



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: July 12, 2016
Legislative Hearing

SUBJECT: A request to amend the Future Land Use Map (FLUM) Designation from Industrial to Commercial

APPLICANT/AGENT: Clay Sweger, AICP, LEED AP, eda engineers – surveyors – planners, inc.

PROPERTY OWNER: AMES/Detrick Truck Company

LOCATION: South of NW US Highway 441 and Polaris of Gainesville, southwest of Snyder Motor Sales and Equipment, west of Turkey Creek Subdivision

PARCEL ID NUMBER: A portion of 05920-001-002

ACREAGE: ±9.32 acres

PROJECT PLANNER: Justin Tabor, 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.

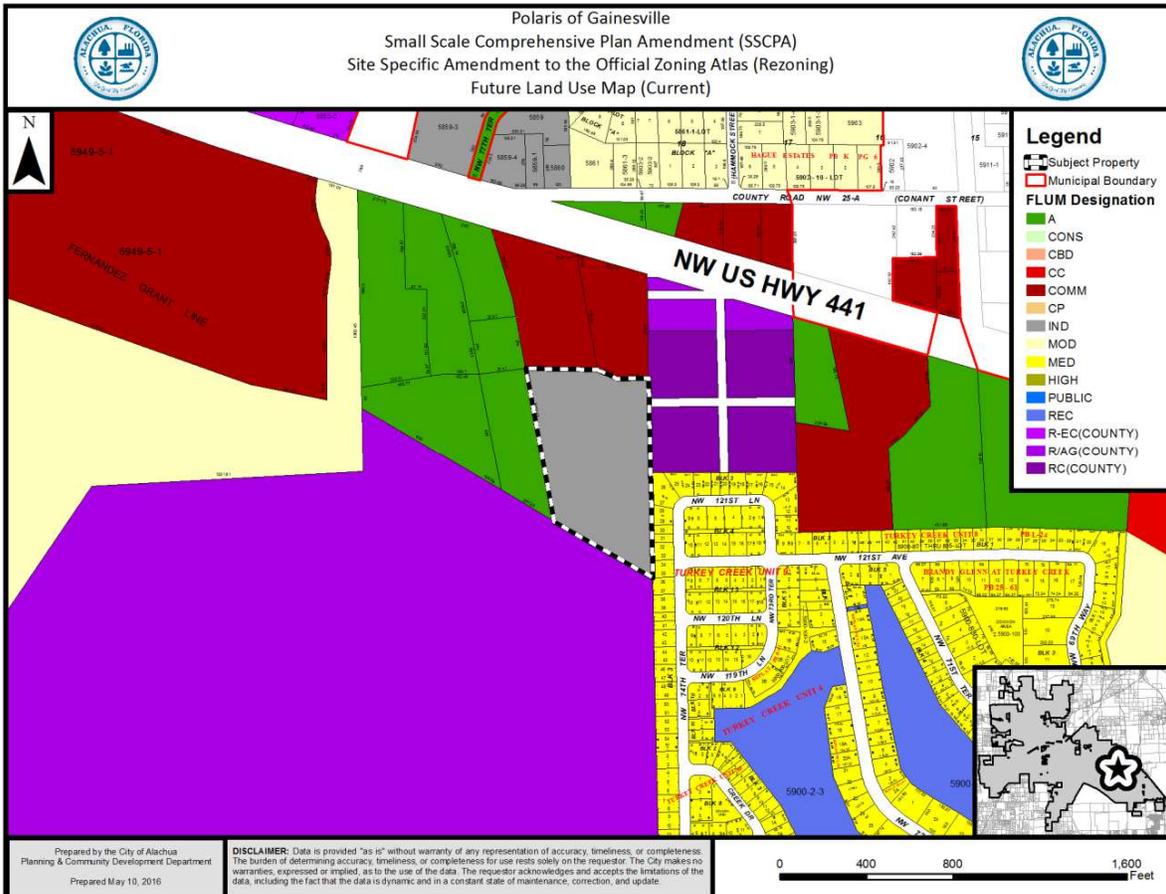
RECOMMENDED MOTION: *Based upon the presentation before this Board and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and transmits the proposed Small Scale Comprehensive Plan Amendment to the City's Future Land Use Map to the City Commission, with a recommendation to approve.*

SUMMARY

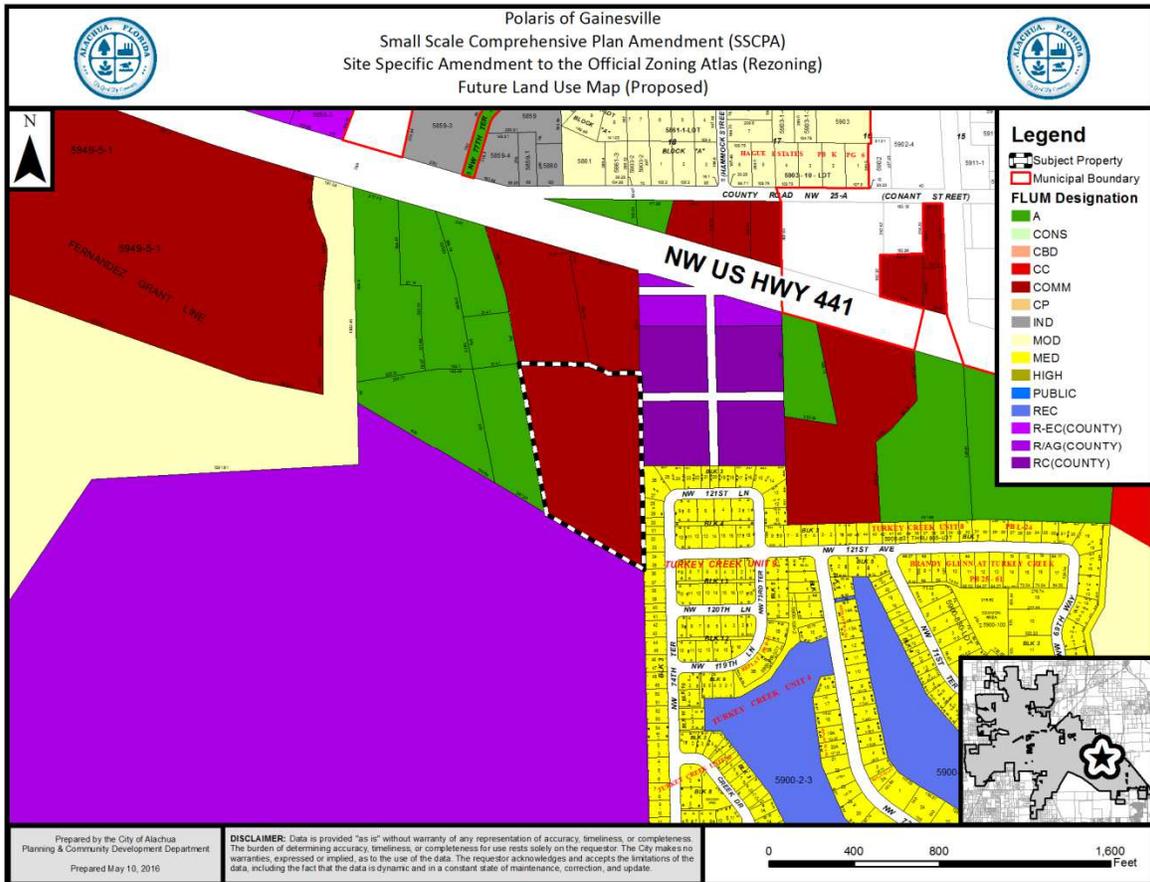
The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Clay Sweger, AICP, LEED AP, of eda engineers – surveyors – planners, inc., applicant and agent for AMES/Detrick Truck Company, property owner, for the consideration of an amendment to the City of Alachua Future Land Use Map (FLUM) from Industrial to Commercial on an approximate 9.32 acre subject property. The subject property consists of a portion of Tax Parcel Number 05920-001-002, and is immediately south of the existing Polaris of Gainesville dealership.

The current FLUM and zoning designations of the parcel are split with commercial designations on the portion of the property fronting NW US Highway 441 (the land comprising the existing Polaris of Gainesville dealership) and industrial designations of the southern portion of the property (the area subject to the proposed amendment.) The commercial FLUM and zoning designations on the northern portion of the parcel were approved by amendments to the FLUM and Official Zoning Atlas in June 2004. The existing and proposed FLUM Designations of the subject property and surrounding area are further illustrated in Maps 1 and 2 below.

Map 1. Current Future Land Use Map with Subject Property



Map 2. Proposed Amendment to the Future Land Use Map



The applicant's report states that the purpose of the proposed amendment is to apply a Commercial FLUM Designation to the property, as the property owner is considering an expansion to the existing Polaris of Gainesville business with the potential to encroach into the currently designated Industrial portion of the property, necessitating the proposed change.

EXISTING/PROPOSED FLUM DESIGNATION COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map (“FLUM”) Designations:

	Existing FLUM Designation	Proposed FLUM Designation
FLUM District:	Industrial	Commercial
Max. Gross Density:	N/A	N/A
Floor Area Ratio:	Parcels > 10 acres: 0.5 FAR Parcels >5 acres but <10 acres: 0.75 Parcels ≤ 1 acre: 1.0	Parcels > 10 acres: 0.5 FAR Parcels >5 acres but <10 acres: 0.75 Parcels ≤ 1 acre: 1.0
Typical Uses*:	Warehouse Distribution Facilities; Flex Facilities; Office/Business Parks; Biotechnology/ Technology; Self-Storage Facilities; Outdoor Storage	Retail Sales & Services; Financial Institutions; Tourist-Related Uses; Hotels, Motels; Commercial Shopping Centers; Auto-Oriented Uses; Office/Business Parks; Eating Establishments
* The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.		

Policy 1.3.b of the City of Alachua Comprehensive Plan Future Land Use Element establishes the Commercial FLUM Designation, and states the following:

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*

Objective 1.5 of the City of Alachua Future Land Use Element establishes the Industrial FLUM Designation, and states the following:

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

EXISTING USES

The property subject to the proposed amendment is presently vacant. The developed portion of the parcel, located to the north of the subject property, consists of the existing Polaris of Gainesville dealership.

SURROUNDING USES

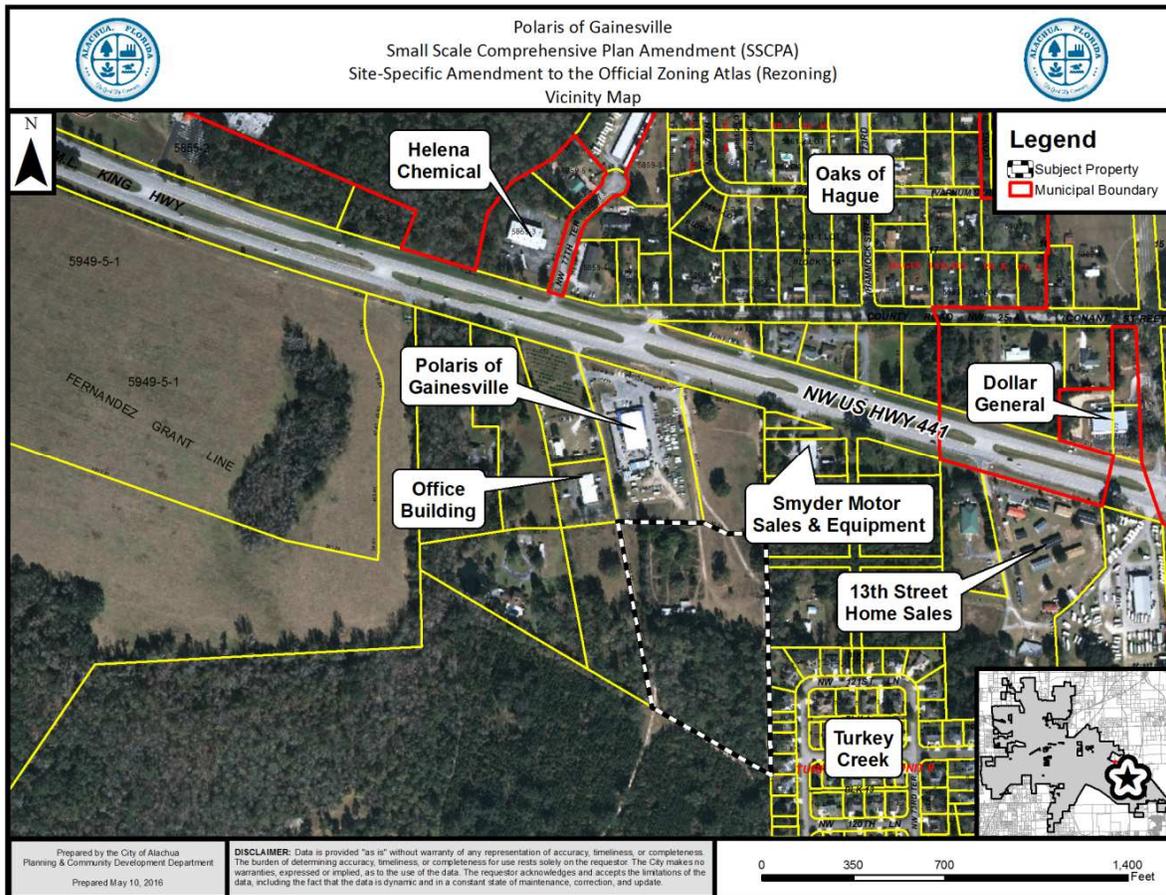
The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Polaris of Gainesville Dealership; NW US Highway 441 right-of-way	Commercial	Commercial Intensive (CI)
South	Vacant Land	Agriculture (County)	Agriculture (County)
East	Single-Family Residential (on individual lot and within Turkey Creek Subdivision)	Agriculture (County); Medium Density Residential	Agriculture (County); Planned Unit Development (PUD)
West	Vacant Land; Office Building	Agriculture	Agriculture

Map 3. Vicinity Map



DEMONSTRATION OF NEED/NEEDS ANALYSIS

Section 163.3177(6)(a)4., Florida Statutes, requires that the amount of land designated for future planned uses:

- 1) Shall provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions;
- 2) Should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population; and,
- 3) Shall accommodate at least the minimum amount of land required to accommodate the medium projections of the Office of Economic and Demographic Research for at least a 10-year planning period.

Staff Comment: *The proposed amendment would not result in any change in the potential density in terms of floor area ratio (FAR) when comparing the existing and proposed Future Land Use Map (FLUM) Designations. The maximum development potential would remain the*

same in terms of maximum square footage. The proposed amendment would result in an increase in commercial lands, and a decrease in industrial lands. The net increase in nonresidential land uses is zero.

URBAN SPRAWL ANALYSIS

Section 163.3177(6)(a)9., Florida Statutes, requires that any amendment to the Future Land Use Element, including map amendments, discourage the proliferation of urban sprawl. Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators and states that, “[t]he evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

An evaluation of each primary indicator has been provided below. The applicant has also responded to each of the primary indicators within a report submitted as part of the application.

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Evaluation & Findings: The subject property is approximately 9.32 acres in size and is located within an urbanized area of the City and presently has a nonresidential FLUM Designation.

- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Evaluation & Findings: The subject property is approximately 9.32 acres in size, contiguous to existing commercial uses located within an urbanized area of the City, and presently has a nonresidential FLUM Designation. The subject property is accessible to NW US Highway 441, which is designated as a principle arterial road.

- (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Evaluation & Findings: The proposed amendment would have no impact upon lands designated for urban development, as the existing land use is also an urban land use designation.

- (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: The subject property is not known to contain any environmentally sensitive lands. A detailed site suitability providing further analysis of environmental features is provided within this Staff Report.

- (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

Evaluation & Findings: The proposed amendment would change the FLUM Designation of the subject property from one nonresidential designation (Industrial) to another (Commercial.) This amendment would result in no changes in any potential impacts to agricultural areas and activities. While land surrounding the subject property to the south, east, and west are designated for agricultural uses, the lands are not actively used for such purposes, or are used for other permissible uses within their designated land uses (i.e., residential uses.)

- (VI) Fails to maximize use of existing public facilities and services.

- (VII) Fails to maximize use of future public facilities and services.

Evaluation & Findings: The subject property is located along NW US Highway 441, a principle arterial road. Water and wastewater facilities presently serve the existing Polaris of Gainesville dealership to the north of the subject property. Any development of the subject property shall be required by the City's Comprehensive Plan to connect to potable water and wastewater services.

- (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Evaluation & Findings: As previously discussed, the subject property is located along NW US Highway 441 within an urbanized area of the City and presently has a nonresidential FLUM Designation. Utility services and lines, including service and lines for water, wastewater, and electric, are located proximate to the subject property.

- (IX) Fails to provide a clear separation between rural and urban uses.

Evaluation & Findings: As previously discussed, the subject property is located along NW US Highway 441 within an urbanized area of the City and presently has a nonresidential FLUM Designation.

- (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Evaluation & Findings: The subject property is located along NW US Highway 441, and proximate to existing development along this corridor.

(XI) Fails to encourage a functional mix of uses.

Evaluation & Findings: The subject property is surrounded by a mix of commercial uses, including offices, retail sales, and recreational vehicle/boat sales.

(XII) Results in poor accessibility among linked or related land uses.

Evaluation & Findings: The portion of the parcel to which the subject property is apart is presently used for commercial uses. The proposed amendment would extend commercial uses to the subject property.

(XIII) Results in the loss of significant amounts of functional open space.

Evaluation & Findings: The site is not located adjacent or proximate to designated open space/conservation areas.

In addition to the urban sprawl indicators provided in Section 166.3177, Section 163.3177(6)(a)9.b., Florida Statutes, states a "...plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following" strategies. These strategies are commonly referred to as the "urban form criteria." An amendment to the Future Land Use Map is presumed to discourage urban sprawl if it meets four of the eight urban form criteria 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 Section 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, specifically numbers 1, 2, 5, and 7 as defined above.

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 12001C0145D), no portion of the subject property are located in Flood Zone "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.

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

Comment: The subject property is contiguous to existing development connected to the City's water and wastewater systems. The adoption of the proposed amendment would not create undue cost to the City in the extension of City infrastructure and/or 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.

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 encourage to locate commercial development to developed areas of the City, thereby preserving 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 subject property is in close proximity to the Turkey Creek and Oaks of Hague subdivisions.

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 Section 163.3164.

Comment: As currently proposed would not constitute transit-oriented development, a new town, or other similar innovative development pattern.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Industrial to Commercial. The Commercial FLUM Designation is 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.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established strip commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential area.

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.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

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.

Traffic Circulation Element

Objective 1.1: Level of Service

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a:

The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Policy 2.1.a:

The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Policy 4.1.b:

The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Conservation and Open Space Element

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.3.e: The City's land use designations shall offer the best possible protection to threatened and endangered species.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

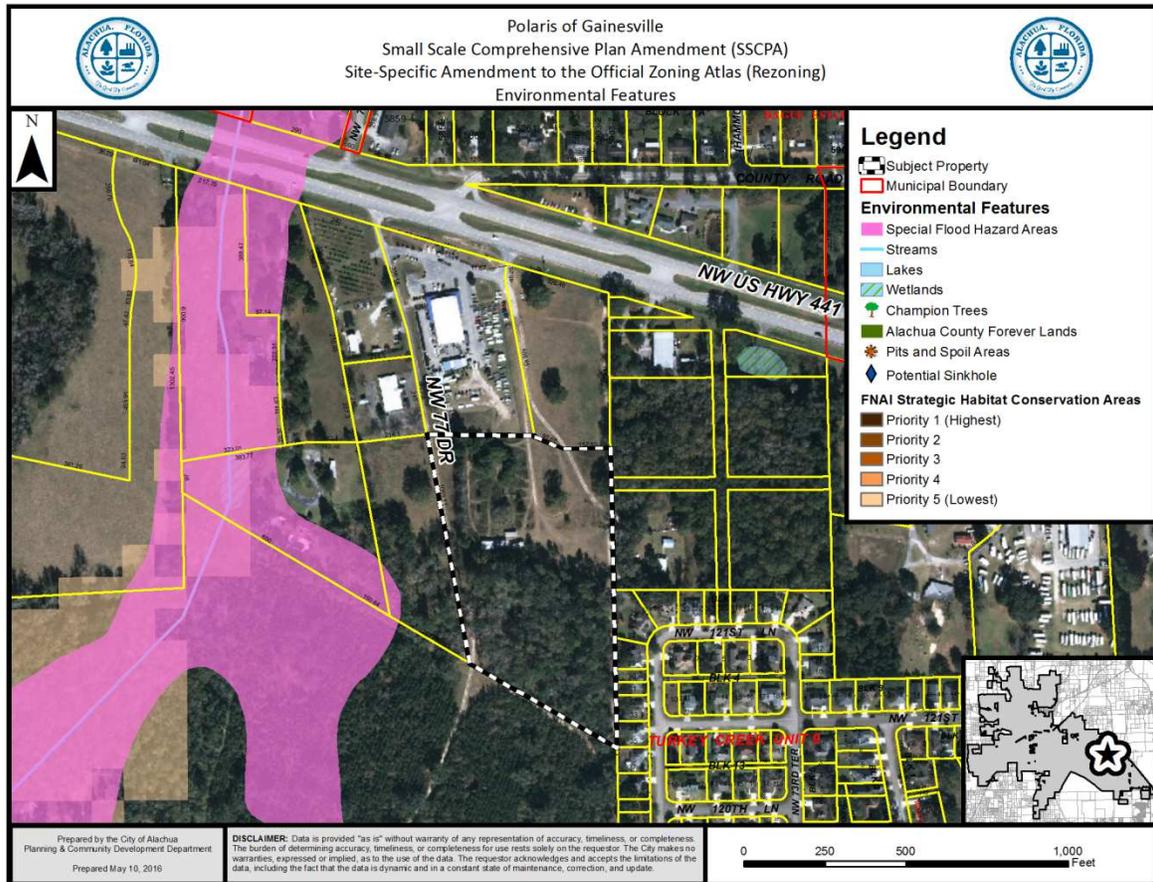
Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County. The subject property is not located within or adjacent to a Strategic Ecosystem.

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

Map 4. Environmental Features



Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: 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 future development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There is one (1) soil type found on the subject property:

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 only slight limitations as sites for homes and local roads.

Evaluation: The soil type located within the subject property does not pose any significant limitations for development. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the site plan stage of development.

Flood Potential

Panel 12001C0145D 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.

Evaluation: Best available data indicates that there are no 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 wells.

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:	Parcels > 10 acres: 0.5 FAR Parcels >5 acres but <10 acres: 0.75 Parcels ≤ 1 acre: 1.0	Parcels > 10 acres: 0.5 FAR Parcels >5 acres but <10 acres: 0.75 Parcels ≤ 1 acre: 1.0
Maximum Intensity:	202,554 square feet	202,554 square feet

The analysis of each public facility provided below represents an analysis of the total potential impacts generated by the proposed 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 3. 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
6 (16)	US 441 (from CR 25A to NW 126 th Avenue)	4/D	Principle Arterial	Urban Trans	D

1 Source: City of Alachua Comprehensive Plan, Transportation 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 4. Existing Potential Trip Generation Impact¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General Light Industrial ² (ITE Code 110)	1,411 (706/706)	205 (184/21)	219 (188/31)

1 Source: ITE Trip Generation, 9th Edition.
2 Formulas: AADT – 6.97 trips per 1,000 sf x 202,554 sf (50% entering/50% exiting); AM Peak Hr – 1.01 trips per 1,000 sf x 82 (90% entering/10% exiting); PM Peak Hr – 1.08 trips per 1,000 sf x 202,554 sf (14% entering/86% exiting.)

Table 5. Proposed Potential Trip Generation Impact¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Specialty Retail ² (ITE Code 826)	8,977 (4,488/4,489)	1,385 (665/720)	1,017 (570/447)

3 Source: ITE Trip Generation, 9th Edition.
4 Formulas: AADT – 44.32 trips per 1,000 sf x 202,554 sf (50% entering/50% exiting); AM Peak Hr – 6.84 trips per 1,000 sf x 202,554 sf (48% entering/52% exiting); PM Peak Hr – 5.02 trips per 1,000 sf x 202,554 sf (56% entering/44% exiting.)

Table 6. Net Increase in Potential Trip Generation¹

Land Use	AADT (Enter/Exit)²	AM Peak Hour (Enter/Exit)²	PM Peak Hour (Enter/Exit)²
Existing Land Use Potential Trip Generation	1,411 (706/706)	205 (184/21)	219 (188/31)
Proposed Land Use Potential Trip Generation	8,977 (4,488/4,489)	1,385 (665/720)	1,017 (570/447)
Net Increase in Potential Trip Generation	7,556 (3,782/3,783)	1,180 (481/699)	798 (382/416)

1 Source: ITE Trip Generation, 9th Edition.
2 Formulas: Table 5 data – Table 4 data.

Table 7a. Projected Change in Potential Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	US 441 Segment 3/4 (16) ¹	US 441 Segment 6 (16) ¹
Average Annual Daily Trips		
Maximum Service Volume ²	35,500	35,500
Existing Traffic ³	18,347	18,347
Reserved Trips ⁴	1,998	892
Available Capacity ⁴	15,155	16,261
Net Increase in Daily Trips Generated by Amendment ⁵	3,778	3,778
Residual Capacity after Proposed Amendment⁶	11,377	12,483
¹ <i>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.</i> ² <i>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.</i> ³ <i>Florida State Highway System Level of Service Report 2014, Florida Department of Transportation, District II, August 2015.</i> ⁴ <i>Source: City of Alachua March 2016 Development Monitoring Report.</i> ⁵ <i>Trip Distribution: Segment 3/4: 50%; Segment 6: 50%.</i> ⁶ <i>The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.</i>		

Table 7a. Projected Change in Potential Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	US 441 Segment 3/4 (16) ¹	US 441 Segment 6 (16) ¹
Maximum Service Volume ²	3,200	3,200
Existing Traffic ³	1,743	1,743
Reserved Trips ⁴	226	82
Available Capacity ⁴	1,231	1,375
Net Increase in Daily Trips Generated by Amendment ⁵	399	399
Residual Capacity after Proposed Amendment⁶	832	976
¹ <i>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.</i> ² <i>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.</i> ³ <i>Florida State Highway System Level of Service Report 2014, Florida Department of Transportation, District II, August 2015.</i> ⁴ <i>Source: City of Alachua March 2016 Development Monitoring Report.</i> ⁵ <i>Trip Distribution: Segment 3/4: 50%; Segment 6: 50%.</i> ⁶ <i>The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.</i>		

Evaluation: 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 the time of the review of any final development order (i.e., a site plan.)

Potable Water Impacts

Table 8. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,131,000
Reserved Capacity ¹	113,550
Existing Land Use Potential Demand ²	1,500
Proposed Land Use Potential Demand ³	20,255
Net Increase/Decrease in Potential Demand	18,755
Residual Capacity	1,036,695
Percentage of Permitted Design Capacity Utilized	54.93%
<i>Sources:</i> ¹ City of Alachua March 2016 Development Monitoring Report ² Ch. 64E-6, F.A.C.; Land use code: Factories, exclusive of industrial wastes, no showers; Formula: 15 gallons per employee x 100 employees. ³ Ch. 64E-6, F.A.C.; Land use code: Shopping center; Formula: 0.1 gallon/square foot x 202,554 square feet.	

Evaluation: 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. 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 the time of the review of any final development order (i.e., a site plan.)

Sanitary Sewer Impacts

Table 9. Sanitary Sewer Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	1,500,000
Less Actual Potable Water Flows ¹	627,000
Reserved Capacity ¹	74,110
Existing Land Use Potential Demand ²	1,500
Proposed Land Use Potential Demand ³	20,255
Net Increase/Decrease in Potential Demand	18,755
Residual Capacity	780,135
Percentage of Permitted Design Capacity Utilized	48.00%
<i>Sources:</i> ⁴ City of Alachua March 2016 Development Monitoring Report ⁵ Ch. 64E-6, F.A.C.; Land use code: Factories, exclusive of industrial wastes, no showers; Formula: 15 gallons per employee x 100 employees. ⁶ Ch. 64E-6, F.A.C.; Land use code: Shopping center; Formula: 0.1 gallon/square foot x 202,554 square feet.	

Evaluation: 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. 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 the time of the review of any final development order (i.e., a site plan.)

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,152.00	7,145.24
Reserved Capacity ²	5,108.23	932.25
Existing Land Use Potential Demand ³	2,430.65	443.59
Proposed Land Use Potential Demand ³	2,430.65	443.59
Net Increase/Decrease in Potential Demand	0.00	0.00
New River Solid Waste Facility Capacity⁴	50 years	
<i>Sources:</i> 1 University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2015; Policy 2.1.a, CFNGAR Element (Formula: 9,788 persons x 0.73 tons per person per year.)</i> 2 City of Alachua <i>Development Monitoring Report, March 2016.</i> 3 Sincero and Sincero, <i>Environmental Engineering: A Design Approach.</i> Prentice Hall, New Jersey, 1996. 4 Darrell O'Neal, <i>Executive Director, New River Solid Waste Association. April 2016.</i>		

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.

Recreational and Public School Facilities

Evaluation: Given the amendment proposes to amend the FLUM Designation to the Commercial FLUM Designation, there are no impacts to recreation or public school facilities.

EXHIBIT "A"
TO
APPLICATION FOR A
SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

ON BEHALF OF
AMES/DETRICK TRUCK COMPANY

POLARIS OF GAINESVILLE

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