

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Upland Industrial Park, Lots 1 & 6

APPLICATION TYPES: (1) Small Scale Comprehensive Plan Amendment (SSCPA)
(2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

APPLICANT/AGENT: Ryan Thompson, AICP, Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNER: Upland Properties of NCF, LLC

DRT MEETING DATE: February 22, 2016

DRT MEETING TYPE: Applicant

CURRENT FLUM DESIGNATION: Industrial

PROPOSED FLUM DESIGNATION: Commercial

CURRENT ZONING: ILW

PROPOSED ZONING: CI

OVERLAY: N/A

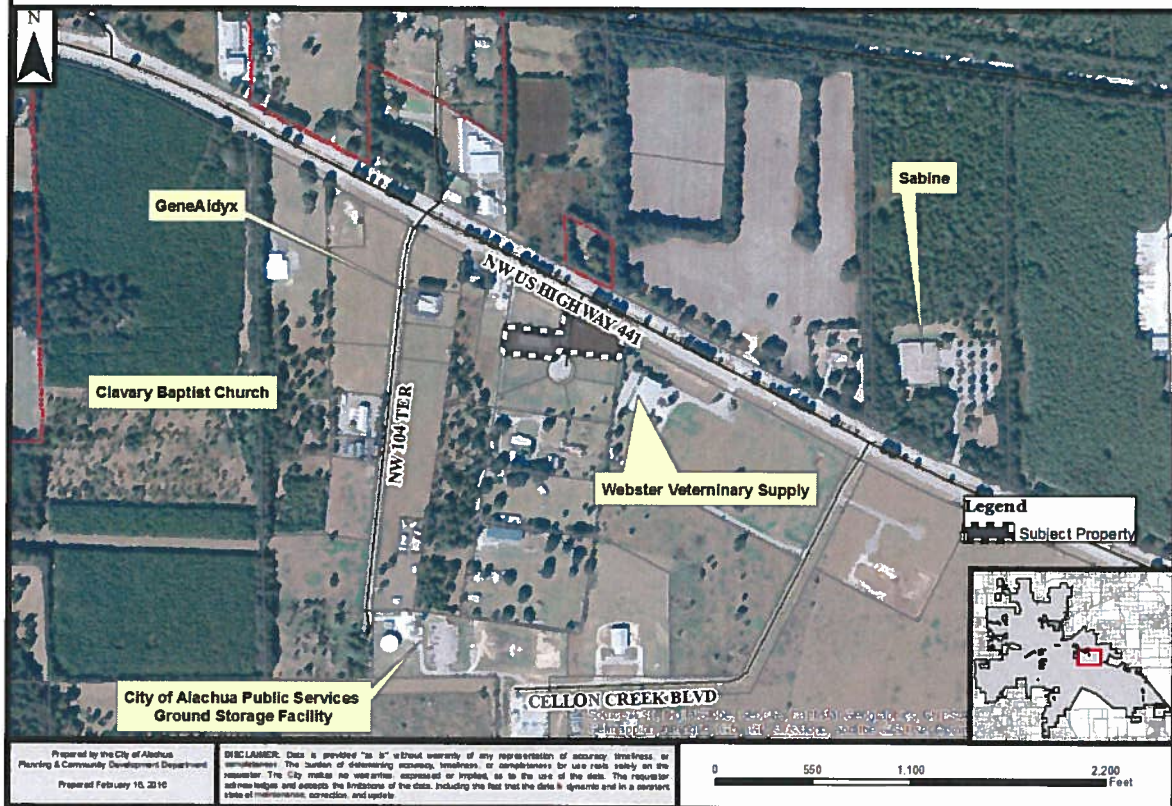
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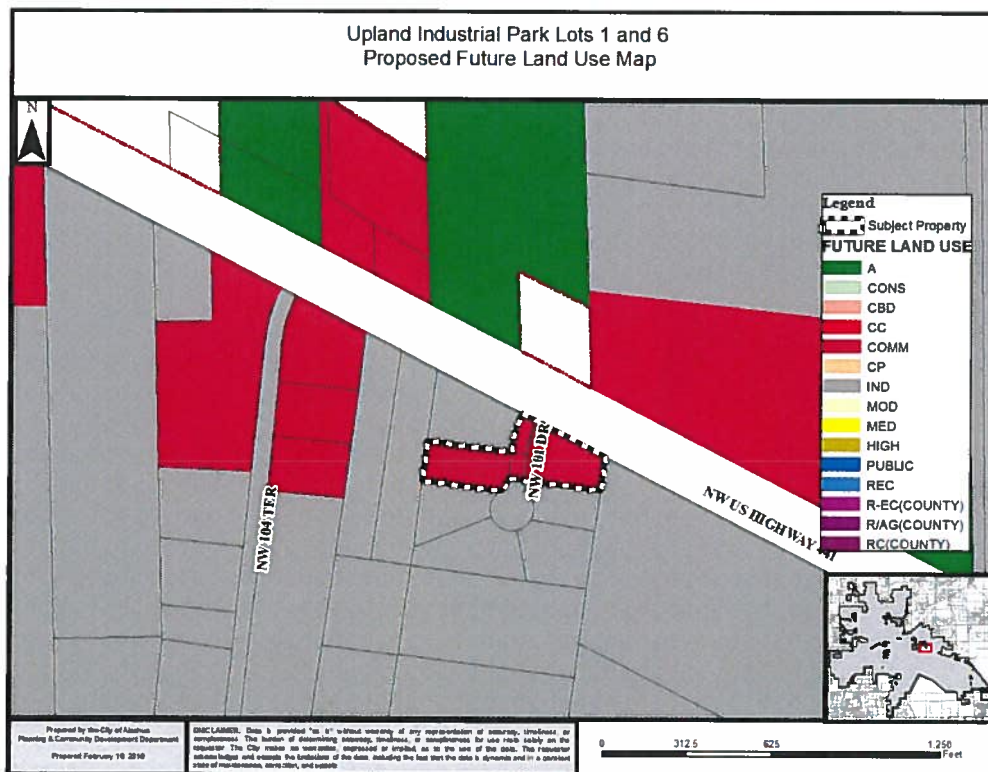
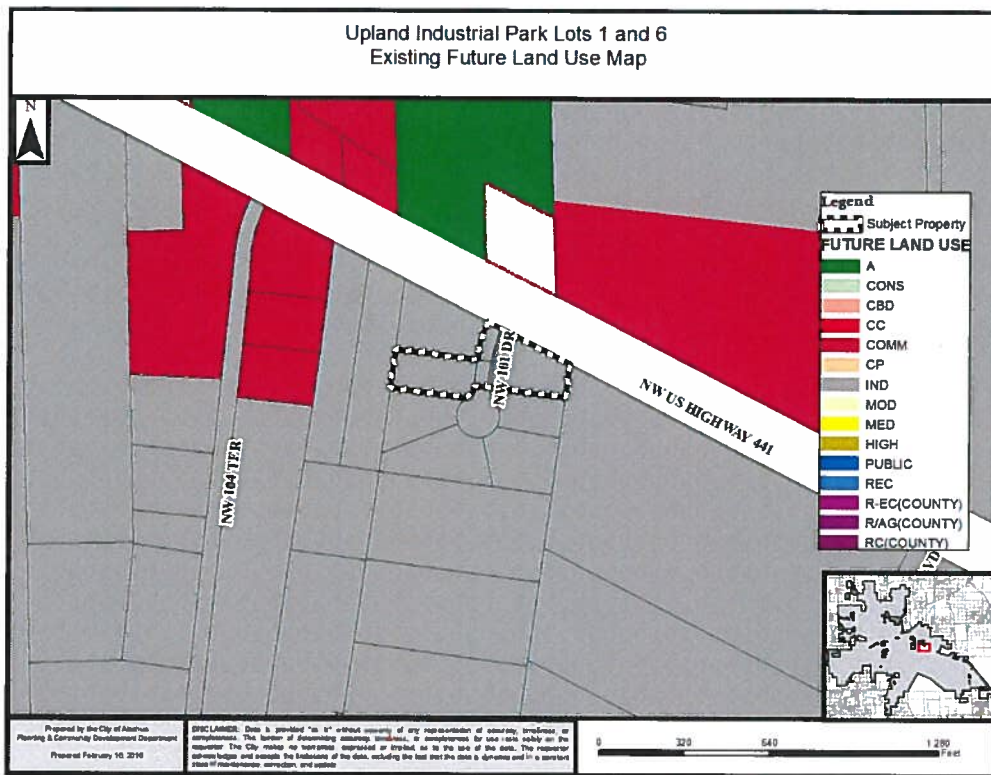
PARCELS: 05964-002-001, 05964-002-006 and a portion of 05964-002-000

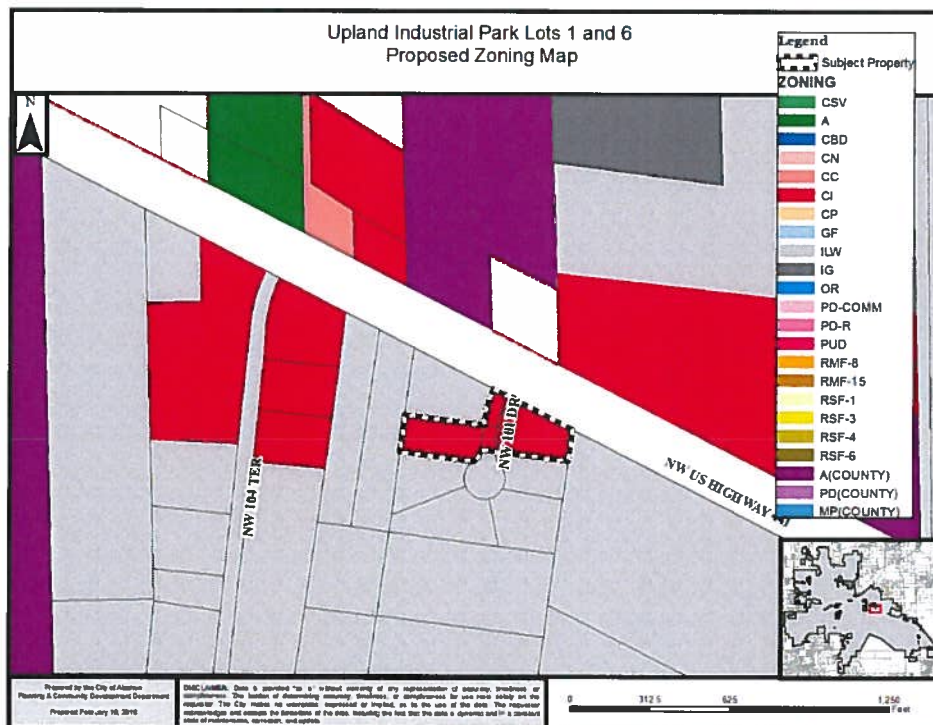
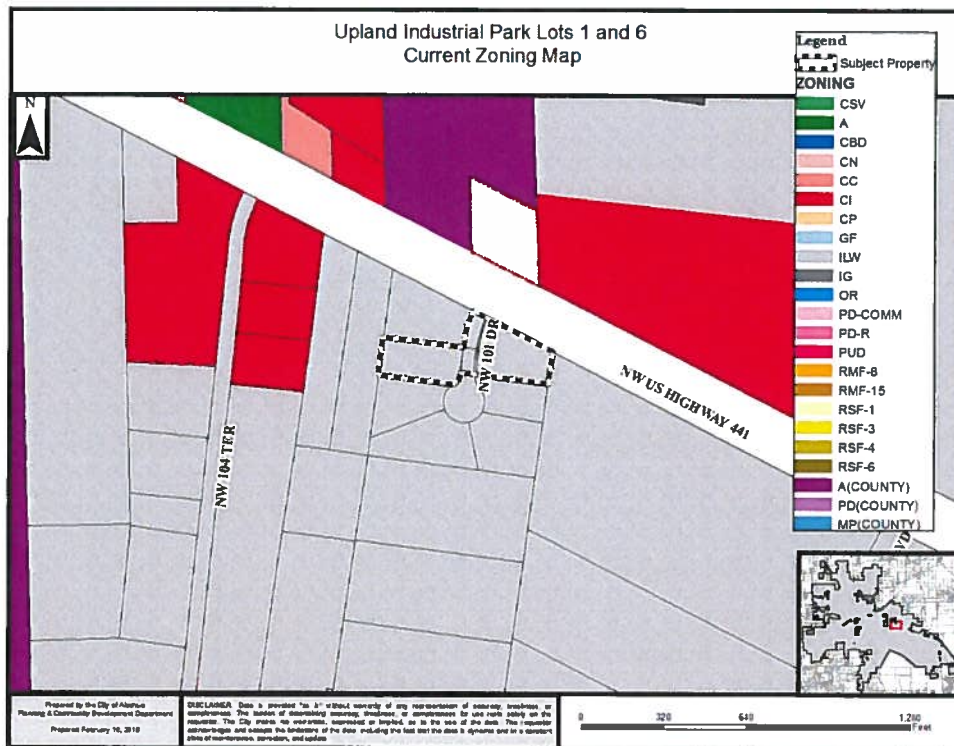
PROJECT SUMMARY: A request to amend the City's Future Land Use Map (FLUM) from Industrial to Commercial and to amend the City's Official Zoning Atlas from Light and Arehouse Industrial (ILW) to Commercial Intensive (CI).

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Tuesday, March 8, 2016. IF response is submitted by this time, AND response adequately addresses all DRT comments, a hearing before the Planning and Zoning Board will be scheduled for April 19, 2016.**

Upland Industrial Park Lots 1 and 6 Vicinity Map







Deficiencies to be Addressed

1. Small Scale Comprehensive Plan Amendment

Executive Summary

- a. Page 1 – Current Future Land Use Classification is Industrial. Description provided is incorrect. The description for the Agriculture future land use category appears to have been provided.

Urban Sprawl Analysis

- b. No comments.

Concurrency Analysis

- c. Generally, application references “net” impacts to City of Alachua facilities, but appears to calculate total gross impacts.
- d. Page 7 Table 2 – Units provided, 1322, do not match with total square footage provided in application (82,110.6). Please confirm total number of units used for trip generation calculations.
- e. Page 7 Table 2- Commercial Internal Capture- Please provide justification for internal commercial capture rate. ITE specifically says “internal capture rates are not applicable and should not be used to forecast trips for shopping centers if using statistics and data for Land Use Code 820”.
- f. Page 9 Tables 5 and 6 – What is square footage basis for estimating total impact to City’s potable water and sanitary sewer system?

Consistency with Comprehensive Plan

- g. Page 16 Comprehensive Plan Economic Element – Objective 1.1 does not appear to pertain to this proposed application. If so, further justification is needed.

Generally

- h. Deeds or other proof of ownership is needed for parcels 05964-002-001 and 05964-002-006.

2. Rezoning

Executive Summary

- a. Page 1 – Current Future Land Use Classification is Industrial. Description provided is incorrect. The description for the Agriculture future land use category appears to have been provided.

Concurrency Analysis

- b. Generally, application references “net” impacts to City of Alachua facilities, but appears to calculate gross impacts.
- c. Page 5 Table 2 – Units provided, 1322, do not match with total square footage provided in application (82,110.6). Please confirm total number of units used for trip generation calculations.
- d. Page 5 Table 2- Commercial Internal Capture- Please provide justification for internal commercial capture rate. ITE specifically says “internal capture rates are not applicable and should not be used to forecast trips for shopping centers if using statistics and data for Land Use Code 820”.
- e. Page 7 Tables 5 and 6 – What is square footage basis for estimating total impact to City’s potable water and sanitary sewer system?

Consistency with Comprehensive Plan

- f. Page 13 Comprehensive Plan Economic Element – Objective 1.1 does not appear to pertain to this proposed application. If so, further justification is needed.

Consistency with Land Development Regulations

- g. Generally, please identify any non-conforming uses that may be created if zoning change were approved.

Generally

- h. Deeds or other proof of ownership is needed for parcels 05964-002-001 and 05964-002-006.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 3, 2016

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

RE: Completeness Review for Upland Industrial Park Lots 1 & 6 SSCPA & Site Specific Amendment to the Official Zoning Atlas

Dear Mr. Thompson:

I have reviewed the submitted applications referenced above for completeness, pursuant to Section 2.2.6, *Determination of Completeness*, of the Land Development Regulations (LDRs); the applications have been determined to be complete and formal review is now in process.

It should be noted, the contents of the applications have not been thoroughly reviewed. An in depth review of the content of the application will be performed subsequently and any issues with content will be addressed at the Development Review Team (DRT) meeting. I will contact you to schedule a time for this meeting.

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

Sincerely,

Adam Hall, AICP
Planner

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

Re: Submission Table and Student Generation Multipliers

From : Adam Hall <ad_hall@cityofalachua.org>

Tue, Apr 05, 2016 03:57 PM

Subject : Re: Submission Table and Student Generation Multipliers

To : Ryan Thompson <RyanT@chw-inc.com>

Ryan,

I have not received any calls or requests for information regarding this project. The Clerk's office would probably be another place to check too.

Adam H

From: "Ryan Thompson" <RyanT@chw-inc.com>

To: "Adam Hall" <ad_hall@cityofalachua.org>

Sent: Tuesday, April 5, 2016 3:55:56 PM

Subject: RE: Submission Table and Student Generation Multipliers

Adam,
Thanks for working with me to get my numbers straight.
Have you received any calls from the public regarding the Upland project?

RYAN THOMPSON, AICP | Project Manager
t: (352) 519-5925 | c: (352) 672-7991
e: ryant@chw-inc.com

From: Adam Hall [mailto:ad_hall@cityofalachua.org]

Sent: Monday, April 04, 2016 12:37 PM

To: Ryan Thompson

Subject: Submission Table and Student Generation Multipliers

Ryan,

The Table that we discussed the other day was Table 6 (I believe it is the same table number for each report) and it appears the projected trip generation and residual trip generation are slightly off (maybe transpositions?). Also, for the student generation multipliers, the Development Monitoring Report has not been updated yet. Please see the attached concurrency generation tables.

If you have any questions, please let me know.

Thanks!

--
Adam Hall, AICP | Planner | Office of Planning and Community Development
City of Alachua | ahall@cityofalachua.com | Phone: 386.418.6121 | Direct: 386.418.6125

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Medium (75): Pass
Low (90): Pass

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Subject : RE: Submission Table and Student Generation Multipliers
To : Adam Hall <ad_hall@cityofalachua.org>

Tue, Apr 05, 2016 01:59 PM

 5 attachments

10-4. I updated both in anticipation. The updated materials will be delivered this afternoon.

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e: ryant@chw-inc.com

From: Adam Hall [mailto:ad_hall@cityofalachua.org]

Sent: Tuesday, April 05, 2016 1:47 PM

To: Ryan Thompson

Subject: Re: Submission Table and Student Generation Multipliers

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Thanks!

Adam H

From: "Ryan Thompson" <RyanT@chw-inc.com>
To: "Adam Hall" <ad_hall@cityofalachua.org>
Sent: Tuesday, April 5, 2016 10:08:23 AM
Subject: RE: Submission Table and Student Generation Multipliers

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From: Adam Hall [mailto:ad_hall@cityofalachua.org]

Sent: Tuesday, April 05, 2016 8:46 AM

To: Ryan Thompson

Subject: Re: Submission Table and Student Generation Multipliers

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Table 4: Potential Impacts on Roadways

	AADT	PM	AADT	PM
Traffic System Category	US 441		SR 235	
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Maximum Service Volume ¹	35,500	3,200	13,300	1,200
Existing Traffic ¹	18,347	1,743	6,653	632
Reserved Trips ¹	1,998	226	381	37
Available Capacity	15,155	1,231	6,266	531
Projected Trip Generation ²	3,085	325	701	74
Available Capacity w/ application approval	12,070	906	5,565	457

1. City of Alachua Development Monitoring Report, January 2016.

2. This roadway segment's projected trip distribution percentage is estimated to be 100% for US 441 and 20% for SR 235.

From: "Ryan Thompson" <RyanT@chw-inc.com>

To: "Adam Hall" <ad_hall@cityofalachua.org>

Sent: Monday, April 4, 2016 2:32:00 PM

Subject: RE: Submission Table and Student Generation Multipliers

Adam,

I didn't see anything wrong in Table 6. However, I did notice that the Last row in Table 5 was not calculated appropriately. The 'Residual Capacity after application approval' did not account for the Net Potential potable water demand. Is this what you're referring to? A revised Table 5 is below. I also included the January 2016 monitoring report tables for quick reference... Please let me know if this doesn't address everything. Thanks!

Table 5: Projected Potable Water Impact

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,131,000
Reserved Capacity ²	113,030
Residual Capacity ¹	1,055,970
Percentage of Permitted Design Capacity Utilized	54.09%
Net Potential potable water demand ³	
[82,110.6 ft ² x 0.1 gallons per unit]	8,211
Residual Capacity after application approval	1,047,759

1. City of Alachua Public Services Department, March 2015.

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3. City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

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Table 6: Projected Sanitary Sewer Impact

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	627,000
Reserved Capacity ²	73,590
Residual Capacity ¹	799,410
Percentage of Permitted Design Capacity Utilized	46.71%
Projected Sanitary Sewer Demand from proposed project ³	
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Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,131,000
Reserved Capacity ²	113,030
Residual Capacity	1,055,970
Percentage of Permitted Design Capacity Utilized	54.09%
Sources:	
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Tan cell is automatically updated from Table 1 data; reserved flows are subject to change	

Table 6: Projected Sanitary Sewer Impact

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	627,000
Reserved Capacity ²	73,590
Residual Capacity ³	799,410
Percentage of Permitted Design Capacity Utilized	46.71%
Projected Sanitary Sewer Demand from proposed project ³	8,211
[82,110.6 ft ² x 0.1 gallons per unit]	
Residual Capacity After application approval	791,199

4. City of Alachua Public Services Department, March 2015.
5. City of Alachua Development Monitoring Report, January 2016.
6. City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

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1. City of Alachua Public Services Department, March 2015	
2. Table 1	
Tan cell is automatically updated from Table 1 data; reserved flows are subject to change	

RYAN THOMPSON, AICP | Project Manager

t: (352) 519-5925 | c: (352) 672-7991

e: ryant@chw-inc.com

From: Adam Hall | mailto:ad_hall@cityofalachua.org

Sent: Monday, April 04, 2016 12:37 PM

To: Ryan Thompson

Subject: Submission Table and Student Generation Multipliers

Ryan,

The Table that we discussed the other day was Table 6 (I believe it is the same table number for each report) and it appears the projected trip generation and residual trip generation are slightly off (maybe transpositions?). Also, for the student generation multipliers, the Development Monitoring Report has not been updated yet. Please see the attached concurrency generation tables.

If you have any questions, please let me know.

Thanks!

--

Adam Hall, AICP | Planner | Office of Planning and Community Development

City of Alachua | ahall@cityofalachua.com | Phone: 386.418.6121 | Direct: 386.418.6125

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Low (90): [Pass](#)

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From: ad_hall@cityofalachua.org

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image005.jpg
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From : Ryan Thompson <RyanT@chw-inc.com>
Subject : RE: Submission Table and Student Generation Multipliers
To : Adam Hall <ad_hall@cityofalachua.org>

Tue, Apr 05, 2016 09:22 AM
5 attachments

Yes, you're correct. Not sure where that came from... Table has been updated. Thanks, Adam!

RYAN THOMPSON, AICP | Project Manager
t: (352) 519-5925 | c: (352) 672-7991
e: ryant@chw-inc.com

From: Adam Hall [mailto:ad_hall@cityofalachua.org]
Sent: Tuesday, April 05, 2016 8:46 AM
To: Ryan Thompson
Subject: Re: Submission Table and Student Generation Multipliers

Ryan,
I apologize. It's actually Table 4 in the Rezoning and SSCPA Justification report. The projected AADT is 3,085 (PM Peak is 369) but the given projected trip gen in Table 2 is 3,506 (PM peak of 325). If the distribution is 100% for the US 441 segment, shouldn't the projected trip generation match the total AADT and PM Peak given in Table 2?

Adam H

Table 4: Potential Impacts on Roadways

	AADT	PM	AADT	PM
	US 441		SR 235	
Traffic System Category	(NW 126th to SR 235)		(US 441 to NCL of Alachua)	
Maximum Service Volume ¹	35,500	3,200	13,300	1,200
Existing Traffic ¹	18,347	1,743	6,653	632
Reserved Trips ¹	1,998	226	381	37
Available Capacity	15,155	1,231	6,266	531
Projected Trip Generation ²	3,085	325	701	74
Available Capacity w/ application approval	12,070	906	5,565	457

1. City of Alachua Development Monitoring Report, January 2016.

2. This roadway segment's projected trip distribution percentage is estimated to be 100% for US 441 and 20% for SR 235.

From: "Ryan Thompson" <RyanT@chw-inc.com>

To: "Adam Hall" <ad_hall@cityofalachua.org>

Sent: Monday, April 4, 2016 2:32:00 PM

Subject: RE: Submission Table and Student Generation Multipliers

Adam,

I didn't see anything wrong in Table 6. However, I did notice that the Last row in Table 5 was not calculated appropriately. The 'Residual Capacity after application approval' did not account for the Net Potential potable water demand. Is this what you're referring to? A revised Table 5 is below. I also included the January 2016 monitoring report tables for quick reference... Please let me know if this doesn't address everything. Thanks!

Table 5: Projected Potable Water Impact

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
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Reserved Capacity ²	113,030
Residual Capacity ¹	1,055,970
Percentage of Permitted Design Capacity Utilized	54.09%
Net Potential potable water demand ³	
[82,110.6 ft ² x 0.1 gallons per unit]	8,211
Residual Capacity after application approval	1,047,759

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RYAN THOMPSON, AICP | Project Manager
t: (352) 519-5925 | c: (352) 672-7991
e: ryant@chw-inc.com

From: Adam Hall (mailto:ad_hall@cityofalachua.org)
Sent: Monday, April 04, 2016 12:37 PM
To: Ryan Thompson
Subject: Submission Table and Student Generation Multipliers

Ryan,

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City of Alachua | ahall@cityofalachua.com | Phone: 386.418.6121 | Direct: 386.418.6125

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From : Adam Hall <ad_hall@cityofalachua.org>
Subject : Re: Submission Table and Student Generation Multipliers
To : Ryan Thompson <RyanT@chw-inc.com>

Tue, Apr 05, 2016 08:45 AM

5 attachments

Ryan,

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1. City of Alachua Development Monitoring Report, January 2016.

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To: "Adam Hall" <ad_hall@cityofalachua.org>
Sent: Monday, April 4, 2016 2:32:00 PM
Subject: RE: Submission Table and Student Generation Multipliers

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RYAN THOMPSON, AICP | Project Manager

t: (352) 519-5925 | c: (352) 672-7991

e: ryant@chw-inc.com**From:** Adam Hall [mailto:ad_hall@cityofalachua.org]**Sent:** Monday, April 04, 2016 12:37 PM**To:** Ryan Thompson**Subject:** Submission Table and Student Generation Multipliers

Ryan,

The Table that we discussed the other day was Table 6 (I believe it is the same table number for each report) and it appears the projected trip generation and residual trip generation are slightly off (maybe transpositions?). Also, for the student generation multipliers, the Development Monitoring Report has not been updated yet. Please see the attached concurrency generation tables.

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Thanks!

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Adam Hall, AICP | Planner | Office of Planning and Community Development

City of Alachua | ahall@cityofalachua.com | Phone: 386.418.6121 | Direct: 386.418.6125[Login](#)

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From : Ryan Thompson <RyanT@chw-inc.com>
Subject : RE: Submission Table and Student Generation Multipliers
To : Adam Hall <ad_hall@cityofalachua.org>

Mon, Apr 04, 2016 02:32 PM
Upland Industrial Park Lots 1 & 6
4 attachments

Adam,

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2. Table 1	
Tan cell is automatically updated from Table 1 data; reserved flows are subject to change	

RYAN THOMPSON, AICP | Project Manager
t: (352) 519-5925 | c: (352) 672-7991
e: ryant@chw-inc.com

From: Adam Hall [mailto:ad_hall@cityofalachua.org]

Sent: Monday, April 04, 2016 12:37 PM

To: Ryan Thompson

Subject: Submission Table and Student Generation Multipliers

Ryan,

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generation tables.

If you have any questions, please let me know.

Thanks!

--

Adam Hall, AICP | Planner | Office of Planning and Community Development
City of Alachua | ahall@cityofalachua.com | Phone: 386.418.6121 | Direct: 386.418.6125

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 **image006.jpg**
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From : Adam Hall <ad_hall@cityofalachua.org>
Subject : Submission Table and Student Generation Multipliers
To : Ryan Thompson <ryant@chw-inc.com>

Mon, Apr 04, 2016 12:36 PM
 Upland Industrial Park Lots 1 & 6
 1 attachment

Ryan,


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Thanks!

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Adam Hall, AICP | Planner | Office of Planning and Community Development
City of Alachua | ahall@cityofalachua.com | Phone: 386.418.6121 | Direct: 386.418.6125

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ad_hall@cityofalachua.org

RE: Upland Industrial Park Lots 1 & 6 SSCPA and Rezoning

From : Ryan Thompson <RyanT@chw-inc.com>

Tue, Mar 22, 2016 09:08 AM

Subject : RE: Upland Industrial Park Lots 1 & 6 SSCPA and Rezoning

To : Adam Hall
<ad_hall@cityofalachua.org>

Yes. Thanks for catching.

RYAN THOMPSON, AICP | Project Manager

t: (352) 519-5925 | c: (352) 672-7991

e: ryant@chw-inc.com

From: Adam Hall [mailto:ad_hall@cityofalachua.org]

Sent: Tuesday, March 22, 2016 8:35 AM

To: Ryan Thompson

Subject: Re: Upland Industrial Park Lots 1 & 6 SSCPA and Rezoning

Ryan,

Before submitting your copies of the applications for the PZB meeting next month, can you address Table 5 of the Justification report (the potable water impacts)? The residual capacity and reserved capacity numbers do not seem to line up with the January 2016 monitoring report. Just spotted it. The numbers do not seem to be significantly off so there isn't an issue with available capacity.

Adam Hall
City of Alachua

From: "Ryan Thompson" <RyanT@chw-inc.com>

To: "Adam Hall" <ad_hall@cityofalachua.org>

Sent: Thursday, March 10, 2016 5:23:10 PM

Subject: RE: Upland Industrial Park Lots 1 & 6 SSCPA and Rezoning

Thanks, Adam!

RYAN THOMPSON, AICP | Project Manager

t: (352) 519-5925 | c: (352) 672-7991

e: ryant@chw-inc.com

From: Adam Hall [mailto:ad_hall@cityofalachua.org]

Sent: Thursday, March 10, 2016 5:15 PM

To: Ryan Thompson

Subject: Upland Industrial Park Lots 1 & 6 SSCPA and Rezoning

Ryan,

Please see attached letter regarding Upland Industrial Park Lots 1 and 6 SSCPA and Rezoning Application.

If you have any questions, feel free to contact me. Also please note the date of the PZB meeting which is different than normal.

Thank you,

--

Adam Hall, AICP | Planner | Office of Planning and Community Development

City of Alachua | ahall@cityofalachua.com | Phone: 386.418.6121 | Direct: 386.418.6125

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From:

ad_hall@cityofalachua.org

This message was delivered because the content filter score did not exceed your filter level.

From : Adam Hall
<ad_hall@cityofalachua.org>

Tue, Mar 22, 2016 08:35 AM

Subject : Re: Upland Industrial Park Lots 1 &
6 SSCPA and Rezoning

To : Ryan Thompson <RyanT@chw-inc.com>

Ryan,

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Adam Hall

City of Alachua

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To: "Adam Hall" <ad_hall@cityofalachua.org>
Sent: Thursday, March 10, 2016 5:23:10 PM
Subject: RE: Upland Industrial Park Lots 1 & 6 SSCPA and Rezoning

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e: ryant@chw-inc.com

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High (60): **Pass**
Medium (75): **Pass**
Low (90): **Pass**

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From : Ryan Thompson
<RyanT@chw-inc.com>  **Upland Industrial Park Lots 1 & 6**
Subject : RE: Upland Industrial Park
Lots 1 & 6 SSCPA and
Rezoning
To : Adam Hall
<ad_hall@cityofalachua.org>

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If you have any questions, feel free to contact me. Also please note the date of the PZB meeting which is different than normal.

Thank you,

--

Adam Hall, AICP | Planner | Office of Planning and Community Development
City of Alachua | ahall@cityofalachua.com | Phone: 386.418.6121 | Direct: 386.418.6125

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From : Adam Hall

Thu, Mar 10, 2016 05:15 PM

<ad_hall@cityofalachua.org>  Upland Industrial Park Lots 1 & 6

Subject : Upland Industrial Park Lots 1
& 6 SSCPA and Rezoning

 1 attachment

To : Ryan Thompson

<ryant@chw-inc.com>

Ryan,

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Upland Industrial Park Lots 1 & 6 _SSCPA and

 **Rezoning_DRT_Resubmittal Acceptance.pdf**

37 KB
