 15 foot Type "D" landscaped buffer along the west property line, adjacent to the existing single-family dwelling abutting the subject property.

- (d) *Accessory uses.* Accessory uses to an outdoor kennel may include retail sales, veterinary service, and grooming services, as long as the accessory uses do not include more than 25 percent of the total gross floor area.

Evaluation & Findings: The applicant has not specifically proposed retail sales, veterinary services, or grooming services, but has

acknowledged that the development shall comply with the provisions of Section 4.3.3(C)(4)(d.)

(4) *Development and Design Standards*

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to Section 6.1, *Off Street Parking & Loading Standards*, Section 6.2, *Tree Protection/Landscape/Xeriscape Standards*, Section 6.3, *Fencing Standards*, Section 6.4, *Exterior Lighting Standards*, Section 6.7, *Open Space Standards*, and Section 6.9, *Environmental Protection Standards*. Compliance with the relevant provisions of the aforementioned LDR sections is demonstrated within the Site Plan.

(5) *Subdivision Standards*

In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

Evaluation & Findings: No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

(6) *Complies with All Other Relevant Laws and Ordinances*

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application is consistent with all other relevant City ordinances and regulations.

PUBLIC FACILITIES IMPACT

Traffic Impact

The Institute of Transportation Engineers (ITE) publishes a commonly accepted data source for trip generation, known as the Trip Generation Manual. This publication is currently in its 9th Edition, and is typically the source utilized to determine the trips which will be generated by a proposed development.

ITE Trip Generation Manual, 9th Edition, does not provide a use code for the proposed use (kennel.) The most comparable ITE Use Code is Animal Hospital/Veterinary Clinic (ITE Code 640), which is not representative of the nature of the proposed use, its traffic impacts, or the frequency of trips generated.

For this reason, an alternative data source has been utilized, published by the New Jersey Department of Transportation (NJDOT) (NJDOT Highway Access Permit System (HAPS), March 2013.) This data source identifies a land use of “Dog Boarding Business,” which is more representative of the nature of the proposed facility. Further analysis of the trips which would be generated by the proposed use is provided in Table 3 below.

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (16)	US 441 (from NW 126 th Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D
N/A	CR 2054 (East Segment) (from SR 235 to US 441)	2/U	County Maintained Collector	Urban	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.
² For developments generating less than 1,000 trips, affected roadway segments are identified as those roadway segments located partially or wholly within ½ mile of the development's ingress/egress [Section 2.4.14(H)(2) of the LDRs.]
³ FDOT roadway segment number shown in parenthesis (when applicable.) 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. Trip Generation

Land Use ¹	AADT ²	AM Peak Hour ²	PM Peak Hour ²
Dog Boarding Business	54	14	14

¹ Source: New Jersey Department of Transportation (NJDOT) Highway Access Permit System (HAPS), March 2013.
² Formulas: AADT – 6 trips per day per employee x 9 employees; AM Peak Hour – 1.5 trips per employee; PM Peak Hour – 1.5 trips per employee.

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

Traffic System Category	US 441 Segment 3/4 (16) ¹	CR 2054 East ¹
Average Annual Daily Trips		
Maximum Service Volume ²	35,500	14,580
Existing Traffic ³	17,495	2,042
Reserved Trips ⁴	1,371	418
Available Capacity ⁴	16,634	12,120
Increase/Decrease in Daily Trips Generated by Development ⁵	41	13
Residual Capacity After Development's Impacts⁶	16,593	12,107

¹ FDOT roadway segment number shown in parenthesis (when applicable.) 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 May 2015 Development Monitoring Report.
⁵ Trip Distribution: Segment 3/4 – 75%; CR 2054 East – 25%.
⁶ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Traffic System Category	US 441 Segment 3/4 (16) ¹	CR 2054 East ¹
PM Peak Hour Trips		
Maximum Service Volume ²	3,200	1,314
Existing Traffic ³	1,662	194
Reserved Trips ⁴	123	63
Available Capacity ⁴	1,415	1,057
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	11	3
Residual Capacity After Development's Impacts⁶	1,404	1,054
¹ FDOT roadway segment number shown in parenthesis (when applicable.) 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 May 2015 Development Monitoring Report. ⁵ Trip Distribution: Segment 3/4 – 75%; CR 2054 East – 25%. ⁶ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.		

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segments identified above; therefore, the demand generated by the development 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	1,131,000
Reserved Capacity ²	109,355
Available Capacity	1,059,645
Projected Potable Water Demand from Application ³	990
Residual Capacity	1,058,655
Percentage of Permitted Design Capacity Utilized	53.97%
Sources: ¹ City of Alachua Public Services Department, March 2015. ² City of Alachua May 2015 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 6,600 square feet.	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	627,000
Reserved Capacity ²	70,905
Available Capacity	802,095
Projected Sanitary Sewer Demand from Application ³	990
Residual Capacity	801,105
Percentage of Permitted Design Capacity Utilized	49.59%
<i>Sources:</i> ¹ City of Alachua Public Services Department, March 2015. ² City of Alachua May 2015 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; 15 gallons per day per 100 square feet x 6,600 square feet.	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	37,9160	6,919.67
Reserved Capacity ²	4,339.50	791.96
Demand Generated by Application ³	79.2	14.54
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, April 1, 2014; Policy 2.1.a, CFNGAR Element (Formula: 9,479 persons x 0.73 tons per person per year). 2 City of Alachua May 2015 Development Monitoring Report. 3 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996 4 New River Solid Waste Facility. March 2015.		

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT “A”
TO
PEPEDOGS
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees to all of the following conditions:
 - a. The applicant shall prepare and provide public utility easements in a form acceptable to the City for all public utility infrastructure which shall be maintained by the City of Alachua;
 - b. Public utility easements shall include a legal description of each easement area and a boundary sketch of each described easement;
 - c. The applicant shall provide public utility easements to the City for review and approval prior to recording such documents in the Public Records of Alachua County, and that public utility easements shall be recorded in the Public Records of Alachua County by the applicant prior to applying for or the issuance of building permit; and,
 - d. The applicant shall incur all costs associated with the preparation and recordation of such public utility easements.
2. The applicant shall obtain all applicable permits from the Alachua County Department of Health and any other applicable local, state, or federal agency for the on-site sewage treatment and disposal system.
3. The applicant shall obtain all other applicable state and federal permits before the commencement of the development.
4. The applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 3 as stated herein.

**EXHIBIT “B”
TO
PEPEDOGS
SITE PLAN
STAFF REPORT**

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