



# 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 City of Alachua Official Zoning Atlas from Light and Warehouse Industrial ("ILW") to Commercial Intensive ("CI")

**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 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.*

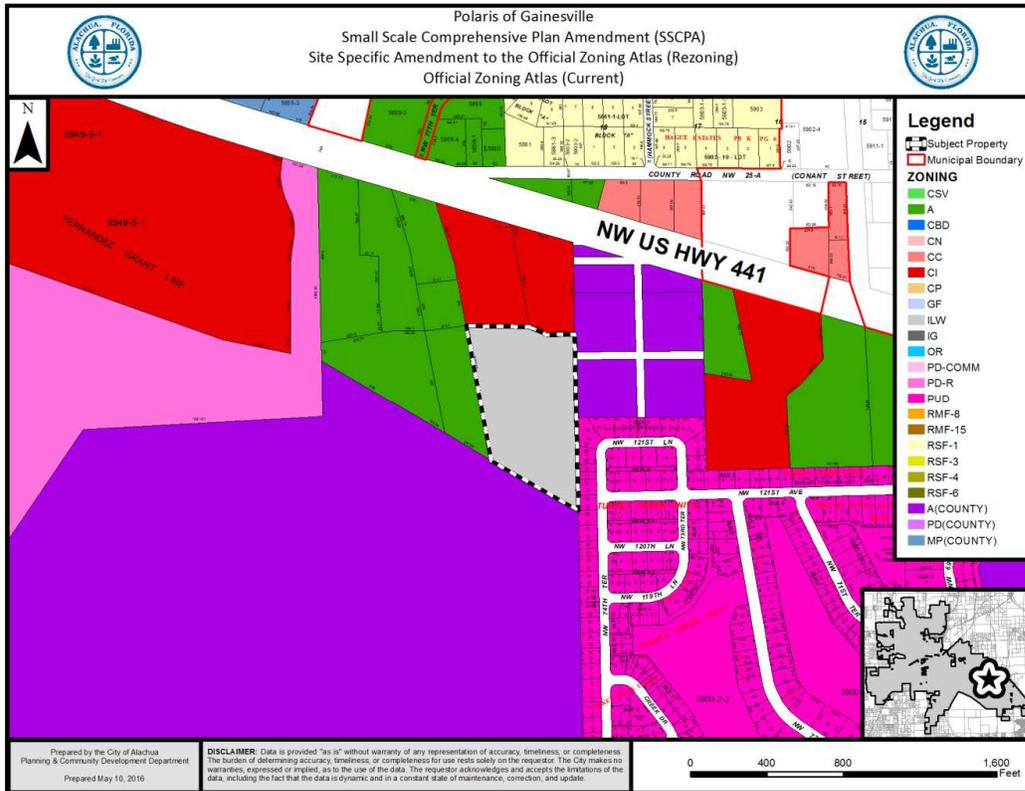
## SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) 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 rezoning an approximate 9.32 acre subject property from Light and Warehouse Industrial (ILW) to Commercial Intensive (CI.) 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.

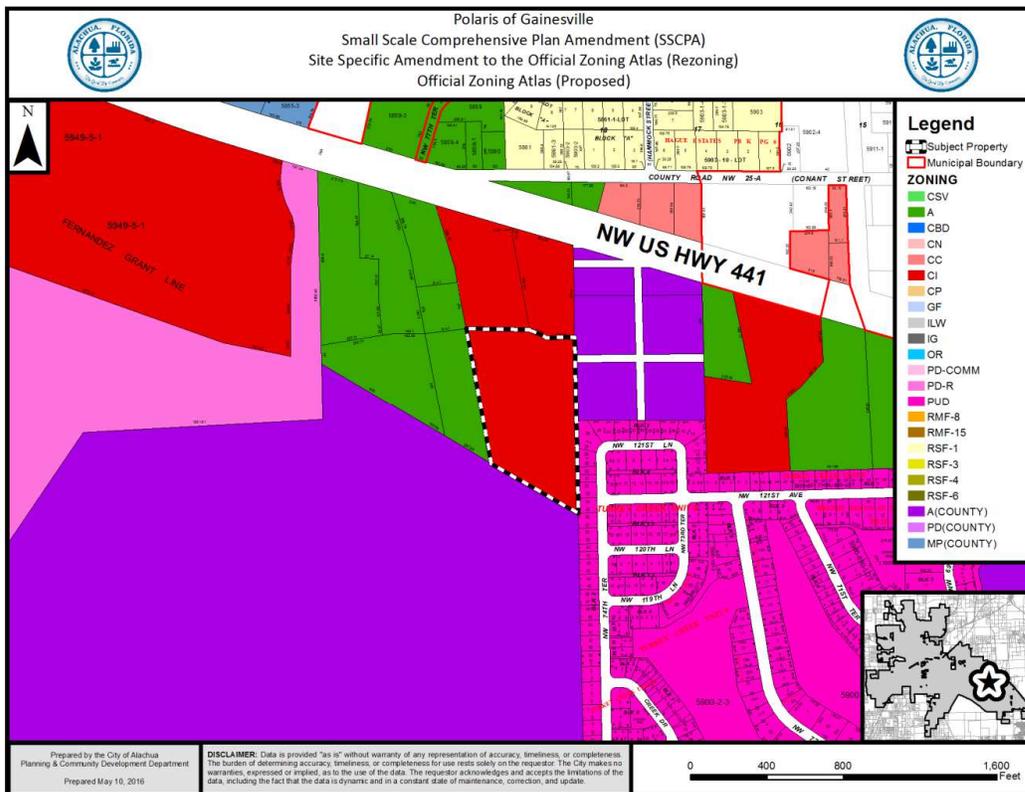
The applicant has submitted a companion Small Scale Comprehensive Plan Amendment (SSCPA) which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Industrial to Commercial. If the proposed SSCPA application is approved, the proposed zoning district would be consistent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

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 zoning designations of the subject property and surrounding area are further illustrated in Maps 1 and 2 below.

# Map 1. Current Official Zoning Atlas with Subject Property



# Map 2. Proposed Amendment to the Official Zoning Atlas



The applicant's report states that the purpose of the proposed amendment is to apply a commercial zoning 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 area currently zoned ILW, necessitating the proposed change.

## **EXISTING/PROPOSED ZONING DESIGNATION COMPARISON**

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

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

*"The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings."*

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

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

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

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning designations:

	Existing Districts	Proposed Districts
<b>Zoning District:</b>	Light and Warehouse Industrial (ILW)	Commercial Intensive (CI)
<b>Max. Gross Density:</b>	N/A	N/A
<b>Floor Area Ratio:</b>	0.5 F.A.R.- Parcels > 10 acres .75 F.A.R. - Parcels >5 acres but <10 acres 1.0 F.A.R.- Parcels ≤ 1 acre	0.5 F.A.R.- Parcels > 10 acres .75 F.A.R. - Parcels >5 acres but <10 acres 1.0 F.A.R.- Parcels ≤ 1 acre
<b>Typical Uses*:</b>	General Industrial Service; Light Manufacturing; Automobile Body Shops, Parts Sales, Repair/Service; Storage Warehouse	Restaurants; Offices; Convenience Store; Financial Institution; Personal Services; Sales Establishments; Self-Service Storage; Automobile Body Shops, Parts Sales, Rental & Sales, Service Station; Hotel/Motel
<small>* 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.</small>		

## 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

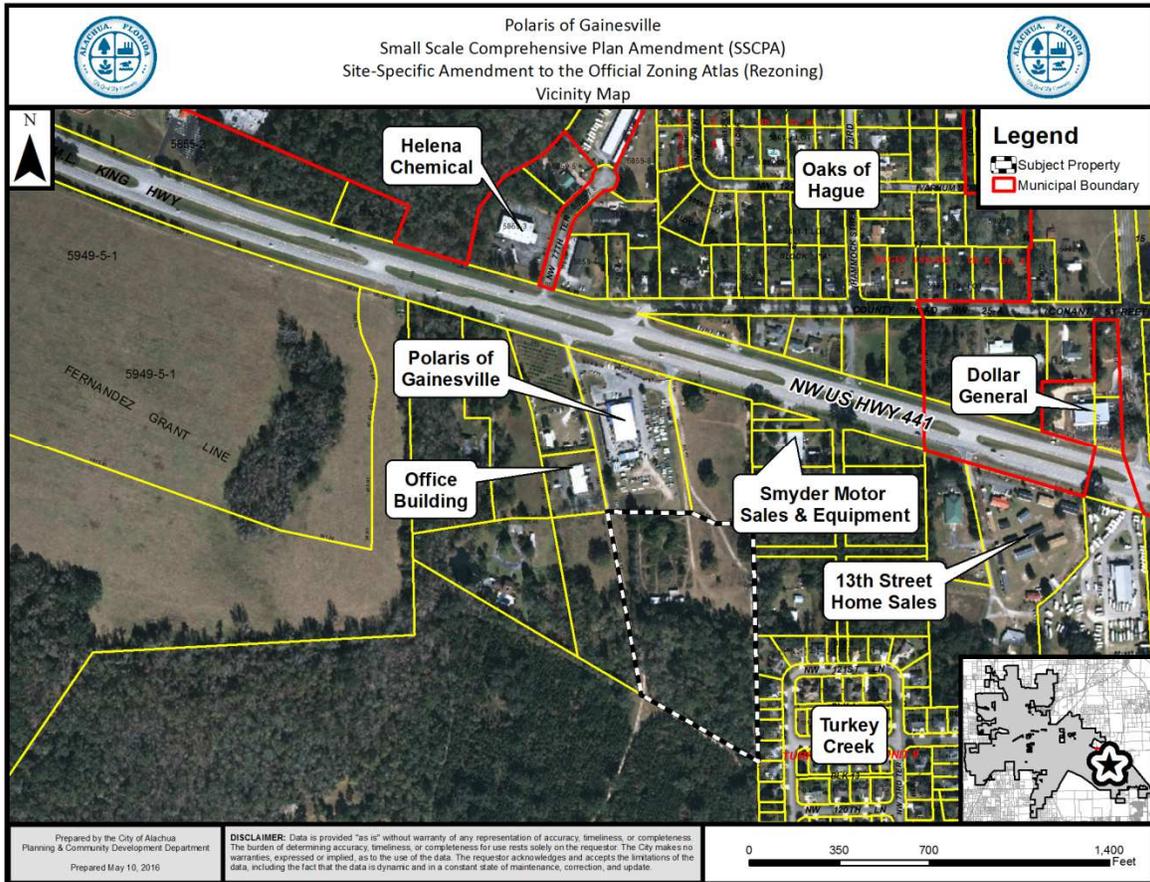
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

*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**



## NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding 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 a newspaper of general circulation.

A Neighborhood Meeting was held on April 19, 2016, at the Alachua County Library, Alachua Branch. The applicant’s agent was present and available to answer questions. As

evidenced by materials submitted by the applicant, the meeting was attended by three (3) members of the public. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

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 Industrial to Commercial. The following Comprehensive Plan Consistency Analysis considers the proposed FLUM Designation and the consistency of the proposed Commercial Intensive (CI) zoning district with the proposed FLUM Designation.

Table 2 shows the existing and proposed FLUM designations and the proposed corresponding zoning designation.

**Table 2. Proposed FLUM and Zoning Designations**

Existing FLUM	Proposed FLUM	Proposed Zoning Designation	Consistent
Industrial	Commercial	CI (Commercial Intensive)	<input checked="" type="checkbox"/>

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

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

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

### **Future Land Use Element**

#### Objective 1.3 Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Policy 1.3.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  $\frac{1}{4}$  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  $\frac{1}{4}$  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.

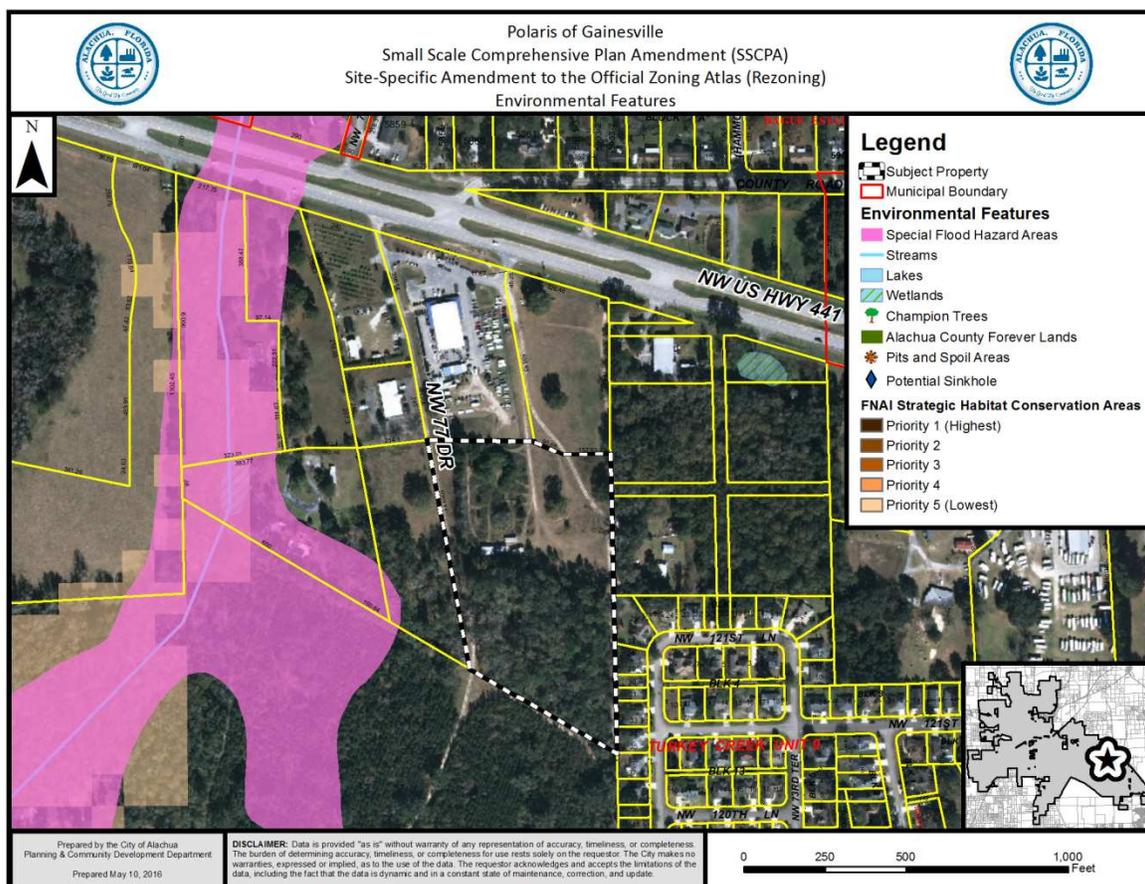
# ENVIRONMENTAL CONDITIONS ANALYSIS

## 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.

### 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 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.

## **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.

## **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 portion of the parcel of which the subject property is part (located to the north) is presently zoned Commercial Intensive (CI.) The proposed amendment would provide for potential growth of an existing business. The parcel to which the subject property is a part of is located along NW US Highway 441, which the City’s Comprehensive Plan identifies as a “corporate corridor.”

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

**Evaluation and Findings:** The subject property is located along NW US Highway 441, which is defined by the City’s Comprehensive Plan as a principle arterial. In addition, the surrounding area is urbanized.

- (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 to the uses permitted within the CI zoning district.. The applicant is proposing zoning designations that are consistent with the proposed Future Land Use Map Designation.

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

**Evaluation and Findings:** As previously referenced, the subject property is located adjacent to the NW US Highway 441 corridor. This corridor is a suitable area for commercial development.

It is not anticipated that the rezoning will create excessive density, intensity, building height, bulk, noise, lights, or other physical nuisances. All development will be subject to the applicable standards for density, intensity, building height, buffering, lighting, and other applicable standards within the City of Alachua LDRs prior to issuance of a final development order. In addition, Section 6.6.3 of the City’s LDRs establishes residential protection standards that are applicable to nonresidential development within 500 feet of

residentially zoned lands or lands used for residential purposes. These standards may be applied to future development of the subject property to reduce any potential effects on adjacent and surrounding residential areas.

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

**Evaluation and Findings:** The subject property is located adjacent to existing uses that are similar in character. The portion of the parcel to the north of the subject property presently has a CI zoning designation.

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

**Evaluation and Findings:** Chapter 163.3164(51), Florida Statutes, defines “urban sprawl” as, “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.” In addition, Section 163.3177(6)(a)9.a., Florida Statutes, identifies 13 primary urban sprawl indicators. The applicant has provided an analysis of the urban sprawl primary indicators defined in Chapter 163, Florida Statutes. It is staff’s opinion that the proposed amendment does not constitute urban sprawl.

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

**Evaluation and Findings:** The proposed amendment to the Zoning Atlas will not result in creation of isolated zoning districts. The area proposed to be rezoned to CI is located contiguous to other lands zoned CI.

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

**Evaluation and Findings:** The portion of the parcel north of the subject property is already developed and connected to the City’s water and wastewater systems. The analysis of impacts to public facilities shows that there would be no level of service deficiencies as a result of this proposal.

While it does not appear that there is a potential for the proposed amendment to result in a level of service deficiency, any final development order (i.e., a site plan) will be required to provide an analysis that concludes that no negative impacts would occur to public facilities prior to approval of the final development order.

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

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

## PUBLIC FACILITIES IMPACT

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

	Existing Zoning Designation	Proposed Zoning Designation
<b>FLUM Designation:</b>	ILW	CI
<b>Max. Gross Density:</b>	NA	NA
<b>Floor Area Ratio:</b>	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
<b>Maximum Intensity:</b>	<b>202,554 square feet</b>	<b>202,554 square feet</b>

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

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

## Traffic Impact

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2,3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (16)	US 441 (from NW 126 <sup>th</sup> Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D
6 (16)	US 441 (from CR 25A to NW 126 <sup>th</sup> Avenue)	4/D	Principle Arterial	Urban Trans	D

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Transportation Element.

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

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

**Table 4. Existing Potential Trip Generation Impact<sup>1</sup>**

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

<sup>1</sup> Source: ITE Trip Generation, 9th Edition.  
<sup>2</sup> 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 Impact<sup>1</sup>**

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

<sup>3</sup> Source: ITE Trip Generation, 9th Edition.  
<sup>4</sup> 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 Generation<sup>1</sup>**

Land Use	AADT (Enter/Exit) <sup>2</sup>	AM Peak Hour (Enter/Exit) <sup>2</sup>	PM Peak Hour (Enter/Exit) <sup>2</sup>
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)
<b>Net Increase in Potential Trip Generation</b>	<b>7,556</b> <b>(3,782/3,783)</b>	<b>1,180</b> <b>(481/699)</b>	<b>798</b> <b>(382/416)</b>

<sup>1</sup> Source: ITE Trip Generation, 9th Edition.  
<sup>2</sup> 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) <sup>1</sup>	US 441 Segment 6 (16) <sup>1</sup>
Average Annual Daily Trips		
Maximum Service Volume <sup>2</sup>	35,500	35,500
Existing Traffic <sup>3</sup>	18,347	18,347
Reserved Trips <sup>4</sup>	1,998	892
Available Capacity <sup>4</sup>	15,155	16,261
Net Increase in Daily Trips Generated by Amendment <sup>5</sup>	3,778	3,778
<b>Residual Capacity after Proposed Amendment<sup>6</sup></b>	<b>11,377</b>	<b>12,483</b>

<sup>1</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.  
<sup>2</sup> Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.  
<sup>3</sup> Florida State Highway System Level of Service Report 2014, Florida Department of Transportation, District II, August 2015.  
<sup>4</sup> Source: City of Alachua March 2016 Development Monitoring Report.  
<sup>5</sup> Trip Distribution: Segment 3/4: 50%; Segment 6: 50%.  
<sup>6</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

**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) <sup>1</sup>	US 441 Segment 6 (16) <sup>1</sup>
Maximum Service Volume <sup>2</sup>	3,200	3,200
Existing Traffic <sup>3</sup>	1,743	1,743
Reserved Trips <sup>4</sup>	226	82
Available Capacity <sup>4</sup>	1,231	1,375
Net Increase in Daily Trips Generated by Amendment <sup>5</sup>	399	399
<b>Residual Capacity after Proposed Amendment<sup>6</sup></b>	<b>832</b>	<b>976</b>

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.  
2 Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.  
3 Florida State Highway System Level of Service Report 2014, Florida Department of Transportation, District II, August 2015.  
4 Source: City of Alachua March 2016 Development Monitoring Report.  
5 Trip Distribution: Segment 3/4: 50%; Segment 6: 50%.  
6 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

**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 <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,131,000
Reserved Capacity <sup>1</sup>	113,550
Existing Zoning Potential Demand <sup>2</sup>	1,500
Proposed Zoning Potential Demand <sup>3</sup>	20,255
Net Increase/Decrease in Potential Demand	18,755
<b>Residual Capacity</b>	<b>1,036,695</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>54.93%</b>

Sources:  
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**

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

<b>System Category</b>	<b>Lbs Per Day</b>	<b>Tons Per Year</b>
Existing Demand <sup>1</sup>	39,152.00	7,145.24
Reserved Capacity <sup>2</sup>	5,108.23	932.25
Existing Zoning Potential Demand <sup>3</sup>	2,430.65	443.59
Proposed Zoning Potential Demand <sup>3</sup>	2,430.65	443.59
Net Increase/Decrease in Potential Demand	0.00	0.00
<b>New River Solid Waste Facility Capacity<sup>4</sup></b>	<b>50 years</b>	
<i>Sources:</i> <sup>1</sup> University of Florida, Bureau of Economic & Business Research, 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.) <sup>2</sup> City of Alachua Development Monitoring Report, March 2016. <sup>3</sup> Sincero and Sincero, Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. <sup>4</sup> Darrell O’Neal, Executive Director, New River Solid Waste Association. April 2016.		

**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 zoning of the property to the Commercial Intensive (CI) zoning district, there are no impacts to recreation or public school facilities.

**EXHIBIT "A"**  
**TO**  
**APPLICATION FOR A**  
**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS**  
  
**ON BEHALF OF**  
**AMES/DETRICK TRUCK COMPANY**  
  
**POLARIS OF GAINESVILLE**

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													
<b>RESIDENTIAL USES</b>																							
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 home (6 or fewer residents)		P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)



Table 4.1-1 Table of Allowed Uses

Government office												P		P	P	P	P			P	A		A	A	4.3.2(D)				
Post office					S	S	S	S	S			P	P	P	P	P	P			P	A		A	A	4.3.2(D)				
Health care facilities																													
Blood collection facility																P	P	P	P					A			A		
Hospital		S							S	S				P	P			P			P			A		A	A	4.3.2(E)(1)	
Birth center												P	S	P	P	P	P							A		A	A		
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						P	A		A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P					P	A		A	A	A	4.3.2(F)(2)

Table 4.1-1 Table of Allowed Uses

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



















**EXHIBIT “B”  
TO  
APPLICATION FOR A  
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS  
ON BEHALF OF  
AMES/DETRICK TRUCK COMPANY  
POLARIS OF GAINESVILLE**

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