



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

July 12, 2016

SUBJECT: A request to amend the Official Zoning Atlas from Planned Development-Commercial ("PD-COMM") to Community Commercial ("CC") (±12 ac.) & Residential Multiple Family - 15 ("RMF -15") (±6 ac.) on a total approximate 18 acre subject property.

APPLICANT/AGENT: Ryan Thompson , AICP of CHW, Inc. (Applicant/Agent)

PROPERTY OWNER: 10.47, LLC. & Wyndswept Hills, LLC

LOCATION: North of One 51 Place Apartments and Wyndswept Hills Subdivision, South of Park Vegetariana, west of the Alachua Professional Plaza, and near the western terminus of NW 151 Boulevard

PARCEL ID NUMBER(S): 03869-006-000, 03869-007-000 and 03869-009-000

ACREAGE: ±18

PROJECT PLANNER: Adam J. Hall, AICP

RECOMMENDATION: 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.

RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request by Ryan Thompson, AICP, of CHW, Inc., agent for 10.47, LLC. & Wyndswept Hills, LLC, owners, that would change the zoning designations for three tax parcels from Planned Development-Commercial (“PD-COMM”) to Residential Multifamily-15 (“RMF-15”) and Community Commercial (“CC”) on an approximate 18 acre subject property (Parcel Numbers 03869-006-000, 03869-007-000 and 03869-009-000).

The subject parcels are current vacant lands located to the north of One 51 Place Apartments and Wyndswept Hills Subdivision, south of the Park Vegetariana Subdivision, west of the Alachua Professional Plaza, and near the western terminus of NW 151 Boulevard.

The applicant has submitted a companion Small Scale Comprehensive Plan Amendment (SSCPA) which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from High Density Residential to Community Commercial and from Community Commercial to High Density Residential. If the proposed SSCPA application is approved, the proposed zoning district would be consistent with the underlying FLUM Designation of the subject property.

As of 2005, the subject property was designated High Density Residential on the Future Land Use Map, and the subject parcels were zoned PD-COMM on March 19, 2007. This zoning designation approval subsequently expired June 15, 2012.

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

The Residential Multiple Family (“RMF-15”) Zone District is described as follows in Section 3.4.2 (H) of the Land Development Regulations (LDRs):

“The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre.”

The Community Commercial (“CC”) Zone District is described as follows in Section 3.5.2(C) of the Land Development Regulations (LDRs):

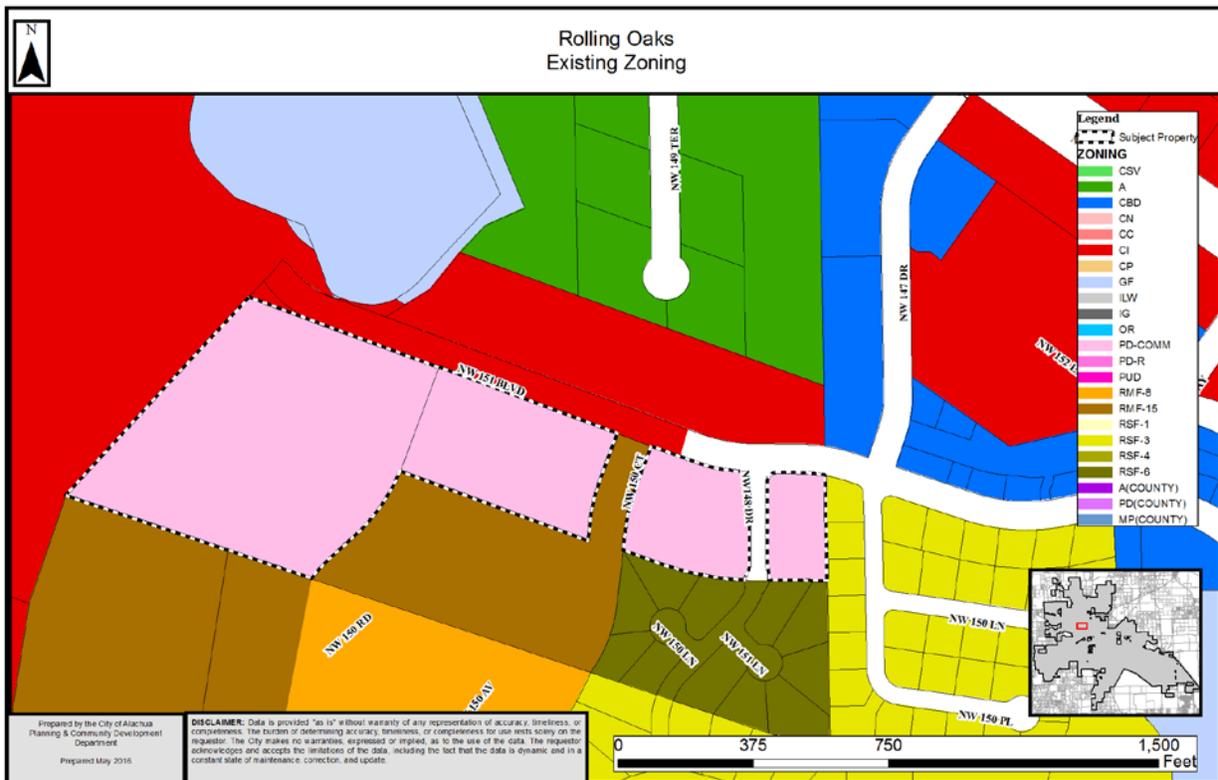
“The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because

these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.”

The Planned Development - Commercial (“PD-COMM”) Zone District is described as follows in Section 3.6.1 (B) (4) of the Land Development Regulations (LDRs):

The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

Map 1. Current Official Zoning Atlas with Subject Property



ZONING DESIGNATION COMPARISON

	Existing Districts	Proposed Districts
Zoning District:	PD-COMM	Residential Multiple Family- 15 (“RMF-15”) and Community Commercial (“CC”)
Max. Gross Density:	235 Dwelling Units	15 D.U. per acre (“RMF-15”) = 92 Dwelling Units
Floor Area Ratio:	175,000 square feet	.5 F.A.R. (“CC”) = 253,301 square feet
Typical Uses*:	Mixed use retail and office with limited and moderate density residential uses	<ul style="list-style-type: none"> • “CC” : Neighborhood Commercial Establishments, Business and Professional Offices, Restaurants, Schools, Houses of Worship and Community Centers, Offices • “RMF-15” : Single family attached dwelling units, apartments and townhomes, duplexes and quadplexes, live/work units
<p><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></p>		

SURROUNDING USES

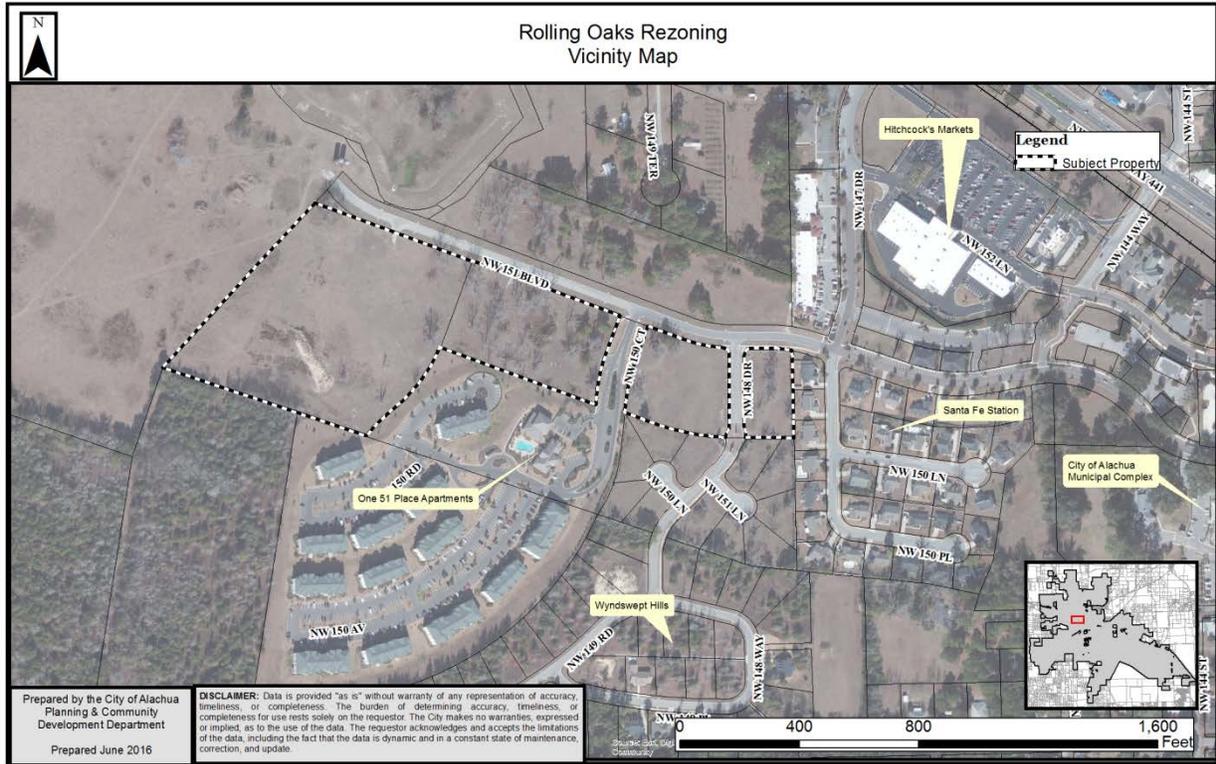
The subject property is located to the north of One 51 Place Apartments and Wyndswept Hills Subdivision, south of the Park Vegetariana Subdivision, west of the Alachua Professional Plaza, and near the western terminus of NW 151 Boulevard.

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 Official Zoning Atlas 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	Vacant Commercial	Commercial	CI
South	One 51 Place Apartments; Vacant High Density Residential; Wyndswept Hills	Moderate Density Residential; High Density Residential	RSF-6; RMF-15
East	Wyndswept Hills and Santa Fe Station	Moderate Density Residential; High Density Residential	RMF-15; RSF-3
West	Vacant Commercial	Commercial	CI

Map 2. Vicinity Map



Map 3. Proposed Amendment to the Official Zoning Atlas

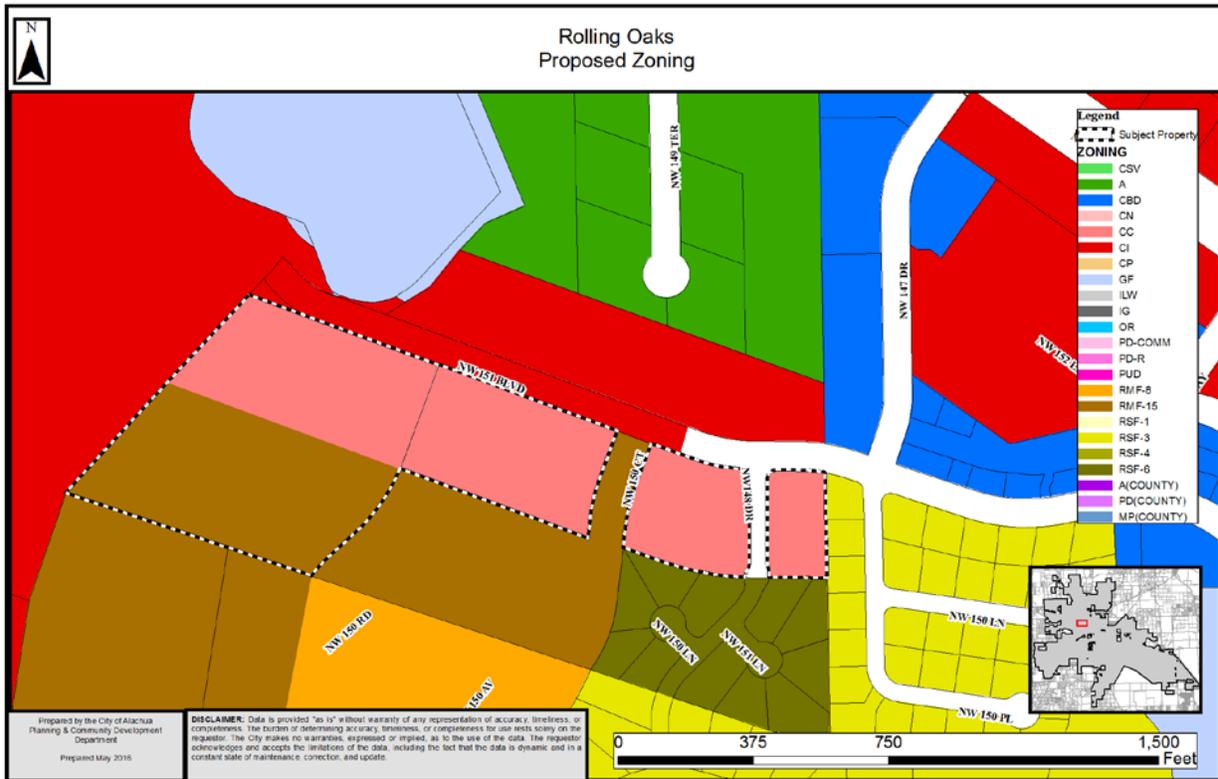


Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	Current Zoning District	Proposed Zoning District	Acreage
03869-006-000	Vacant	Planned Development – Commercial (“PD-COMM”)	Community Commercial (“CC”)	3.4 ac
03869-007-000	Vacant	Planned Development – Commercial (“PD-COMM”)	Community Commercial (“CC”)	3.8 ac
03869-009-000	Vacant	Planned Development – Commercial (“PD-COMM”)	Community Commercial (“CC”) & Residential Multiple Family-15 (“RMF-15”)	CC- 4.5 ac RMF -15- 6.1 ac

NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on April 26, 2016 at the City of Alachua Public Library 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. 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, one (1) individual attended the meeting. A summary of questions and discussion of issues which occurred at the meeting has been provided by the applicant.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from Planned Development-Commercial (“PD-COMM”) to Community Commercial (“CC”) and Residential Multiple Family- 15 (“RMF-15”). 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
03869-006-000	High Density Residential	Community Commercial	Community Commercial (“CC”)	<input checked="" type="checkbox"/>
03869-007-000	Community Commercial	Community Commercial	Community Commercial (“CC”)	<input checked="" type="checkbox"/>
03869-009-000	Community Commercial and High Density Residential	Community Commercial and High Density Residential	Community Commercial (“CC”) & Residential Multiple Family-15 (“RMF-15”)	<input checked="" type="checkbox"/>

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 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.c: High density residential (8 to 15 dwelling units per acre): The high density residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are allowed within the high density residential land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Mixed-use Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services under 30,000 square feet designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience store without gas pumps, dry cleaners, pharmacies, green grocers, or business and professional offices.
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

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.a:

Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/office;
3. Business and professional offices;
4. Personal services;
5. Financial Institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and Breakfasts;
11. Supporting community services, such as schools, houses of worship, parks, and community centers;
12. Traditional Mixed-use Neighborhood Planned Developments;

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 2.4: Landscaping and Tree Protection Standards:

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible.

Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Policy 2.4.e Tree Protection: Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

GOAL 4: Infill and Redevelopment Standards:

The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

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.

Transportation Element

GOAL 1:

Provide for a traffic circulation system, which serves existing and future land uses.

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.

Objective 1.2: Access Management

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

Objective 1.3: Parking

The City shall require innovative parking lot design for multiple-family and non-residential developments, including the provision of bicycle parking, pedestrian-friendly design, and landscaping.

Community Facilities and Natural Groundwater Aquifer Recharge Element

GOAL 1: Wastewater

Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

GOAL 2: Solid Waste

The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

GOAL 3: Stormwater

Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

GOAL 4: Potable water

Provide an adequate supply of high quality potable water to customers throughout the water service area.

GOAL 5: Natural Groundwater Aquifer Recharge

Objective 5.1:

The City of Alachua recognizes protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protections for groundwater resources.

Conservation and Open Space Element

GOAL 1: To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

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

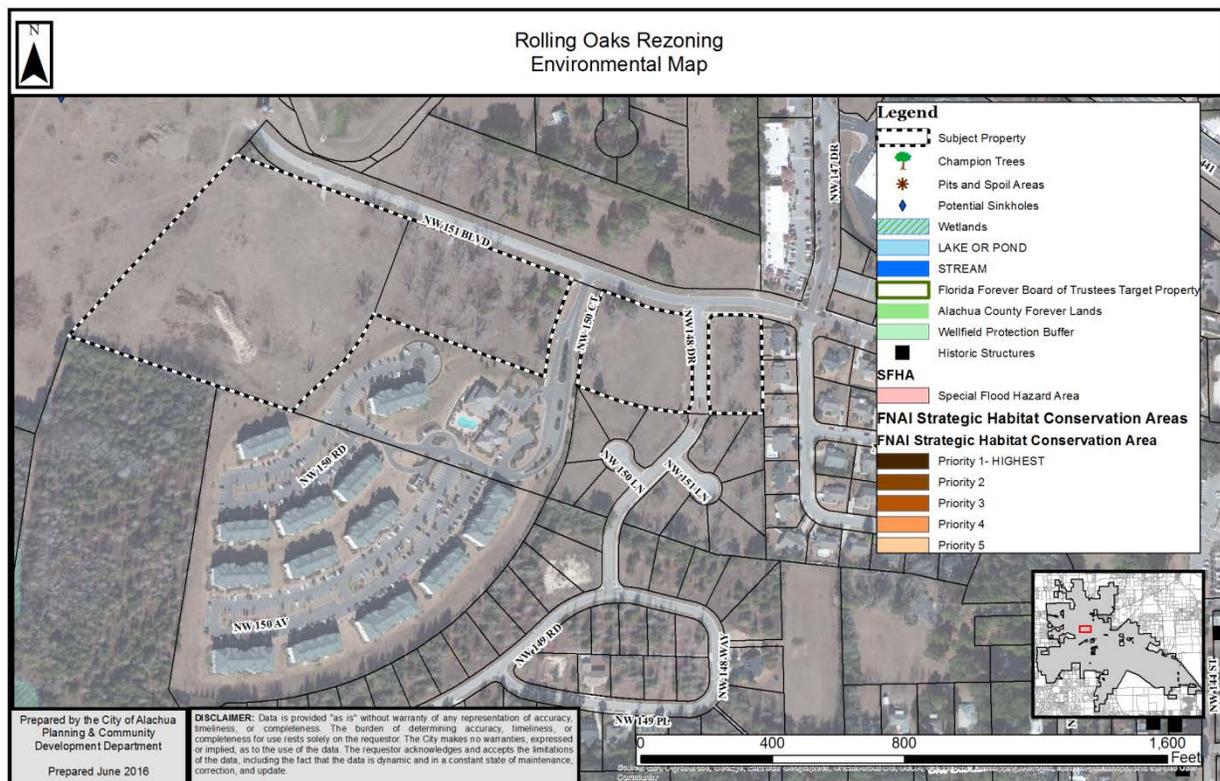
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to the 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.

Map 4. Environmental Features



Strategic Ecosystems

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

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

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”). 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.

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.

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 five(5) soil type found on the subject property:

Millhopper Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is moderately well drained and permeability is rapid at the surface. This soil type poses only slight limitations for homes without basements.

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.

Kendrick Sand (2% – 5% slopes)

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid in surface and subsurface layers. Surface runoff is moderately slow. This soil type poses only slight limitations for dwellings, small commercial buildings, and local roads and streets.

Norfolk Loamy Fine Sand (2% – 5% slopes)

Hydrologic Soil Group: B

This gently sloping soil is well drained and permeability is rapid in the surface layer and moderately slow to moderate in the upper part of the subsoil and very slow to slow in the lower part. This soil type poses slight limitations for dwellings without basements, small commercial buildings, and local roads and streets.

Norfolk Loamy Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: B

This sloping soil type is well drained and permeability is rapid in surface and subsurface layers. Surface runoff is slow. This soil has slight limitations as sites for dwellings without basements and for local roads and streets. This soil has moderate limitations as sites for small commercial buildings because of the slope.

Evaluation: The soil types do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

Flood Potential

Panel 12001C0120D 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 are located on the subject property. There are however, 3 (three) potential sinkholes on an adjacent property according to the Alachua County

Environmental Protection Department , which may be indicative of karst sensitive land in the immediate vicinity of the wetland and floodplain area of the subject property.

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 proposed amendment would permit commercial uses along NW 151st Boulevard in proximity to existing commercial uses. The proposed amendment would permit multi-family residential uses on lands adjacent to existing multi-family development.

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

Evaluation and Findings: The proposed amendment would permit commercial and residential uses in areas located proximate to existing commercial uses and adjacent to existing high density residential uses. Recently zoning approvals for properties located to the west of the subject property include Commercial Intensive (“CI”) and Community Commercial (“CC”).

- (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 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: The proposed amendment will not create excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.

- (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 proposed application would permit community commercial uses along NW 151st Boulevard and mutli-family higher density uses on lands adjacent to existing multi-family uses.

- (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 Statues, 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 proposed application will place Community Commercial (“CC”) on lands adjacent to Commercial Intensive (“CI”) and proximate to Central Business District (“CBD”). The proposed application will place Residential Multiple Family-15 (“RMF-15”) on lands adjacent to an existing RMF-15 zoning district. Therefore, this amendment will not result in the creation of isolated zoning districts.

- (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 located within the City of Alachua’s utility service area and development will be required to connect to public utility infrastructure.

The net impact on public facilities (potable water, wastewater, parks, stormwater, transportation network, solid waste, and public school facilities) generated by the proposed amendment will not adversely affect the Level of Service (“LOS”) of any public facility.

Since this is a preliminary development order, the analysis is based upon the net increase in intensity created by amending the zoning designation from Planned Development- Commercial (“PD-COMM”)to Residential Multiple Family -15 (“RMF-15”) and Community Commercial (“CC”) . The applicant will be required to submit a site plan or subdivision plat prior to any development on the subject property and provide a detailed impact analysis showing the impacts on affected roadway segments within the City’s Comprehensive Plan based on a specific use. Development approval shall be issued only if the proposed development does not lower the existing levels of service of public facilities and services below the adopted LOS in the Comprehensive Plan. Therefore, at the time of site plan review or subdivision plat review , concurrency will be re-evaluated. It should also be noted that the City of Alachua Comprehensive Plan places the burden of showing compliance with the adopted levels of service and meeting the concurrency requirements upon the applicant.

(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

Traffic Impact

Table 4. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (16)	US 441 (NW 126 th Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D
5	US 441 (SR235 to NCL)	4/D	Principle Arterial	Urban Trans	D
8	SR 235 (235/241 Intersection to US 441)	2LU	Major Collector	Urban Trans	D
9	SR 235 (US 441 to NCL)	2LU	Major Collector	Urban Trans	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating more than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 5a. Existing Trip Generation Impact¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Multi-Family Residential ² (ITE Code 220)	1,562 (781/781)	119 (35/84)	146 (89/57)
Shopping Center ³ (ITE Code 820)	5,775 (2,887/2,887)	446 (277/169)	1,724 (828/896)
General Office ⁴ (ITE Code 710)	483 (241/241)	68 (60/8)	65 (11/54)
Total	7,820	633	1,935

1 Source: ITE Trip Generation, 9th Edition.
2 Formulas: AADT – 6.65 trips per d.u. x 235 (50% entering/50% exiting); AM Peak Hr – .51 trips per d.u. x 235 (29% entering/71% exiting); PM Peak Hr – .62 per d.u. x 235 (61% entering/39% exiting).
3 Formulas: AADT – 42.7 trips per 1,000 sf x 135.25 (50% entering/50% exiting); AM Peak Hr – 3.50 trips per 1,000 sf x 135.25 (62% entering/38% exiting); PM Peak Hr – 4.50 per 1,000 sf x 135.25 (48% entering/52% exiting).
4 Formulas: AADT – 11.03 trips per 1,000 sf x 43.75 (50% entering/50% exiting); AM Peak Hr – 1.56 trips per 1,000 sf x 4 3.75 (88% entering/12% exiting); PM Peak Hr – 1.49 per 1,000 sf x 43.75 (17% entering/83% exiting).

Table 5b. Proposed Trip Generation Impact¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Multi-Family Residential ² (ITE Code 220)	612 (306/306)	47 (14/33)	57 (35/22)
Shopping Center ³ (ITE Code 820)	8,109 (4,054/4,054)	665 (412/253)	854 (410/444)
General Office ⁴ (ITE Code 710)	698 (349/349)	99 (87/12)	94 (16/78)
Totals	9,419	811	1,005

¹ Source: ITE Trip Generation, 9th Edition.
² Formulas: AADT – 6.65 trips per d.u. x 92 (50% entering/50% exiting); AM Peak Hr – .51 trips per d.u. x 92 (29% entering/71% exiting); PM Peak Hr – .62 per d.u. x 92 (61% entering/39% exiting).
³ Formulas: AADT – 42.7 trips per 1,000 sf x 189.9 (50% entering/50% exiting); AM Peak Hr – 3.50 trips per 1,000 sf x 189.9 (62% entering/38% exiting); PM Peak Hr – 4.50 per 1,000 sf x 189.9 (48% entering/52% exiting).
⁴ Formulas: AADT – 11.03 trips per 1,000 sf x 63.3 (50% entering/50% exiting); AM Peak Hr – 1.56 trips per 1,000 sf x 63.3 (88% entering/12% exiting); PM Peak Hr – 1.49 per 1,000 sf x 63.3 (17% entering/83% exiting).

Table 5c. Net Change in Trips: Trip Generation Impact

Land Use	AADT	AM Peak Hour	PM Peak Hour
Existing Potential Trip Generation Total	7,820	633	1,935
Proposed Potential Trip Generation Total	9,419	811	1,055
Net Change in Trips	1,599	178	-880

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

Traffic System Category	US 441 Segment 3/4 (16) ¹	US 441 Segment 5 (13/14/15) ¹	US 441 Segment 8 (136) ¹	US 441 Segment 9 (137/138) ¹
Maximum Service Volume ²	35,500	35,500	13,300	13,300
Existing Traffic ³	18,347	23,495	9,305	6,653
Reserved Trips ⁴	1,998	4,990	456	381
Available Capacity ⁴	15,721	8,841	3,724	6,376
Projected Net Change in Daily Trips	355	1,064	532	89
Residual Capacity after Proposed Amendment⁵	15,366	7,777	3,192	6,287
PM Peak Hour Traffic Analysis	US 441 Segment 3/4 (16) ¹	US 441 Segment 5 (13/14/15) ¹	US 441 Segment 8 (136) ¹	US 441 Segment 9 (137/138) ¹
Maximum Service Volume ²	3,200	3,200	1,200	1,200
Existing Traffic ³	1,743	2,232	884	632
Reserved Trips ⁴	266	455	43	37
Available Capacity ⁴	1,293	673	289	541
Projected Net Change in PM Peak Hour Trips	41	123	61	10
Residual Capacity after Proposed Amendment⁵	1,252	550	228	531
<p><small>1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.</small></p> <p><small>2 Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.</small></p> <p><small>3 Florida State Highway System Level of Service Report 2013, Florida Department of Transportation, District II, August 2014.</small></p> <p><small>4 Source: City of Alachua May 2016 Development Monitoring Report.</small></p> <p><small>The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.</small></p> <p><small>The above trip distributions are based on the net impacts calculated by the applicant.</small></p>				

Evaluation: The maximum potential daily trips will be increased by approximately 1,599; the maximum potential PM peak hour trips will be reduced by 880. 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*	1,190,000
Reserved Capacity*	99,927
Projected Potential Potable Water Demand from Proposed Amendment **	50,630
Current Potential Water Demand with Existing Land Use **	82,125
Difference (Net increase in demand)	-31,495
Residual Capacity	1,010,073
Percentage of Permitted Design Capacity Utilized	56.08%
<i>Sources:</i> * City of Alachua May 2016 Development Monitoring Report **Ch. 64E-6.008, F.A.C. , rate =.1 gallons per square foot and 275 gallons per dwelling unit	

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*	615,000
Reserved Capacity*	61,437
Projected Potential Wastewater Demand from Proposed Amendment **	50,630
Current Potential Wastewater Demand with Existing Land Use **	82,125
Difference (Net increase in demand)	-31,495
Residual Capacity	823,563
Percentage of Permitted Design Capacity Utilized	45.10%
<i>Sources:</i> * City of Alachua May 2016 Development Monitoring Report **Ch. 64E-6.008, F.A.C. , rate =.1 gallons per square foot	

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 sanitary sewer facilities, and the impacts are therefore acceptable.

Recreation Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ²	48.94
Reserved Capacity ¹	0.00
Potential Demand Generated by Development ³	0.00
Residual Recreational Capacity After Impacts	39.66
<i>Sources:</i>	
<i>1 City of Alachua May 2016 Development Monitoring Report.</i>	
<i>2 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2015; Policy 1.2.b, Recreation Element (Formula: 9,788 persons / [5 acres/1,000 persons])</i>	
<i>3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 44 dwellings / [5 acres/1,000 persons])</i>	

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	9.79 acres
Acreage Required to Serve Demand Generated by Development ²	0.00 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	9.79 acres
Existing Improved Passive Park Space ¹	27.73 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	35.3%
<i>1 Source: City of Alachua May 2016 Development Monitoring Report.</i>	
<i>2 Formula: Recreation Demand Generated by Development (0.52 acres) x 20%.</i>	
<i>3 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)</i>	

Evaluation: The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of recreational facilities; therefore, the increase in potential demand is acceptable.

Solid Waste Impacts

Table 10. 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
Projected Solid Waste Net Demand from Application ^{3,4}	0.00	0.00
New River Solid Waste Facility Capacity⁵	50 years	

Sources:

- 1 US Census Bureau, United States 2010 Census; Policy 2.1.a, CFNGAR Element (Formula: 9,059 persons x 0.73 tons per year)
- 2 City of Alachua 2011 Annual Concurrency Status Report
- 3 US Census Bureau, United States 2010 Census, Policy 2.1.a, CFNGAR Element (Formula: 2.51 persons per dwelling x 9 dwellings x 0.73 = 16.49 TPY)
- 4 Formula: $(((12 \text{ lbs per } 1,000 \text{ square foot per day}) \times 991,861 \text{ square feet}) \times 365) / 2,000 = 2,172 \text{ TPY}$
- 5 New River Solid Waste Facility, May 2011

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 Facilities Impacts

The Interlocal Agreement for Public School Facility Planning (ILA) was adopted by the School Board of Alachua County (SBAC), Alachua County, and the municipalities within Alachua County in 2008, and subsequently amended in 2012.

Section 8 of the ILA establishes the school concurrency management system, and including the procedures and rules to implement the system. Section 8.5 of the ILA states:

“In coordination with the School Board, each Local Government will establish a joint process for implementation of school concurrency which includes applicability, capacity determination, availability standards, and school capacity methodology. The Local Government will issue a concurrency decision based on the School Board’s findings, where applicable, or in accordance with the annual report issued pursuant to Section 8.5.8 of this agreement.”

Sections 8.5.5 and 8.5.7 provide of the ILA for certification by the City of developments if an established threshold is not exceeded:

Section 8.5.5

“The School Board and Local Governments shall establish methods and procedures for concurrency review for all development plan approvals subject to school concurrency to determine whether there is adequate school capacity.

(a) Adequate school capacity means there is sufficient school capacity at the adopted LOS standards to accommodate the demand created by a proposed development for each type of school within the affected SCSA.

(b) The Local Government will determine if concurrency is met based on the School Boards findings for specific developments where applicable, or based on the thresholds established in the annual report issued pursuant to Section 8.5.8 of this Agreement.”

Section 8.5.7

“... The [annual] report shall identify projected available capacity by school type and concurrency service area and shall identify the threshold of student generation and size of associated developments within each concurrency service area that can be approved by Local Governments without requiring review by the School Board in order to ensure that adopted level of service standards will be maintained...”

For single-family residential development, the current threshold for single-family residential developments that may be certified by the City is 50 dwelling units. Since the development proposes less than 50 single-family residential dwellings, the project is under the established threshold for certification by the City.

Upon review of available capacities, as provided by the SBAC, it has been determined that adequate school capacity presently exists to serve the proposed development. The City is served by the following School Concurrency Service Areas (SCSAs): Elementary SCSA – Alachua; Middle SCSA – Mebane; and High SCSA – Santa Fe.

The available capacity within the Alachua Elementary SCSA is 261 seats; within the Mebane Middle SCSA, 406 seats; and within the Santa Fe High SCSA, 322 seats. Using the student multipliers adopted by the SBAC in its 2016 Annual Report, the proposed development would generate 0 elementary students, 0 middle school students, and 0 high school students.

Based upon the preceding, it has been determined that adequate school capacity presently exists to serve the proposed development. As this application constitutes a preliminary development order, facility capacity and concurrency will **not** be reserved.

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	P			A	A	A	A		
Dwelling, manufactured home		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	P				A		A	A		
Group living																								
Co-housing		P				P	P	P															4.3.1(B)(1)	
Community residential		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.3.1(B)(2)(b)

Government maintenance, storage, and distribution facility													S	S	P		P	P	P	A			A	4.3.2(D)	
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			P	A		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	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main		P	S	S	S	S	S	S	S	S	S	P	P	P	P	P			P	A		A	A	A	4.3.2(F)(2)

**EXHIBIT “B”
TO
APPLICATION FOR A
SITE SPECIFIC AMENDMENT TO THE CITY’S OFFICIAL ZONING ATLAS**

**ON BEHALF OF
10.47, LLC. & WYNDSWEEP HILLS, LLC**

ROLLING OAKS

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