



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: December 8, 2015
Quasi-Judicial Hearing

SUBJECT: A request for a Site Plan for the City of Alachua Public Services Operations Center and Warehouse with associated drainage, paving, grading, and utility infrastructure improvements

APPLICANT/AGENT: Daniel H. Young, P.E., CHW, Inc

PROPERTY OWNER: City of Alachua

LOCATION: Southern terminus of NW 104th Terrace, south of US Highway 441

PARCEL ID NUMBER: 05949-019-000

FLUM DESIGNATION: Industrial

ZONING: Light and Warehouse Industrial ("ILW")

OVERLAY: N/A

ACREAGE: ±10.89 acres

PROJECT PLANNER: Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the two (2) conditions provided in Exhibit "A" of this Staff Report.

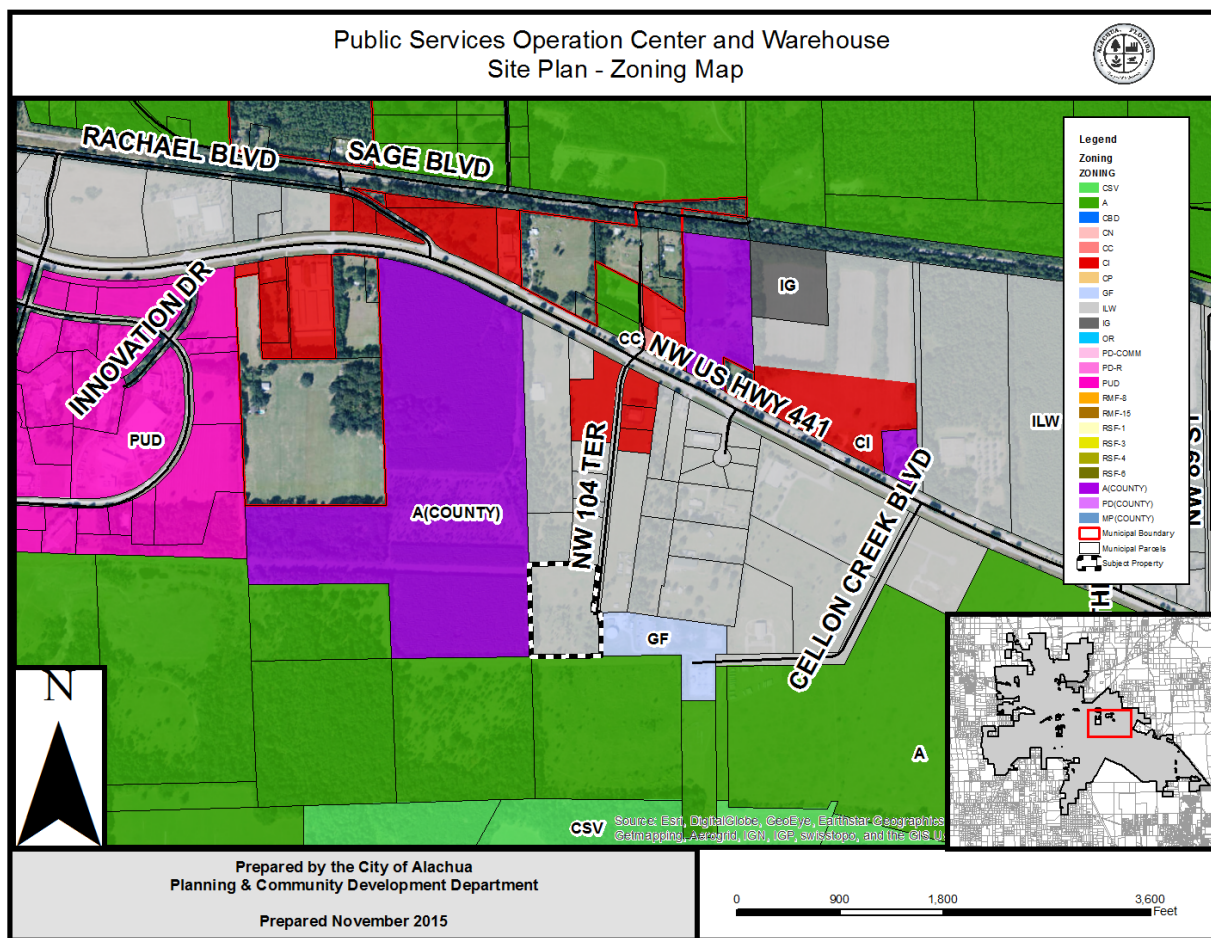
RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the two (2) conditions provided in Exhibit "A" of the December 8, 2015 Staff Report to the Planning & Zoning Board.*

SUMMARY

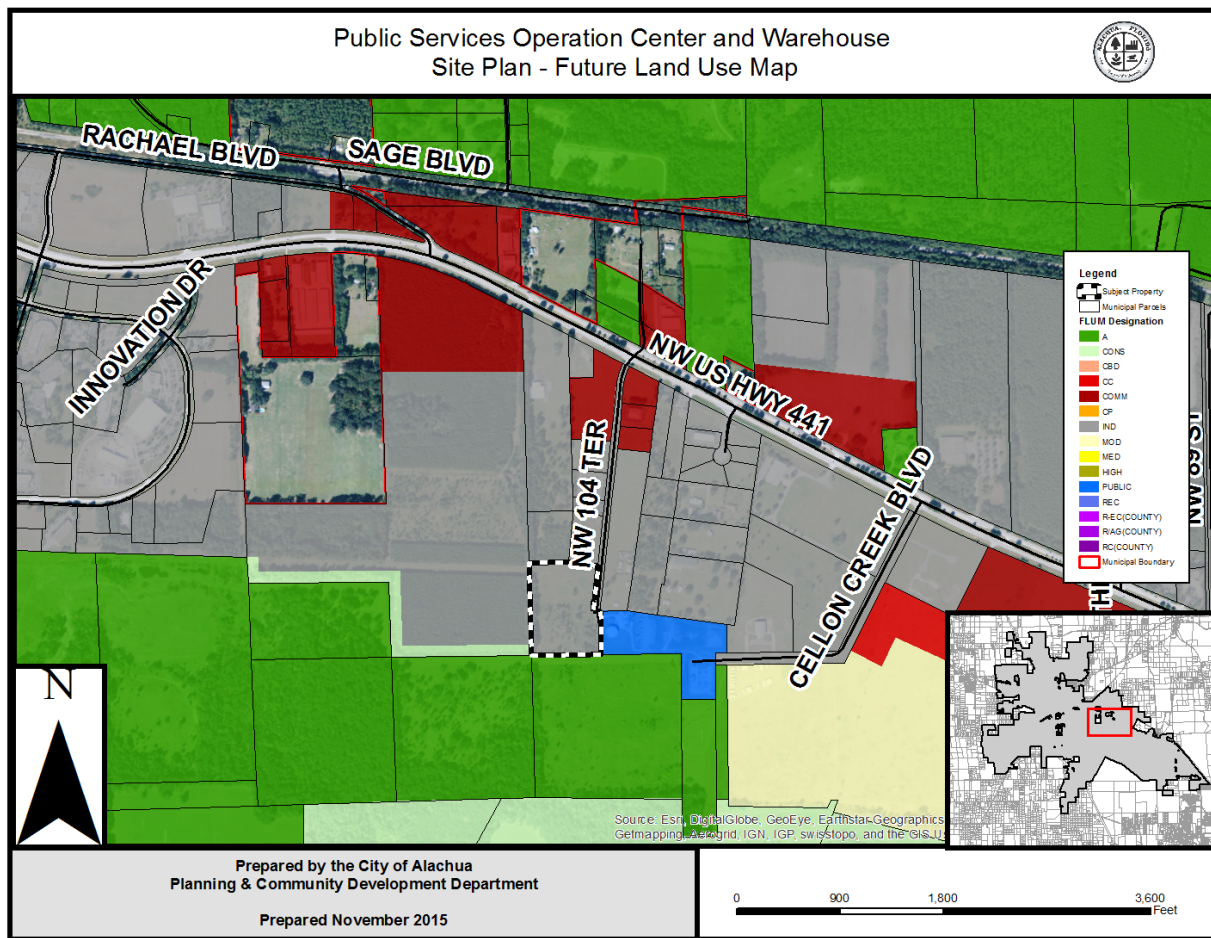
The proposed site plan is a request by Daniel H. Young, P.E. of CHW, Inc., applicant and agent for the City of Alachua, property owner, for a new ±8,003 square foot building (Public Services Department Operations Center) and a new ±9,902 square foot building (Public Services Department Warehouse) with associated drainage, paving, grading, and utility infrastructure improvements.

The subject property is ±10.89 acres in area and is located at the southern terminus of NW 104th Terrace. Access to the subject property would be provided primarily by one (1) ingress/egress drive connecting to NW 104th Terrace.

Map 1. Subject Property with Zoning



Map 2. Subject Property with Future Land Use



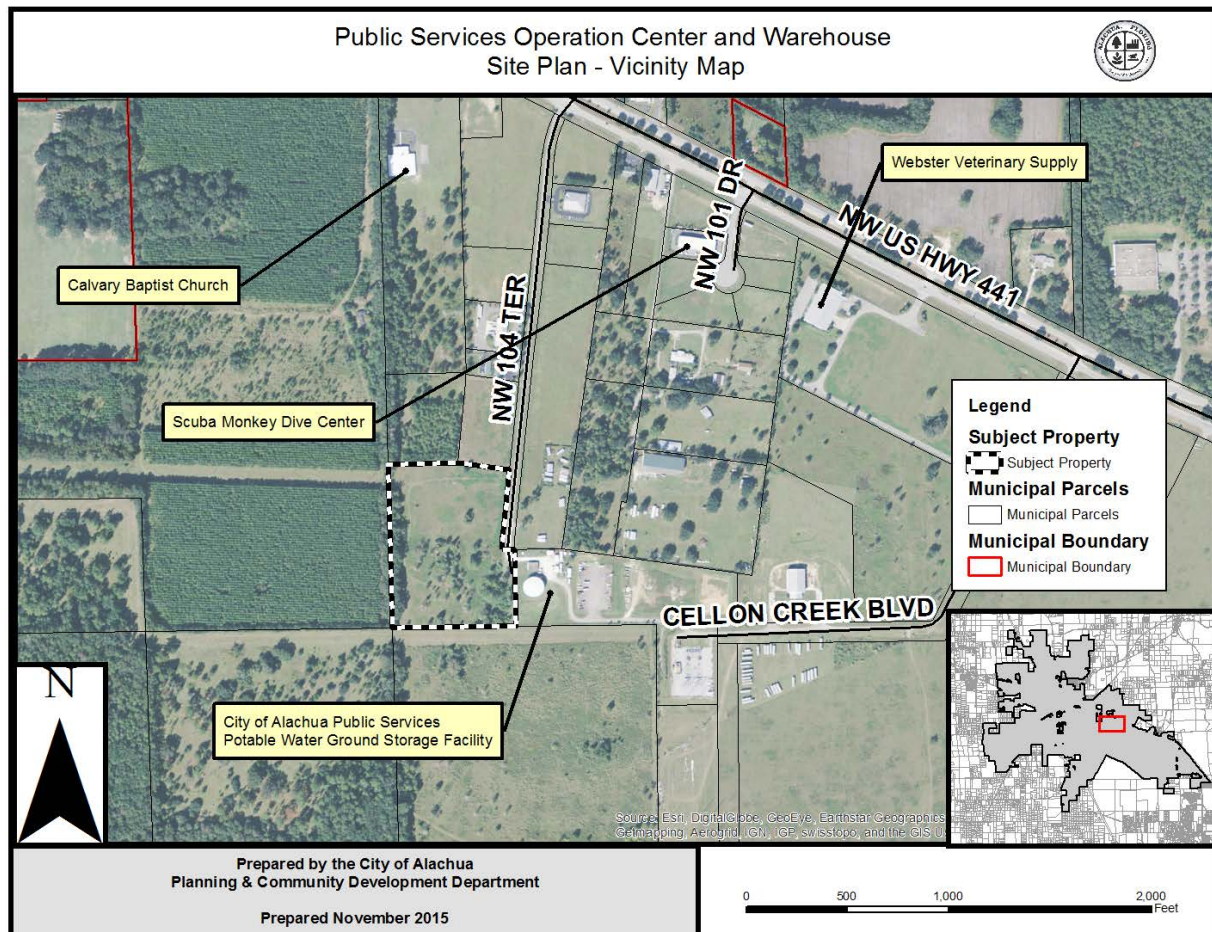
The proposed development will convey the development's stormwater runoff to one (1) proposed stormwater basin located to the north of the site (located on tax parcel number 05949-011-005). The applicant submitted an application to the Suwannee River Water Management District (SRWMD) for an Environmental Resource Permit (ERP) for the proposed stormwater basin, which was issued on October 30, 2015 (Permit Number ERP-001-205218-2).

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	Vacant	Industrial	ILW
South	Vacant	Agriculture	A
East	Vacant/ City of Alachua Utilities	Industrial and Public	ILW and GF
West	Agriculture/ Single Family Residence	Industrial and Conservation	A (County)

Map 2. 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 July 27, 2015 at the Cleather Hathcock Community Center. The applicant's agent was present and available to answer questions. As evidenced

by materials submitted by the applicant, the meeting was attended by one (1) member 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 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Evaluation and Findings of Consistency with Objective 1.5: The proposed use as a government storage and maintenance facility is consistent with the allowed uses in the Industrial Future Land Use category.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Evaluation and Findings of Consistency with Policy 1.5.d: The applicant has provided an analysis demonstrating the site plan's compliance and consistency with Policy 1.5.d. Staff finds the analysis to be acceptable.

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 86.5% 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 9.4 acres (approximately 86.5% 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 and wastewater facilities.

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.e: The City shall establish standards for parking facility design that adequately separates pedestrians from vehicular traffic and delineates pedestrian crossing zones.

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

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.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:

The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

- a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the

permitted capacity design, no further development orders 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 Policy 1.1.d: An analysis of the development’s impacts to sanitary sewer facilities has been has been provided within this report. The development will not adversely affect the level of service for sanitary sewer facilities.

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 ¼ 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 proposed development is located within the City’s utility service area and will connect to the City’s 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

Evaluation and Findings of Consistency with Objective 2.1.a: An analysis of the development’s impacts to solid waste facilities has been 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.

Policy 3.1.f: The City shall permit the use of off-site retention facilities, if they are part of previously approved master stormwater retention or detention facility.

Evaluation and Findings of Consistency with Objective 3.1 and Policy 3.1.f: The proposed development will convey the development's stormwater runoff to one (1) stormwater basin, which would be located off-site to the north of the proposed development. This basin was previously approved as a part of the stormwater management system for the Wallace Construction Office Park. The applicant submitted an application to the Suwannee River Water Management District (SRWMD) for an Environmental Resource Permit (ERP) for the proposed stormwater basin, which was issued on October 30, 2015 (Permit Number ERP-001-205218-2).

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 utility 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 or lands 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.)

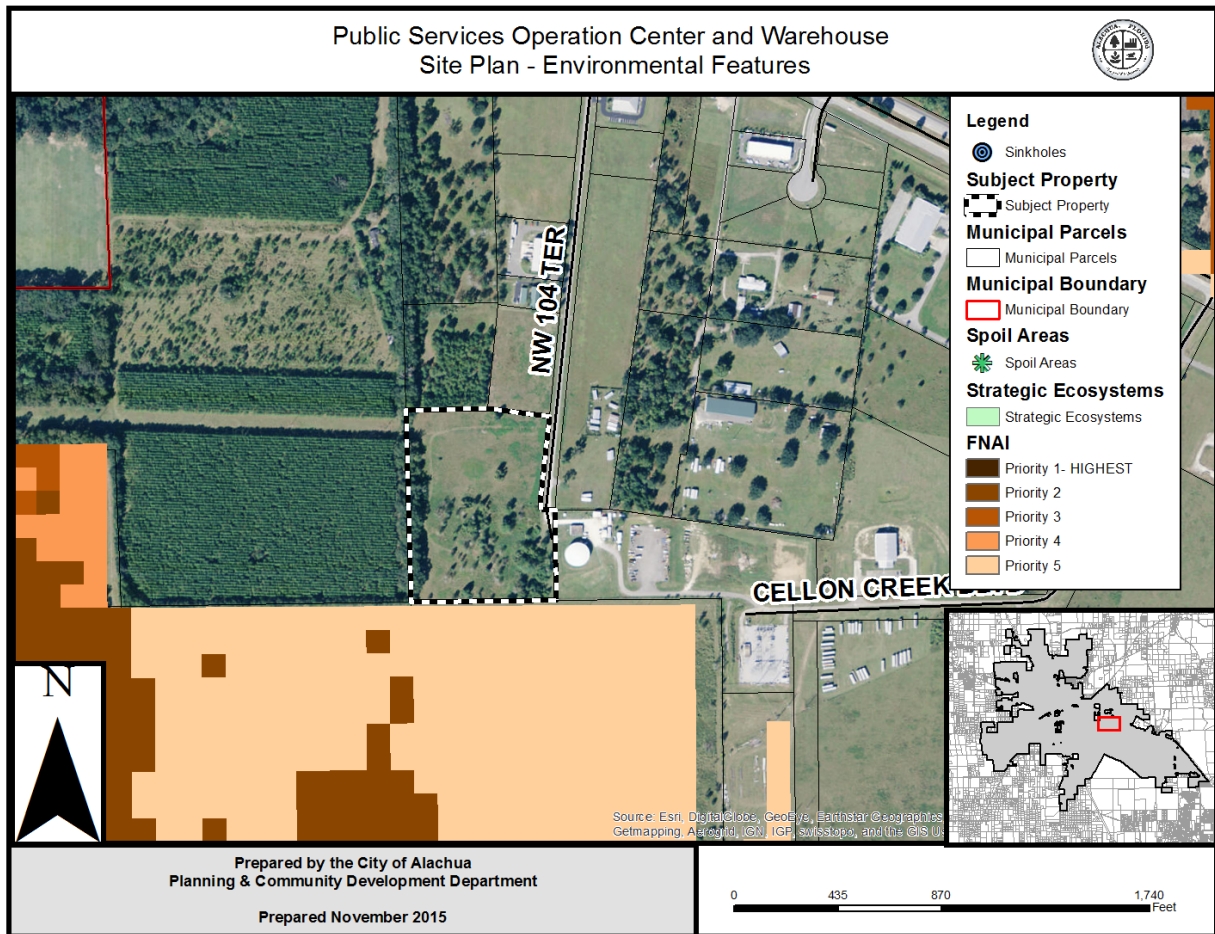
Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Strategic Ecosystems

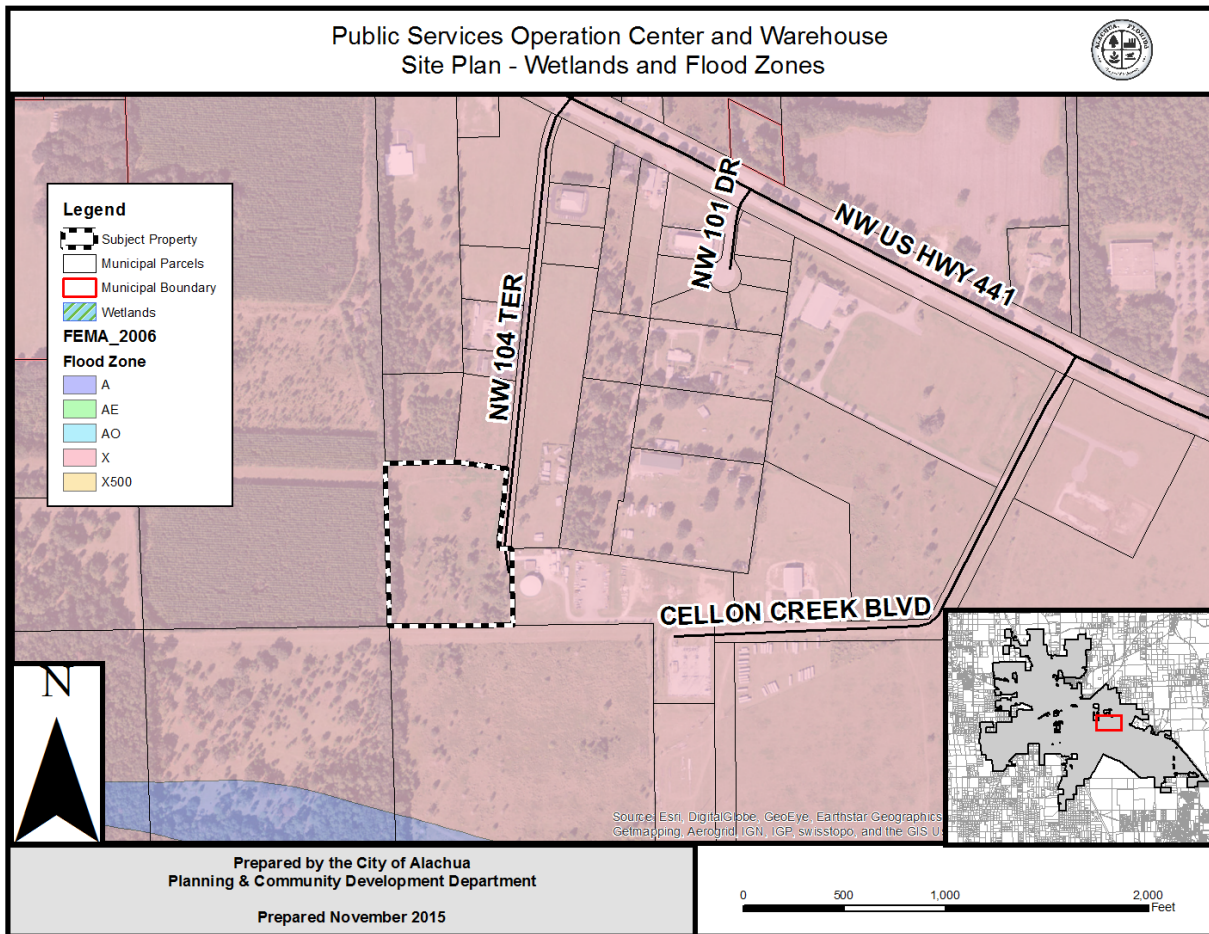
Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County. 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 4. Environmental Features



Map 5. Wetlands and Flood Zones



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. While the FNAI PNA data layer does not indicate any lands classified as potentially having 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. 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 four (4) soil types found on the subject property:

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.

Arredondo Fine Sand (0%-5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid in the surface and subsurface layers. Surface runoff is slow. This soil type poses only slight limitations as sites for homes, commercial buildings, absorption fields for septic tanks, and local roads and streets.

Arredondo Fine Sand (5%-8% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid in the surface and moderately slow in subsurface layers. Surface runoff is slow. This soil type poses only slight limitations as sites for homes, absorption fields for septic tanks, and local roads and streets. Limitations as sites for small commercial buildings are moderate.

Norfolk Loamy Sand (5%-8% slopes)

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid in the surface and subsurface layers. Surface runoff is rapid. This soil type poses only slight limitations as sites for homes, and local roads and streets. The soil has moderate limitations as sites for small commercial buildings because of the slope.

Evaluation: The soil types do not pose any significant limitations for development, therefore, there are no issues related to soil suitability. Any other slight or moderate limitations have been addressed through design.

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.) See Map 5 above.

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

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 Light and Warehouse Industrial ("ILW".) The site plan proposes a new ±8,003 square foot building (office) and new ±9,902 square foot building (warehouse) Table 4.1-1 of the LDRs establishes the allowable uses within each zoning district, and indicates that this zoning district permits government maintenance, storage, and distribution facilities.

(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 primary use type proposed by the development is the "government maintenance, storage, and distribution facility" use type. Subsection 4.3.2 (D) enumerates the use-specific standards associated with this use:

4.3.2 (D) (1) (a) – *Adjacent to single family development.* This subsection requires that if the proposed development is adjacent to single family development it cannot be larger than either two stories or 180% of the average height of the homes. The only side impacted by this requirement would be the western boundary. The maximum height of the structures proposed by this development is one story, as such there are no issues related to this requirement.

4.3.2 (D) (1) (b) – *In single-family residential district.* This subsection is not applicable as the proposed project is located

in the Warehouse and Light Industrial Zoning category ("ILW").

4.3.2 (D) (2) – *Landscape buffer adjacent to single-family detached development.* This subsection requires a minimum 15 foot landscaped buffer along the yard which abuts the single-family detached use. This requirement has been met by the provision of 15' type 'D' buffer.

4.3.2 (D) (3) – *Off-street parking.* This subsection requires that all parking areas visible from the public right-of-way be screened using vegetative material or fencing. This requirement has been met by the provision of rows of continuous shrubs between parking areas and the public right-of-way.

(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, *Section 6.8*, Design Standards for Business Uses, 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 new subdivision is being proposed, therefore, no issues related to Subdivision Standards.

(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.

COMPLIANCE WITH SECTION 6.8, DESIGN STANDARDS FOR BUSINESS USES

Section 6.8 of the City's Land Development Regulations (LDRs) establishes design standards for business uses. The standards established within Section 6.8.2 apply to business use types, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet or unless otherwise exempted within Subsection 6.8.1(B). Uses exempt from the design standards pursuant to Subsection 6.8.1(B) include use types within the industrial services, manufacturing and production, warehouse and freight movement, waste-related services, and wholesale sales use categories. The standards established within Section 6.8.3 apply to single tenant retail sales and services uses greater than 20,000 square feet.

The application has been reviewed for compliance with the standards of Section 6.8. Because the proposed development is classified as government maintenance, storage, and distribution facility, it is not a "business use type" and therefore exempt from the requirements of Section 6.8.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
¾ (16)	US 441 (From NW 126 th Ave to SR 235)	4/D	Urban Transitioning	COMM	C

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.
² For developments generating more than 1,000 trips, affected roadway segments are identified as those on which the development's impacts are five percent or greater of the maximum service volume of the roadway and all 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 Generation¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Government Office Building (ITE Code 730)	551 (275/275)	47 (40/7)	88 (65/23)
Warehouse (ITE Code 150)	35 (17/17)	4 (3/1)	4 (1/3)
Total Trips	586 (292/292)	219 (43/8)	92 (66/26)

¹ Source: ITE Trip Generation, 9th Edition.
² Formulas: ITE Code 730 – AADT – 68.93 trips per 1,000 square feet x 8,000 square feet (50% entering/50% exiting); AM Peak Hour – 5.88 trips per 1,000 square feet x 8,000 square feet (84% entering/16 % exiting); PM Peak Hour – 11.03 trips per 1,000 square feet x 8,000 square feet (74% entering/26% exiting); ITE Code 150 – AADT –

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

Traffic System Category	US 441 (From NW 126 th Ave to SR 235) (16)
Average Annual Daily Trips	
Maximum Service Volume ²	35,500
Existing Traffic ³	17,495
Reserved Trips ⁴	1,412
Available Capacity ⁴	16,593
Increase/Decrease in Daily Trips Generated by Development ⁵	586
Residual Capacity After Development's Impacts⁶	16,007
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 July 2015 Development Monitoring Report. ⁵ Trip Distribution: US 441 (From NW 126 th Ave to SR 235) Segment- 100% 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 (PM Peak Hour)

Traffic System Category	US 441 (From NW 126 th Ave to SR 235) (16)
Maximum Service Volume ²	3,200
Existing Traffic ³	1,662
Reserved Trips ⁴	134
Available Capacity ⁴	1,404

Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	92
Residual Capacity After Development's Impacts⁶	1,323
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 July 2015 Development Monitoring Report. ⁵ Trip Distribution: US 441 (From NW 126 th Ave to SR 235) Segment- 100% 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 segment 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 ¹	109,355
Available Capacity	
Projected Potable Water Demand from Application ³	2,685
Residual Capacity	1,055,970
Percentage of Permitted Design Capacity Utilized	54.09%
Sources: ¹ City of Alachua July 2015 Development Monitoring Report. ² Source: Chapter 64E-6, Florida Administrative Code; Formula: .15 gallons per square foot x 17,905 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	1,500,000
Less Actual Treatment Plant Flows ¹	627,000
Reserved Capacity ¹	70,905
Available Capacity	802,095
Projected Sanitary Sewer Demand from Application ²	2,685

Residual Capacity	799,230
Percentage of Permitted Design Capacity Utilized	46.72%
<i>Sources:</i> 1 City of Alachua July 2015 Development Monitoring Report. 2 Source: Chapter 64E-6, Florida Administrative Code; Water Demand for Grocery Store Tenants, provided by Applicant. Formula: .15 gallons per square foot x 17,905 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	37,916	6,919.67
Reserved Capacity ²	4,418.68	806.41
Demand Generated by Application ²	214.85	39.21
New River Solid Waste Facility Capacity ⁴	50 years	
Sources: 1 City of Alachua July 2015 Development Monitoring Report. 2 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996		

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
CITY OF ALACHUA PUBLIC SERVICES OPERATION CENTER AND
WAREHOUSE
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
2. The applicant agrees that Condition 1 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 1as stated herein.

**EXHIBIT “B”
TO
CITY OF ALACHUA; PUBLIC SERVICES WAREHOUSE AND OPERATIONS
CENTER
SITE PLAN
STAFF REPORT**

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