



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Legislative Hearing

April 19, 2016

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Industrial to Commercial (±2.5 ac.).
APPLICANT/AGENT:	Ryan Thompson, AICP of CHW, Inc. (Applicant/Agent)
PROPERTY OWNER:	Upland Properties of NCF, LLC
LOCATION:	South of NW US Highway 441, west of Webster Veterinary Supply, east of Southern Custom Truck and Auto Accessories, and north of Quay Acquisitions
PARCEL ID NUMBER(S):	05964-002-001, 05964-002-006, and portion of 05964-002-000
ACREAGE:	±2.5 ac.
PROJECT PLANNER:	Adam J. Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.
RECOMMENDED MOTION:	<i>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 transmits the proposed Small Scale Comprehensive Plan Amendment to the City Commission, with a recommendation to approve.</i>

SUMMARY

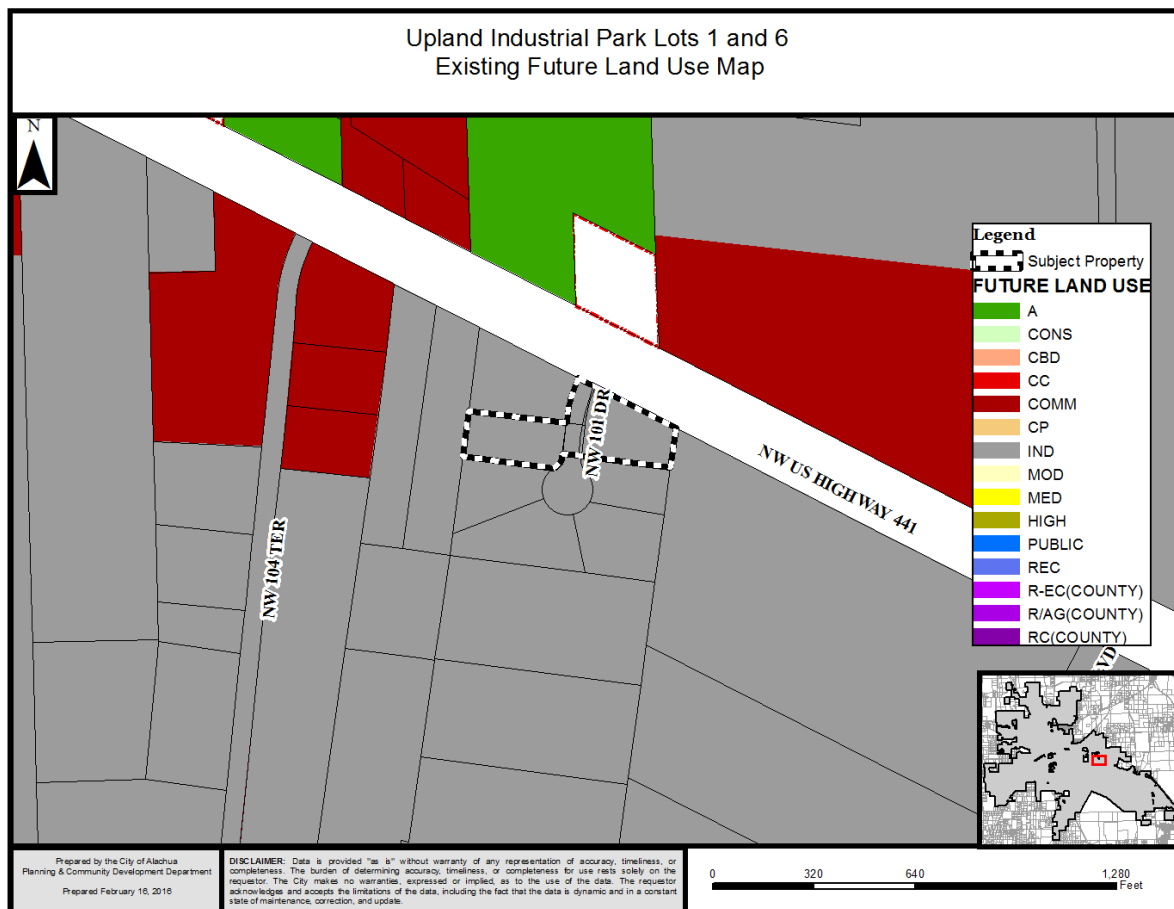
The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Ryan Thompson, AICP, of CHW, Inc., agent for Upland Properties of NCF, LLC, owner, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) from Industrial to Commercial on an approximate 2.5 acre subject property. The subject property is comprised of tax parcels 05964-002-001, 05964-002-006, and portion of 05964-002-000.

The subject parcels are previously developed lots of the Upland Industrial Park subdivision. The Upland Industrial Park Subdivision is a 6 lot non-residential subdivision located at the intersection of NW US Highway 441 and NW 101st Drive; the final plat for this subdivision was approved June 16, 2008. The ± 9,000 square foot structure on Lot 1 (parcel 05964-002-001) was approved by the Planning and Zoning Board on November 10, 2009. The ± 10,000 square foot structure on Lot 6 (05964-002-006) was approved by the Planning and Zoning Board on October 14, 2014. The portion of parcel 05964-002-000 being affected by this proposed future land use amendment consists of the right-of-way of NW 101st Drive that lies generally between Lots 1 and 6.

The approximate 2.5 acres subject to this proposed future land use map amendment is generally located south of NW US Highway 441, west of Webster Veterinary Supply, east of Southern Custom Truck and Auto Accessories, and north of Quay Acquisitions.

Per the submitted application materials, the purpose of the requested future land use change and concurrent rezoning application is to allow for commercial uses in existing structures that are located on a major arterial (NW US Highway 441).

Map 1. Future Land Use Map with Subject Property



FLUM DESIGNATION COMPARISON

	Existing District	Proposed District
FLUM District:	Industrial	Commercial
Max. Gross Density:	N/A	N/A
Floor Area Ratio:	0.5 F.A.R.- Parcels > 10 acres .75 F.A.R. - Parcels >5 acres but <10 acres 1.0 F.A.R.- Parcels ≤ 1 acre	0.5 F.A.R.- Parcels > 10 acres .75 F.A.R. - Parcels >5 acres but <10 acres 1.0 F.A.R.- Parcels ≤ 1 acre
Typical Uses*:	Manufacturing, Assembly, Warehouse, biotechnology, and industrial services	Retail Sales and Services, Financial Institutions, Hotels, Motels, Restaurants, Office and Business Parks
* The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs.		

Existing FLU Designation Description: 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.

Proposed FLU Designation Description: 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.

SURROUNDING USES

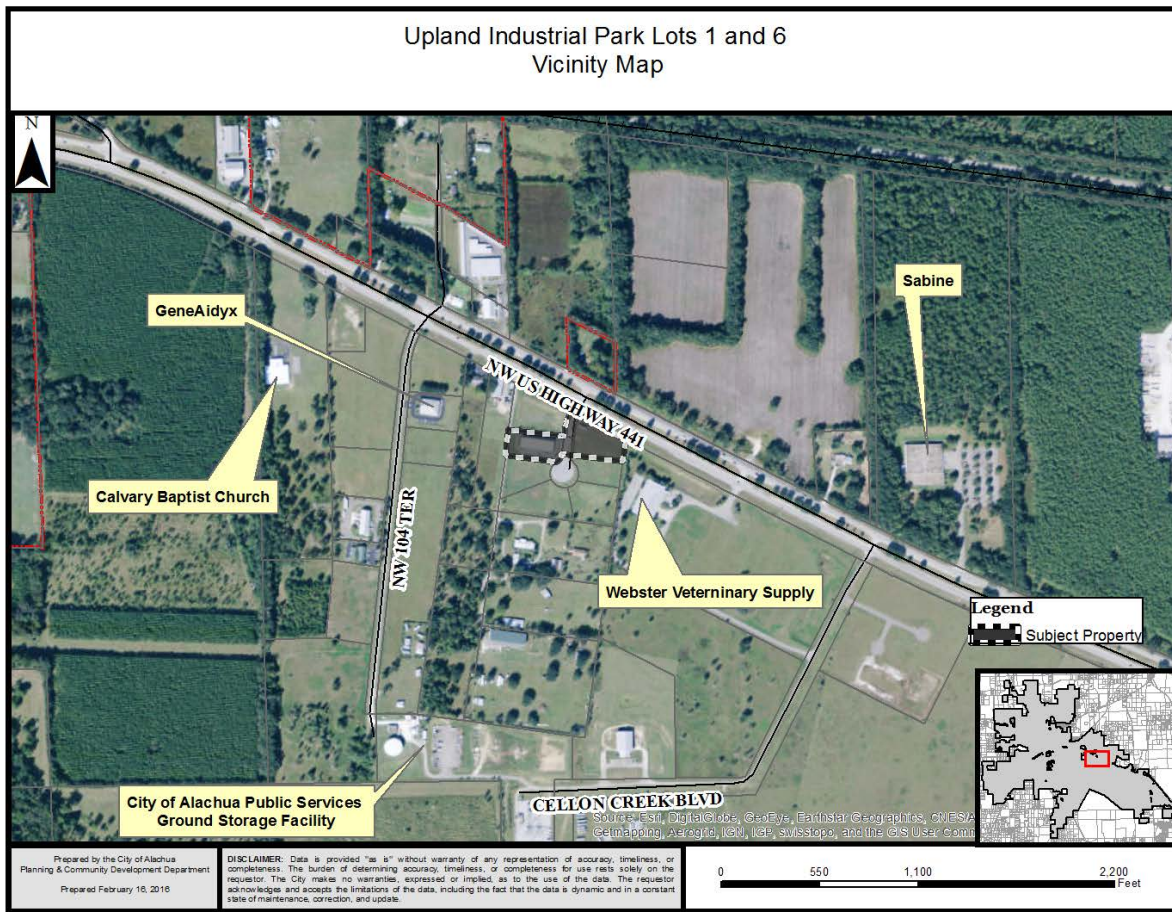
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The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property. Map 3 illustrates the amended FLUM Designation if the proposed amendment is approved. 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	US Highway 441 Right-of-way, Single Family Residential, Vacant Commercial,	Commercial, Agricultural , Rural/ Agriculture (Alachua County)	CI (Commercial Intensive), A (Agricultural), A (Agricultural) (Alachua County)
South	Vacant Light Industrial	Industrial	ILW (Light and Warehouse Industrial)
East	Warehousing	Industrial	ILW (Light and Warehouse Industrial)
West	Auto Body Shop	Industrial	ILW (Light and Warehouse Industrial)

Map 2. Vicinity Map



Map 3. Proposed Amendment to the Future Land Use Map

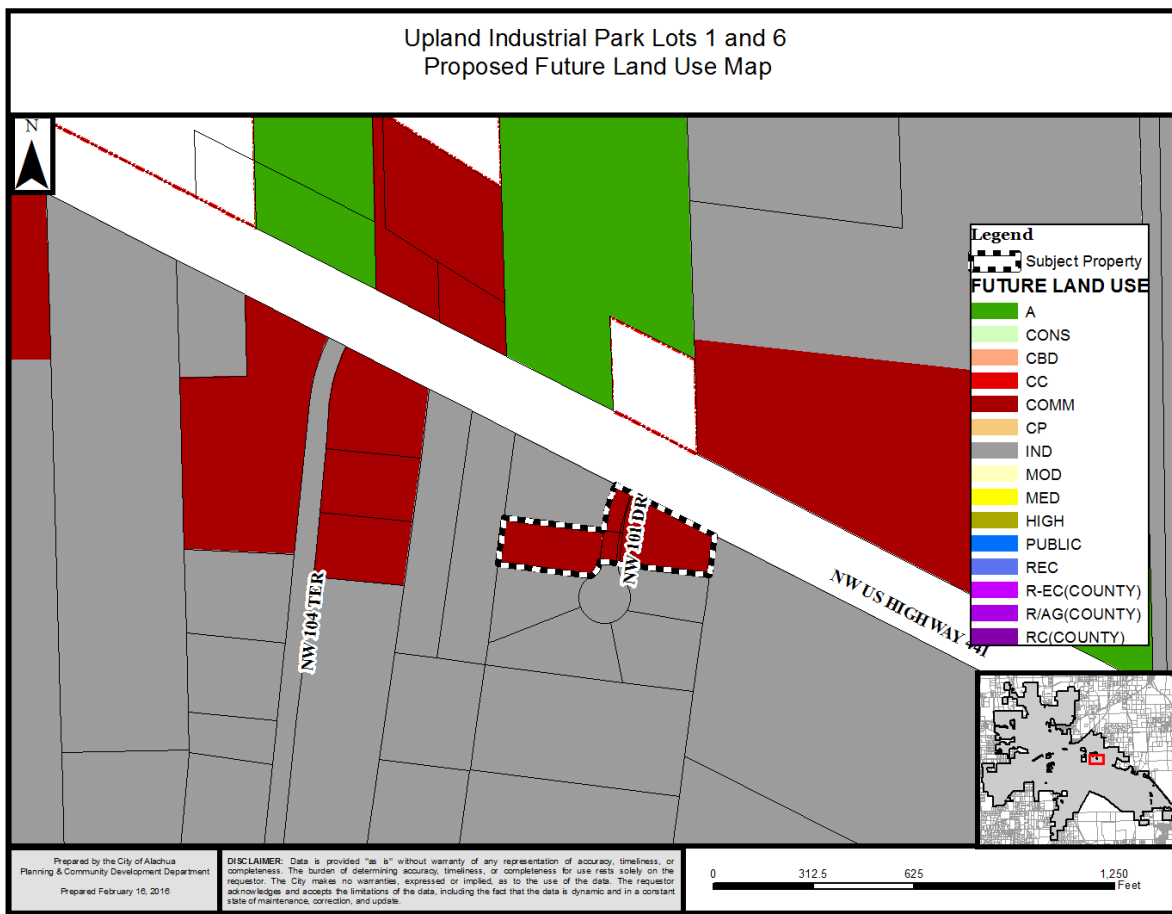


Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	FLUM Designation	Proposed FLUM Designation	Acreage
05964-002-001	Developed Commercial/ Light Industrial	Industrial	Commercial	± 1
05964-002-006	Developed Commercial/ Light Industrial	Industrial	Commercial	± 1.18
Portion of 05964-002-000	Right-of-way	Industrial	Commercial	± .32

NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on January 26, 2016 at the Cleather Hathcock, Sr. Community Center to educate the owners of nearby land and any other interested members of the public about 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 the Gainesville Sun on January 11, 2016. The applicant provided a brief presentation (a copy of which has been submitted with the application) and was present and available to answer questions. According to the applicant's minutes, no one attended the meeting.

NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

- 1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,
- 2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

Comment: According to the application for this amendment, the purpose of this amendment is to change the future land use to a designation better suited to the site's location along US Highway 441. This amendment will not change the ratio of non-residential to residential future land use designations within the City.

The application also indicates that this change to the future land use map will allow the property to meet the future retail needs of the City.

URBAN SPRAWL ANALYSIS

H.B. 7207 changed the requirements of "Urban Sprawl" as was previously defined by Rule 9J-5.003, F.A.C. and incorporated the thirteen primary indicators into Chapter 163.3177, Florida Statutes. Further, H.B. 7207 amended the requirements for Urban Sprawl by establishing eight "Urban Form" criteria in which an amendment to the Future Land Use Map of the Comprehensive Plan must achieve. An amendment to the Future Land Use Map of the Comprehensive Plan need only meet four of the eight urban form criteria to not be considered urban sprawl. Those eight criteria are as follows:

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
4. Promotes conservation of water and energy.
5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
6. Preserves open space and natural lands and provides for public open space and recreation needs.
7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).

An evaluation of the eight urban form criteria is listed below. The applicant's analysis of the eight urban form criteria is located in the materials submitted as an attachment to the application. The applicant contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Comment: According to the best available data (FEMA Flood Insurance Rate Map Panel 0140D), no portion of the subject property are located in Flood Zones "A" (Areas subject to rising waters) or other Special Flood Hazard Areas (SFHA). The National Wetlands Inventory indicates no wetlands are located on the subject property. The subject property does not contain sink holes, pits and spoils areas, endangered species, or Priority FNAI lands. If any other environmental sensitive lands are found during the development phase, applicable protection standards must be followed for any development within those environmentally sensitive lands.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Comment: The subject property is currently developed and connected to the City's water and wastewater systems. The subject property is already accessed by NW 101st Drive. The adoption of the proposed amendment would not create undue cost to the City in the extension of City infrastructure and/or services, and any cost for infrastructure and/or services required as a result of this amendment would be efficient and cost effective.

- 3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.**

Comment: The subject property is located adjacent to existing non-residential development.

- 4. Promotes conservation of water and energy.**

Comment: This section is not applicable to the proposed amendment; however, the City of Alachua has applicable standards in the Housing Element, Community Facilities and Natural Groundwater Aquifer Recharge Element, and Conservation and Open Space Element that will promote the conservation of water and energy resources. Further, applicable protection and conservation standards for water and energy are established within the City of Alachua Land Development Regulations.

- 5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.**

Comment: If approved, this amendment would potentially alleviate some commercial development pressure on agricultural properties in the area.

- 6. Preserves open space and natural lands and provides for public open space and recreation needs.**

Comment: The proposed amendment would not result in the loss of functional open space nor would it result in the functional loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.

- 7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**

Comment: The proposed amendment requests a Future Land Use Map Designation that is consistent with surrounding future land use designations. The proposed amendment would be compatible with general growth patterns within the immediate vicinity, including industrial and commercial uses.

- 8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).**

Comment: As currently proposed would not constitute transit-oriented development or a new town.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Industrial to Commercial. The Commercial FLUM Designations are consistent with the FLUM Designations in the surrounding area. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

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

Policy 1.3.d:

Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

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), 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, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial 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 but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

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.

- Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.
- Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
- Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development 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 Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

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.

Conservation and Open Space Element

OBJECTIVE 1.5: Soils

The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

Policy 1.5.a: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 1.5.b: The City shall require land clearing for development to be phased with construction activity, and to adhere to techniques which minimize soil erosion, minimize removal of native and non-invasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices (BMPs) identified in "The Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual".

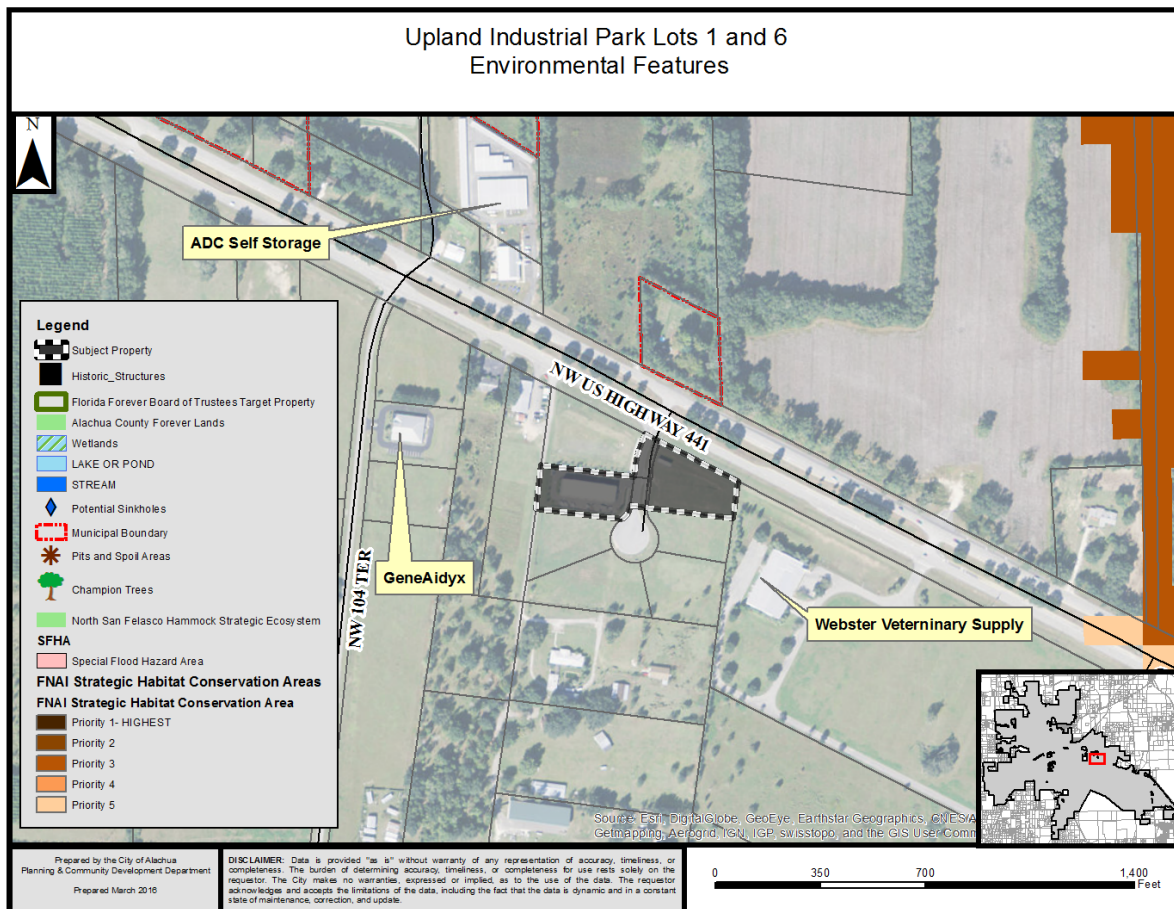
Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 1.5.e:

The City shall coordinate with appropriate Alachua County agencies, the Suwannee River Water Management District (SRWMD), the Florida Geological Survey (FGS), the Florida Department of Agriculture and Consumer Services (FDACS), the U.S. Geological Survey (USGS), U.S. Department of Agriculture Natural Resources Conservation Service (NRCS), and the Army Corps of Engineers to identify the best available soil erosion potentials, best management practices and technically sound erosion reduction techniques

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features



Wetlands

According to National Wetlands Inventory, there are no potential wetlands located on the subject property.

Evaluation: If wetlands are identified on subject property the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations will protect those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

According to the Conservation and Open Space Element of the Alachua County Comprehensive Plan 2011-2030, the subject parcel is not located within a Strategic Ecosystem.

Evaluation: The subject property is not located within a strategic ecosystem; there are no issues related to the amendment which would impact a Strategic Ecosystem(s).

Regulated Plant & Animal Species

The site does not contain habitat identified as important for native communities and ecosystems by the Florida Natural Areas Inventory ("FNAI").

Evaluation: The FNAI Strategic Conservation Area Map is not intended for use in a regulatory decision, but only as a general indication that regulated plant or animal species may be present. No species identified as endangered, threatened, or of special concern have been observed on the subject property. If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations. Policy 1.3.c of the Conservation and Open Space Element states that an inventory of listed species will be required for new development in areas identified as known habitat for listed species.

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 type found on the subject property:

Arredondo Fine Sand (5-8% slopes)

Hydrologic Soil Group: C

This soil type is a sloping, well drained soil. Permeability is rapid at the surface and moderately slow in subsoil. Surface runoff is slow. This soil poses slight limitations for homes and local roads and streets, and moderate limitations for commercial structures.

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is nearly level to gently sloping, well drained soil and permeability is rapid at the surface, while surface runoff is slow. This soil type poses slight limitations for dwellings.

Evaluation: The two predominant soil types on the subject property are Arredondo Fine Sand and Ft Meade Fine Sand. Both sands pose slight to moderate limitations for development. The subject property, however, is currently developed. Any future development or redevelopment would require that any soil limitations be addressed at the site plan or building permit level.

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, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property. The subject properties have been developed with two structures and a new road within the past eight years with no apparent negative impact on the geologic features of the site.

Evaluation: Based on the best available data (Alachua County Environmental Protection Department), there are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around 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 Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Industrial	Commercial
Max. Gross Density:	NA	NA
Floor Area Ratio:	0.5 F.A.R. > 10 acres .75 F.A.R. >5 acres but <10 acres 1.0 F.A.R. ≤ 1 acre	0.5 F.A.R. ≥ 10 acres .75 F.A.R. >5 acres but <10 acres 1.0 F.A.R. ≤ 1 acre
Maximum Intensity:	82,110.6 square feet	82,110.6 square feet

The analysis of each public facility provided below represents an analysis of the total potential impacts generated by the amendment.

At present, the additional impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Traffic Impact

Table 4. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (16)	US 441 (NW 126 th Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D
9 (137)	SR 235	4/D	Major Collector	Urban Trans	D

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

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

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

Table 5. Proposed Potential Trip Generation Impact¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Shopping Center ² (ITE Code 820)	3,506 (1,753/1,753)	287 (178/109)	369 (177/192)
Totals	3,506	287	369

¹ Source: ITE Trip Generation, 9th Edition.
² Formulas: AADT – 42.70 trips per 1,000 sf x 82 (50% entering/50% exiting); AM Peak Hr – 3.42 trips per 1,000 sf x 82 (62% entering/38% exiting); PM Peak Hr – 4.57 per 1,000 sf x 82 (48% entering/52% exiting).

Table 6. Projected Change in Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	US 441 Segment 3/4 (16) ¹	SR 235 Segment 9 (137)
Maximum Service Volume ²	35,500	13,300
Existing Traffic ³	18,347	6,653
Reserved Trips ⁴	1,998	381
Available Capacity ⁴	15,155	6,266
Projected Daily Trips	3,506	701
Residual Capacity after Proposed Amendment⁵	11,649	5,565
PM Peak Hour Traffic Analysis	US 441 Segment 3/4 (16) ¹	SR 235 Segment 9 (137) ¹
Maximum Service Volume ²	3,200	1,200
Existing Traffic ³	1,743	632
Reserved Trips ⁴	226	37
Available Capacity ⁴	1,231	531
Projected PM Peak Hour Trips	369	74
Residual Capacity after Proposed Amendment⁵	862	457

¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Florida State Highway System Level of Service Report 2013, Florida Department of Transportation, District II, August 2014.
⁴ Source: City of Alachua January 2016 Development Monitoring Report.
⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

Evaluation: The maximum daily trips generated by this land use change will be 3,506 and the PM Peak trips generated by this land use change will be 369. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the listed roadway segments, and the impacts are therefore acceptable. This analysis is based on the maximum development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City’s transportation network will be reevaluated at site plan review.

Potable Water Impacts

Table 7. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,131,000
Reserved Capacity*	113,550
Projected Potential Potable Water Demand from Proposed Amendment **	8,211
Residual Capacity	1,047,239
Percentage of Permitted Design Capacity Utilized	54.5%
<i>Sources:</i> <i>* City of Alachua January 2016 Development Monitoring Report</i> <i>**Ch. 64E-6.008, F.A.C. , rate =.1 gallons per square foot</i>	

Evaluation: This analysis is based on the maximum development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City's utility systems will be reevaluated at site plan review. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 8. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	627,000
Reserved Capacity*	70,905
Projected Potential Was Demand from Proposed Amendment **	212,250
Residual Capacity	935,403
Percentage of Permitted Design Capacity Utilized	37.64%
<i>Sources:</i> <i>* City of Alachua May 2015 Development Monitoring Report</i> <i>**Ch. 64E-6.008, F.A.C. , rate =.15 gallons per square foot</i>	

Evaluation: This analysis is based on the maximum development potential, and does not reflect any specific proposed use or development. Concurrency and impacts to the City's utility systems will be reevaluated at site plan review. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Recreational Impacts

Evaluation: Given the amendment proposes to amend the FLUM Designation to Commercial FLUM Designation, the proposed amendment will not adversely affect the Level of Service (“LOS”) for recreational facilities, and the impacts are therefore acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,152.00	7,145.24
Reserved Capacity ²	4,633.55	845.62
Projected Solid Waste Demand from Application ³	985.33	179.82
New River Solid Waste Facility Capacity⁴	50 years	
<i>Sources:</i> ¹ City of Alachua Comprehensive Plan; US Census Bureau, 2010 Census ² City of Alachua Development Monitoring Report, January 2016. ³ Sincero and Sincero, Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. ⁴ Darrell O'Neal, Executive Director, New River Solid Waste Association. March 2015.		

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for solid waste facilities, and the impacts are therefore acceptable.

Public School Impact

Evaluation: Given the amendment proposes to amend the FLUM Designation to a Commercial FLUM Designation, the proposed amendment will not adversely affect the Level of Service (“LOS”) for public school facilities.