



# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

April 19, 2016

<b>SUBJECT:</b>	A request to amend the City of Alachua Official Zoning Atlas from Light and Warehouse Industrial ("ILW") to Commercial Intensive ("CI") on a ±2.5 acre subject property
<b>APPLICANT/AGENT:</b>	Ryan Thompson, AICP of CHW, Inc. (Applicant/Agent)
<b>PROPERTY OWNER:</b>	Upland Properties of NCF, LLC
<b>LOCATION:</b>	South of NW US Highway 441, west of Webster Veterinary Supply, east of Southern Custom Truck and Auto Accessories, and north of Quay Acquisitions
<b>PARCEL ID NUMBER(S):</b>	05964-002-001, 05964-002-006, and portion of 05964-002-000
<b>ACREAGE:</b>	±2.5 ac.
<b>PROJECT PLANNER:</b>	Adam J. Hall, AICP
<b>RECOMMENDATION:</b>	Staff recommends that the Planning & Zoning Board transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of Approval.
<b>RECOMMENDED MOTION:</b>	<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 Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.</i>

## SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Ryan Thompson, AICP, of CHW, Inc., agent for Upland Properties of NCF, LLC, owner, for the consideration of rezoning an approximate 2.5 acre subject property from ILW (Light and Warehouse Industrial) to CI (Commercial Intensive) 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 101<sup>st</sup> 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 101<sup>st</sup> 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).

The proposed zoning district is described as follows in Section 3.2.1, City of Alachua Land Development Regulations:

The Commercial Intensive (“CI”) Zone District is described as follows in Section 3.5.2(E) of the Land Development Regulations (LDRs):

*“The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.”*

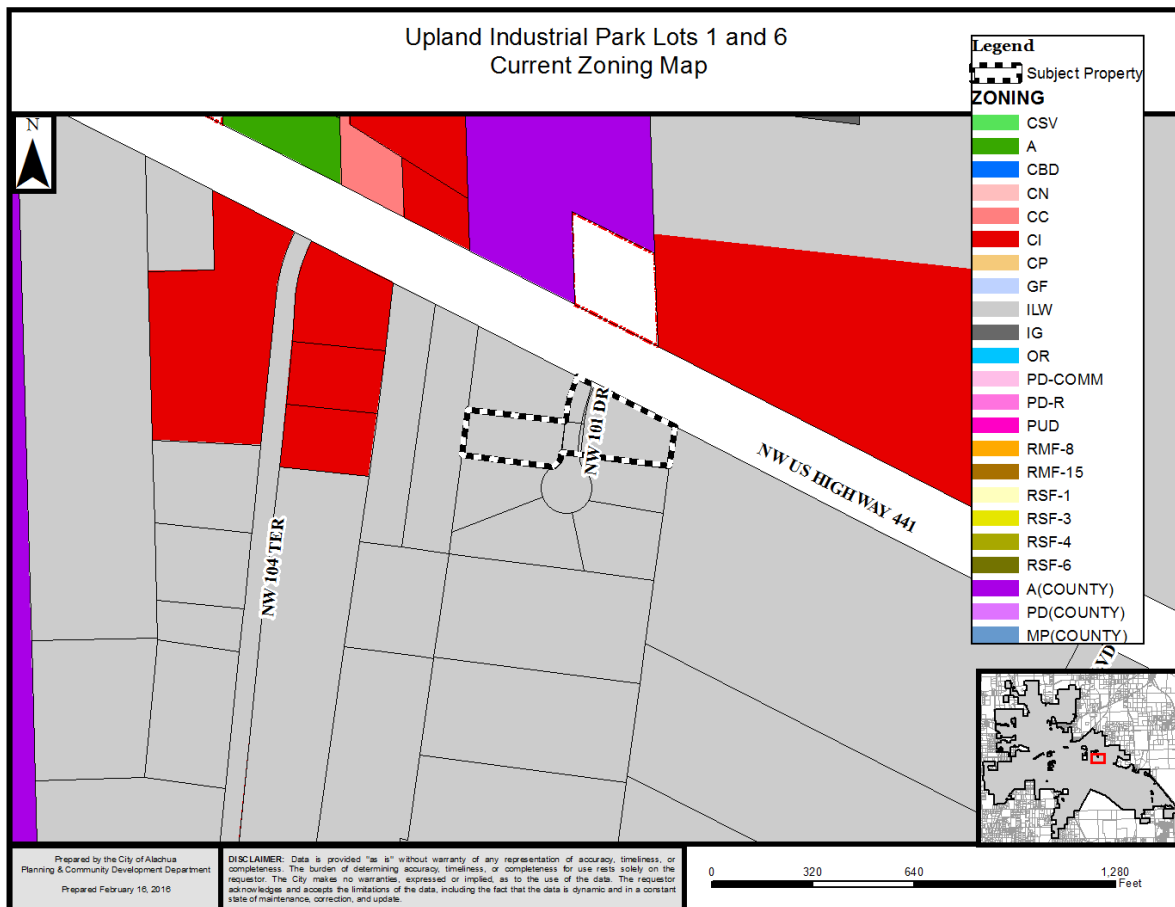
The existing zoning district is described as follows in Section 3.2.1, City of Alachua Land Development Regulations:

The Light and Warehouse Industrial (“ILW”) Zone District is described as follows in Section 3.5.2 (G) of the Land Development Regulations (LDRs):

*“The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to*

*the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings."*

**Map 1. Official Zoning Atlas with Subject Property**



## ZONING DESIGNATION COMPARISON

	Existing Districts	Proposed Districts
<b>Zoning District:</b>	ILW (Light and Warehouse Industrial)	CI (Commercial Intensive)
<b>Max. Gross Density:</b>	N/A	N/A
<b>Floor Area Ratio:</b>	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
<b>Typical Uses*:</b>	Manufacturing, Assembly, Warehouse, biotechnology, and industrial services	Retail Sales and Services, Financial Institutions, Hotels, Motels, Restaurants, Office and Business Parks
<i>* 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, also attached as Exhibit A to this Report.</i>		

## SURROUNDING USES

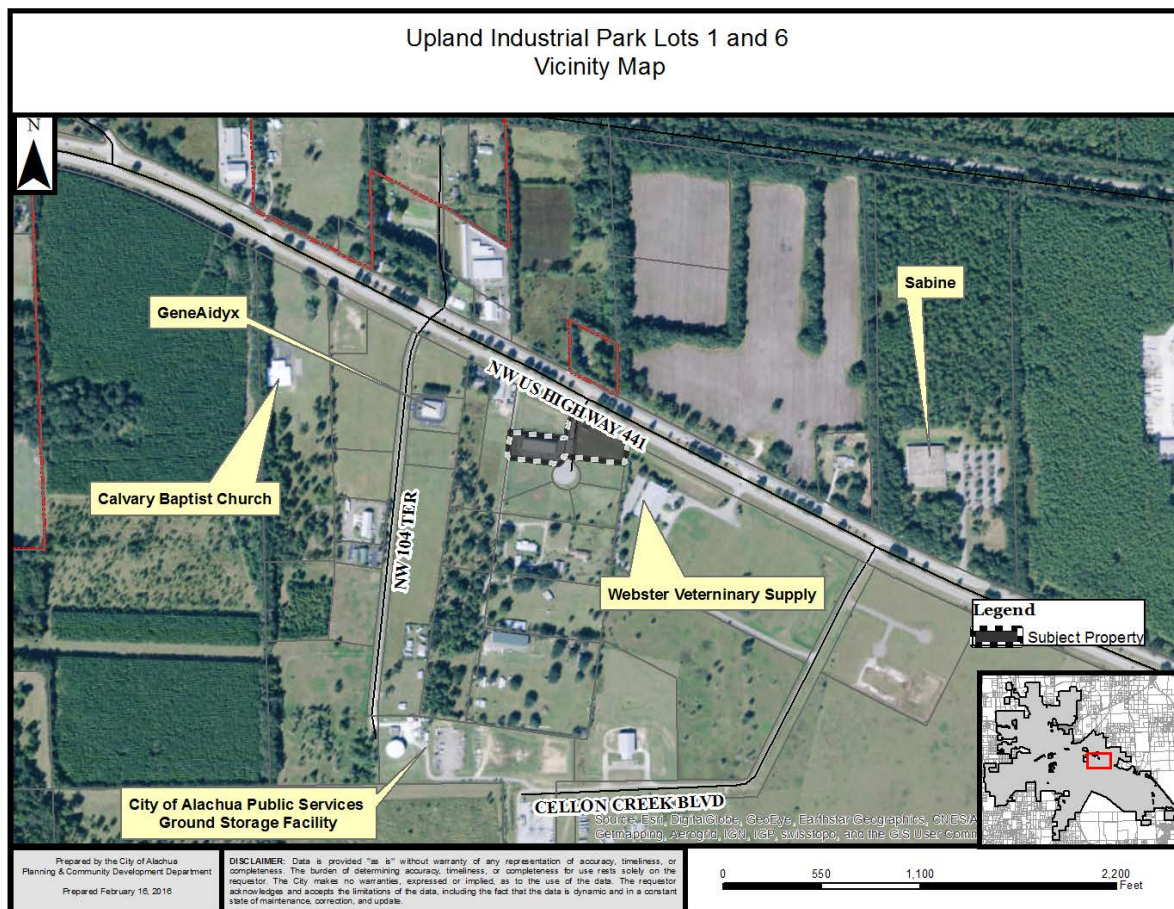
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The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property. Map 3 illustrates the amended FLUM Designation if 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**

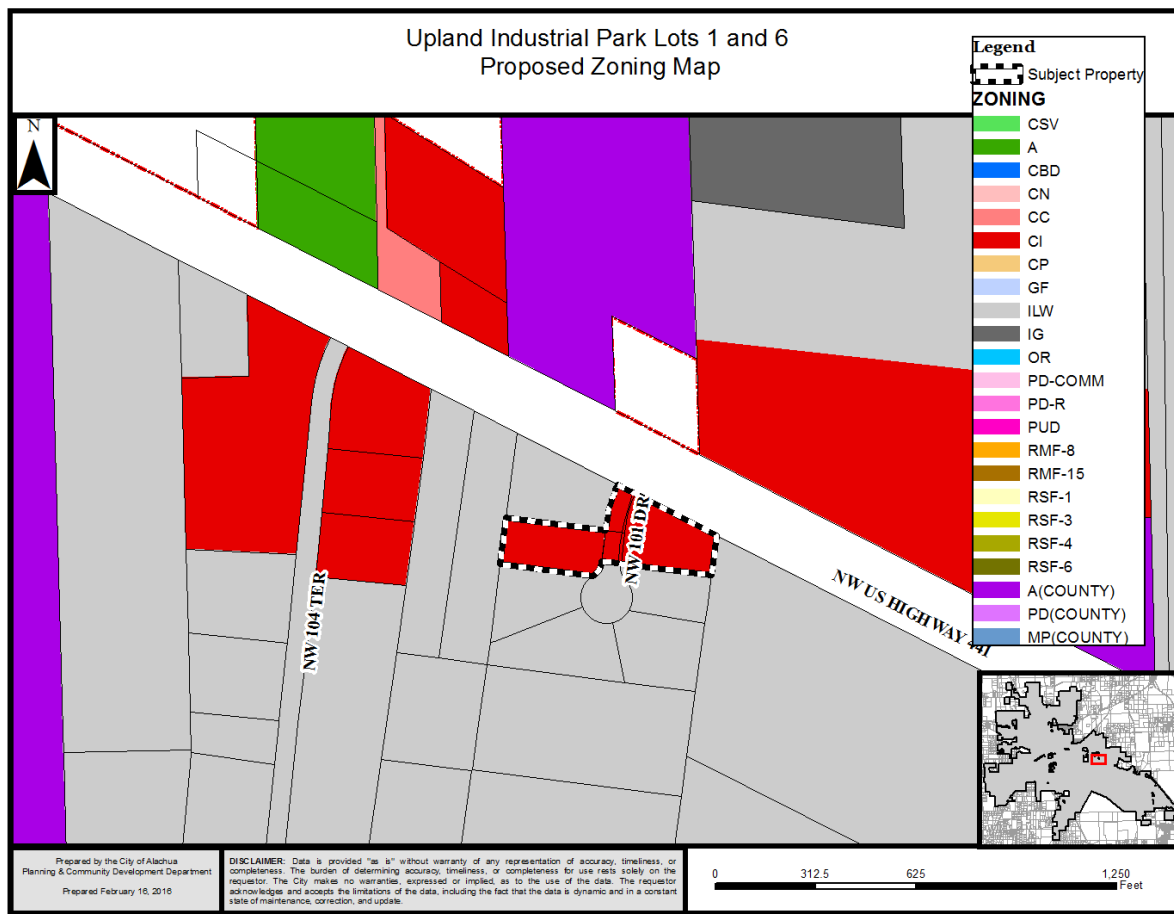
Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	US Highway 441 Right-of-way, Single Family Residential, Vacant Commercial,	Commercial, Agricultural , Rural/ Agriculture (Alachua County)	CI (Commercial Intensive), A (Agricultural), A (Agricultural) (Alachua County)
South	Vacant 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 Official Zoning Atlas



**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.

## 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. Table 3 shows the existing and proposed FLUM designations and the proposed corresponding zoning designations.

**Table 3. Proposed FLUM and Zoning Designations**

Parcel No.	Existing FLUM	Proposed FLUM	Proposed Zoning Designation	Consistent
05964-002-001	Industrial	Commercial	CI (Commercial Intensive)	<input type="checkbox"/>
05964-002-006	Industrial	Commercial	CI (Commercial Intensive)	<input type="checkbox"/>
Portion of 05964-002-00	Industrial	Commercial	CI (Commercial Intensive)	<input type="checkbox"/>

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Official Zoning Atlas:

- 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**

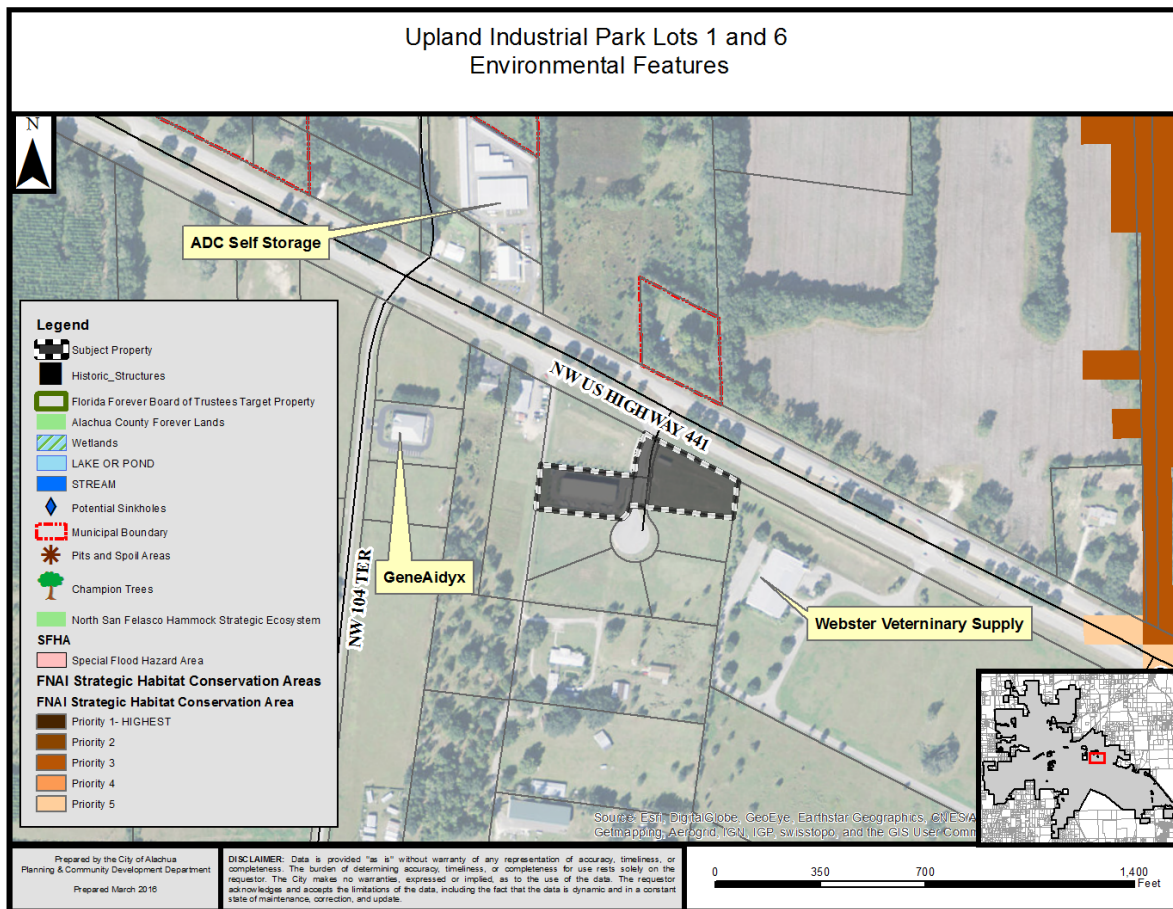
#### **OBJECTIVE 1.5: Soils**

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.



## COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

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

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

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

**Evaluation and Findings:** An analysis of the application's compliance with the Land Development Regulations has been provided in this report. The application does not conflict with the City's Code of Ordinances.

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

**Evaluation and Findings:** The Commercial Intensive ("CI") Zoning Designation proposed is located adjacent to U.S. Highway 441. The City of Alachua Comprehensive Plan identifies the U.S. Highway 441 corridor as designated for commercial uses. Staff finds that the proposed rezoning will continue a logical and orderly development pattern.

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

**Evaluation and Findings:** Subject property is already currently developed, and is in the vicinity of existing commercial and light industrial development.

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

**Evaluation and Findings:** The subject property is located adjacent to existing uses that are similar in character. The applicant is proposing zoning designations that are consistent with the underlying proposed Future Land Use Map ("FLUM") Designation.

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

**Evaluation and Findings:** As previously referenced, the subject property is located adjacent to the U.S. Highway 441 corridor. This corridor is a suitable area for commercial and industrial (light and warehouse) development.

While it does not appear that there is a potential for the proposed amendment to result in a level of service deficiency, any final development order will be required to provide proof that no negative impacts will occur prior to

approval. Further, it is not anticipated that the rezoning will create excessive density, intensity, building height, bulk, noise, lights, or other physical nuisances. All development will be subject to the applicable standards for density, intensity, building height, buffering, lighting, and other applicable standards within the City of Alachua Land Development Regulations prior to issuance of a final development order.

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

**Evaluation and Findings:** The subject property is located adjacent to existing uses that are similar in character.

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

**Evaluation and Findings:** Chapter 163.3164(51), Florida Statutes, defines “urban sprawl” as, “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.” The applicant has provided an analysis of the Chapter 163, F.S. urban sprawl requirements. It is staff's opinion that the proposed amendment does not constitute urban sprawl.

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

**Evaluation and Findings:** The proposed amendment to the Zoning Atlas will not result in creation of isolated zoning districts. The area proposed to be reclassified as CI (Commercial Intensive) is located in the vicinity of other properties zoned CI.

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

**Evaluation and Findings:** The subject property is already developed and connected with the City's water and wastewater systems. The analysis of impacts to public facilities shows that there will no degradation in level of service from this rezoning.

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

**Evaluation and Findings:** A comprehensive analysis of environmental features has been provided in this report.

## PUBLIC FACILITIES IMPACT

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

	Existing Zoning Designation	Proposed Zoning Designation
<b>FLUM Designation:</b>	ILW	CI
<b>Max. Gross Density:</b>	NA	NA
<b>Floor Area Ratio:</b>	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
<b>Maximum Intensity:</b>	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 Segments<sup>1</sup>**

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

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.  
<sup>2</sup> 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].  
<sup>3</sup> 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 Impact<sup>1</sup>**

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

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

<sup>1</sup> 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.  
<sup>2</sup> 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.  
<sup>3</sup> Florida State Highway System Level of Service Report 2013, Florida Department of Transportation, District II, August 2014.  
<sup>4</sup> Source: City of Alachua January 2016 Development Monitoring Report.  
<sup>5</sup> 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
<b>Residual Capacity</b>	<b>1,047,239</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>54.5%</b>
<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
<b>Residual Capacity</b>	<b>935,403</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>37.64%</b>
<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 <sup>1</sup>	39,152.00	7,145.24
Reserved Capacity <sup>2</sup>	4,633.55	845.62
Projected Solid Waste Demand from Application <sup>3</sup>	985.33	179.82
<b>New River Solid Waste Facility Capacity<sup>4</sup></b>	<b>50 years</b>	
<i>Sources:</i> <sup>1</sup> City of Alachua Comprehensive Plan; US Census Bureau, 2010 Census <sup>2</sup> City of Alachua Development Monitoring Report, January 2016. <sup>3</sup> Sincero and Sincero, Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. <sup>4</sup> 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.



Exhibit A- Table 4.1-1 Table of Allowed Uses

Table 4.1-1. Table of Allowed Uses

P = Permitted use      S = Special exception permit      A = Allowed in the PD districts      Blank cell = Prohibited

Use Category/Use Type	CSV	A	Residential							Business								Planned Development				Use Specific Standards (Sec. 4.3		
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R		TND	EC
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P							P	P	P	P	P		P	P			A		A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																4.3.1(A)(1)
Dwelling, multiple-family						S			P	P	P		P	P	P	P			A		A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P		P	P	P				A		A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P	P		P		P						A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P			A		A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P			A		A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P				A			A	A	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)
Community residential home (6 or fewer		P	P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)



storage, and distribution facility																							
Government office										P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office					S	S	S	S	S	P	P	P	P	P	P			P	A		A	A	4.3.2(D)
Health care facilities																							
Blood collection facility														P	P	P		P	A			A	
Hospital		S						S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic										P	S	P	P	P	P				A		A	A	
Medical and dental lab												P		P	P	P		P	A			A	
Outpatient facility								S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
Institutions																							
Assisted living facility		S			S	S			P	P	S								A		A	A	A
Auditorium											S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center											S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility												P											
Nursing home		S						S	S	P		P	P						A		A		
Psychiatric treatment facility												P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P		P	A		A	A	A
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A		A	A

recreational facilities																									
Parks and open areas																									
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A		A	A	A		
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A		A	A	A			
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P			P							
Community garden		P	P	P	P	P	P	P	P	P						P		P			A	A	A		
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A		A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A		
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A		
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A		
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A		A	A	A		
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P					P			P	A		A	A	A		
Public safety																									
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P		P	A		A	A	A	4.3.2(G)	
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A		A	A	A	4.3.2(G)	
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A	4.3.2(G)	
Transportation																									
Airport		S											S		S			S	P				A		
Airplane landing strip		S											S		S			S	P	A		A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A				A	4.3.2(H)(2)
Passenger terminal, surface transportation													S		P	P	P	P	P	A					
Utilities																									

Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A		A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A	4.3.2(I)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A		A	A	A	4.3.2(I)(3)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A		A	A	A	4.3.2(I)(4)
AGRICULTURE																									
Agriculture																									
General use category		P																							
Animal husbandry																									
General use category		P																							
Horticulture																									
General use category		P																							
Agriculture support and services (directly related)																									
Agricultural processing		P																							4.3.3(A)(1), (2)
Agri-education		P																							4.3.3(A)(1)
Agri-entertainment		P																							4.3.3(A)(1)
Custom operator		P																							4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited		P																							4.3.3(A)(1), (3)

to produce stands or PYO (pick-your-own) establishments																					
Equestrian facility		P											S		S						4.3.3(A)(1)
Farm co-op		P																			4.3.3(A)(1)
Farm machinery repair		S																			4.3.3(A)(1)
Farm market		P															A				4.3.3(A)(1)
Farm produce stand		P															A				4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)		P																			4.3.3(A)(1)
Nursery, commercial		S															A				4.3.3(A)(1), (4)
Nursery, production		P	S	S	S	S	S						P								4.3.3(A)(1), (4)
Pet farm		P																			4.3.3(A)(1)
Sawmill		S																			4.3.3(A)(1), (5)
Stable		P																			4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																					
Agricultural research facility		P												P	P	P					4.3.3(B)(1)
Animal care business		P													P						
Auction arena for livestock		S													S	S					
Central farm distribution hub for agricultural products		P													P	P					4.3.3(B)(1)



Equestrian facility		P																			4.3.3(B)(2)
Fair grounds		S															A				
Farm machinery repair		P										P		P							
Farm machinery sales, rental, and service		P										P		P			A				
Stable		P																			4.3.3(B)(3)
Animal sales, service and care																					
Animal hospital		P									P		S				A				4.3.3(C)(1)
Animal shelter		S									S						A				4.3.3(C)(2)
Animal grooming		P									P	P	P			P	A				
Kennel, indoor		P					S	S		S	P		S	P	P		A		A		4.3.3(C)(3)
Kennel, outdoor		P									P		P		P	P	A				4.3.3(C)(4)
Veterinary clinic		P									P	P	P	P			A		A		4.3.3(C)(5)
BUSINESS																					
Eating establishments																					
Ice cream shop							S	S	S	P	P	P	P	P			A		A	A	
Restaurant, indoor seating only							S	S	S	P	P	P	P	P	P		A		A	A	A
Restaurant, with outdoor seating							S	S	S	P	P	P	S	P	S		A		A	A	A
Restaurant, with drive-through or drive-in service											P		P	S	S		A				A
Specialty eating establishment							S	S	S	P	P	P	P	P			A		A	A	A
Conference and training centers																					
Conference center		S					S	S			P	P	P	P	P		S	A		A	A
Rural agricultural		P																			



Radio and television broadcasting studio													P	P	P	P	P	P		A			A		
Sales													P	P	P	P				A		A	A		
Parking, commercial																									
Parking lot													P	P	P	P	P	P	P	A		A	A	A	4.3.4(E)(1)
Parking structure													P	P	P	P	P	P	P	A		A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																									
Commercial recreation, indoor									S	S			P	P	P	P		P	P	A		A	A	A	
Neighborhood recreation center				S	S	S			P	P		P				P			P	A		A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A		A	A	A	
Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A		A	A	A	
Theater												S	P	P	P	P	P		S	A			A	A	
Recreation/entertainment, outdoor																									
Archery range		P													P				P						
Arena, amphitheater, auditorium, or stadium													S	S	S		S	S	S	A		A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A			A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P					A	A	A	
Retail sales and services																									
Auction house		P													P					A					4.3.4(G)

Bar, nightclub, or cocktail lounge										S	P	P	P					A		A		4.3.4(G)(1)
Convenience store								S	S		P	P	S	P	P	S		A	A	A		4.3.4(G)(2)
Department or discount store											P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)											P	P	P	P				A				4.3.4(G)(3)
Crematory		S											S		P	P					A	4.3.4(G)
Entertainment establishment											P	P	P	P				A				4.3.4(G)
Financial institution								S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home								S			P	P	P					A				4.3.4(G)
General media store											P	P	P	P				A	A	A		4.3.4(G)
Liquor store											S	P	P	P				A		A		4.3.4(G)
Laundromat													P	P				A				4.3.4(G)(5)
Personal services establishment								S	S		P	P	P	P	P			A		A		4.3.4(G)(6)
Repair establishment										S	P	P	P					A				4.3.4(G)
Sales establishment								S	S		S	P	P	P	P			A	A	A		4.3.4(G)
Large-scale retail establishments $\geq$ 20,000 sf, but $<$ 80,000 sf												P		P				A		A		4.3.4(G)(7)
Large-scale retail establishments $\geq$ 80,000 sf												S		S				A				4.3.4(G)(7)
Self-service storage																						
All uses												P		P	S		P	A				4.3.4(H)
Sexually oriented business																						
<del>Sexually oriented cabaret</del>														P								4.3.4(I)

Sexually oriented media store														P								4.3.4(I)
Sexually oriented motion picture theater														P								4.3.4(I)
Sex shop														P								4.3.4(I)
Vehicles, sales and services																						
Automobile body shop														P		P	P					4.3.4(J)(1)
Automobile parts sales												S		P		P	P		A			
Automobile rental and sales												S		P					A			4.3.4(J)(2)
Automobile repair and servicing		S												S		P	P		A			4.3.4(J)(3)
Automobile service station											S	S	P	P		P	P		A			
Automobile service station with wash and detail														P					A			
Boat and marine rental and sales												P		P					A			4.3.4(J)(4)
Carwash or auto detailing														P					A			4.3.4(J)(5)
Gasoline sales											S	P	P	P		S	S		A		A	4.3.4(J)(6)
Recreational vehicle rental and sales														P			P		A			4.3.4(J)(2)
Taxicab service												P	P	P					A			
Tire sales and mounting												P		P					A			4.3.4(J)(7)
Towing service														P					A			4.3.4(J)(8)
Transmission or muffler shop														P					A			4.3.4(J)(7)
Truck or tractor rental or														P			P					4.3.4(J)(2)

Staff Report: Upland Industrial Park Lots 1 & 6  
Site Specific Amendment to the Official Zoning Atlas



All uses															S	P	P	P						
<sup>1</sup> This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.																								