

## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

June 20, 2016

Ryan Thompson, AICP  
CHW, INC  
132 NW 76<sup>th</sup> Drive  
Gainesville, FL 32607

*Also Sent Via Electronic Mail to [ryant@chw-inc.com](mailto:ryant@chw-inc.com)*

**RE: Revised Application Materials, Dated June 15, 2016, for:**  
- Rolling Oaks Small Scale Comprehensive Plan Amendment (SSCPA)  
- Rolling Oaks Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Thompson:

On June 15, 2016, the City of Alachua received your revised application materials for the above referenced projects. The revised application materials were intended to address the comments issued to you in an email dated June 13, 2016.

Upon review of the revised application materials, it appears that Staff's comments concerning the applications have been sufficiently addressed, and the items may therefore be scheduled for public hearings before the Planning & Zoning Board (PZB.)

You must provide 13 *double-sided, three-hole punched sets* of each application package and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The next PZB Meeting is scheduled for July 12, 2016. You are also responsible for posting public notice signs, which will be provided to you, no later than June 27, 2016.

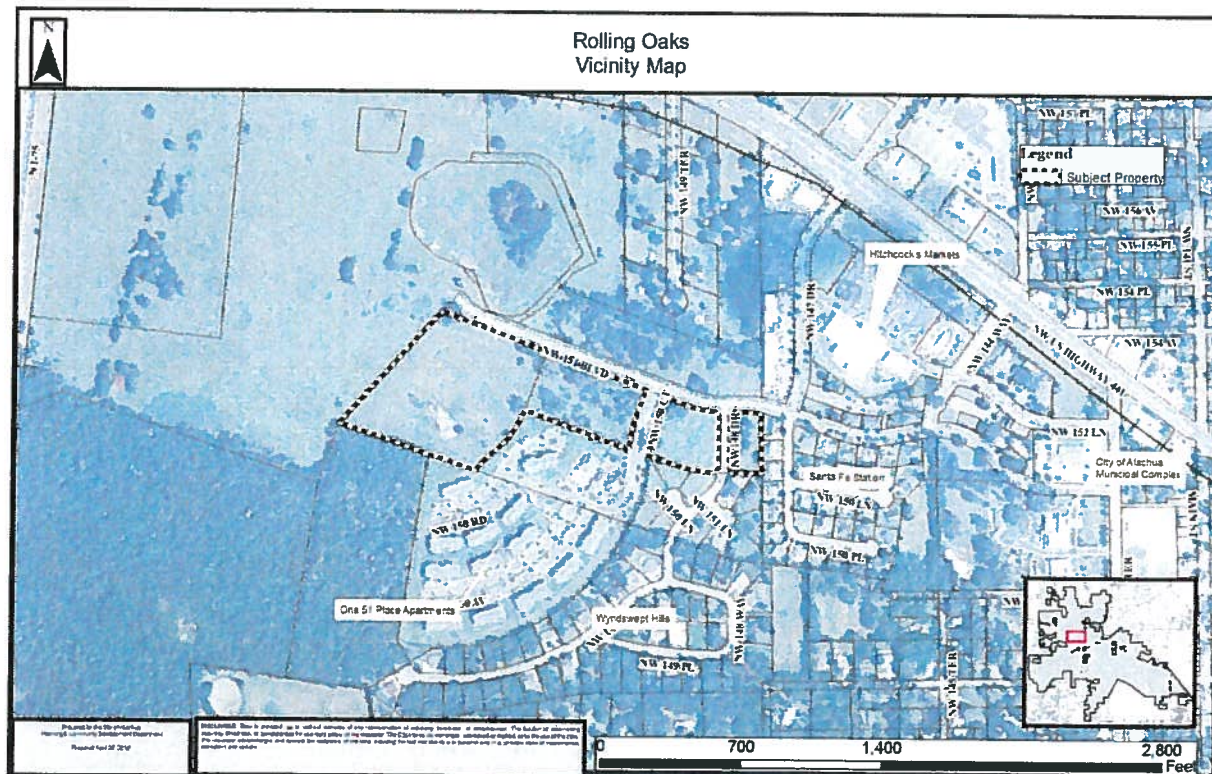
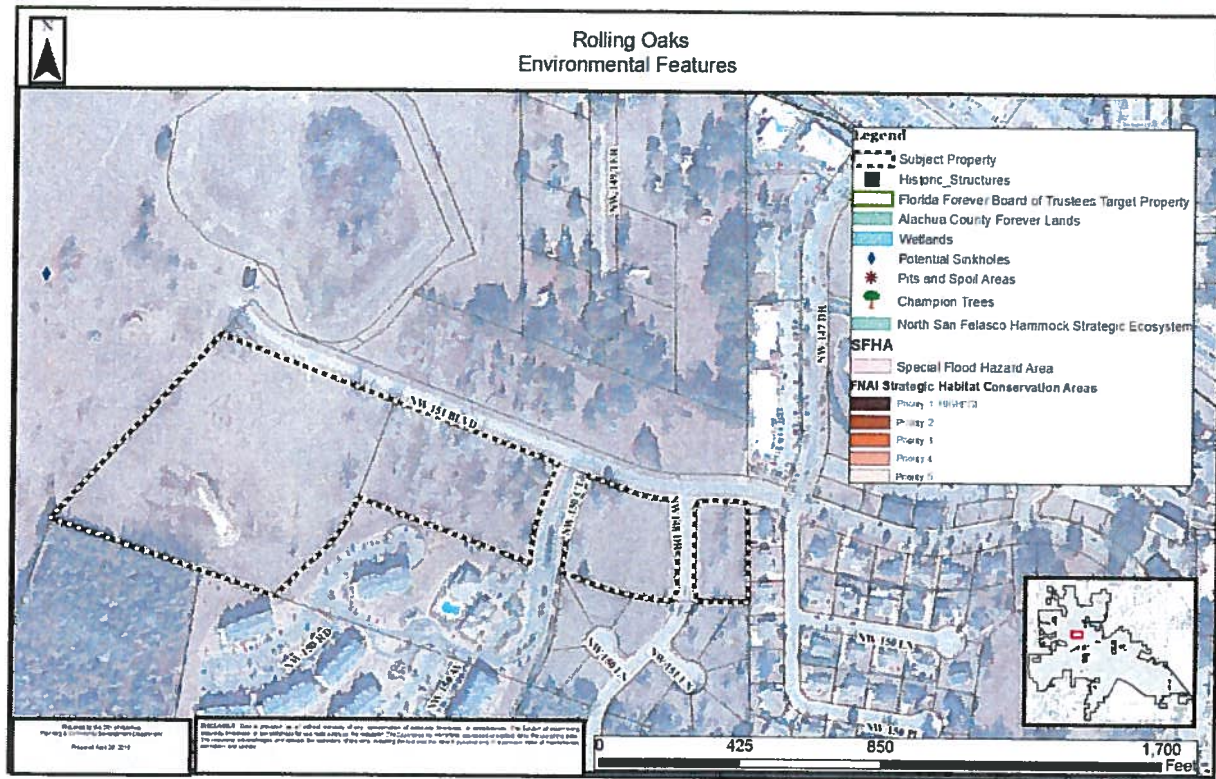
Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108.

Sincerely,

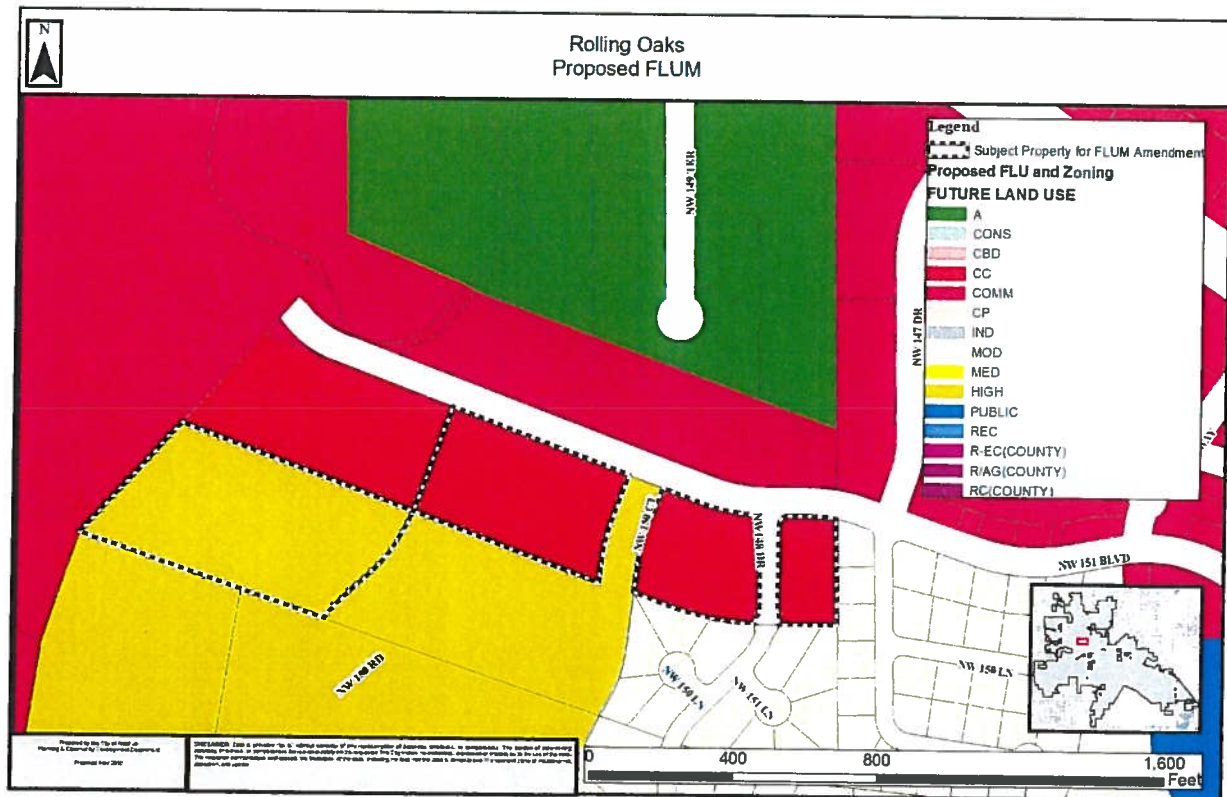
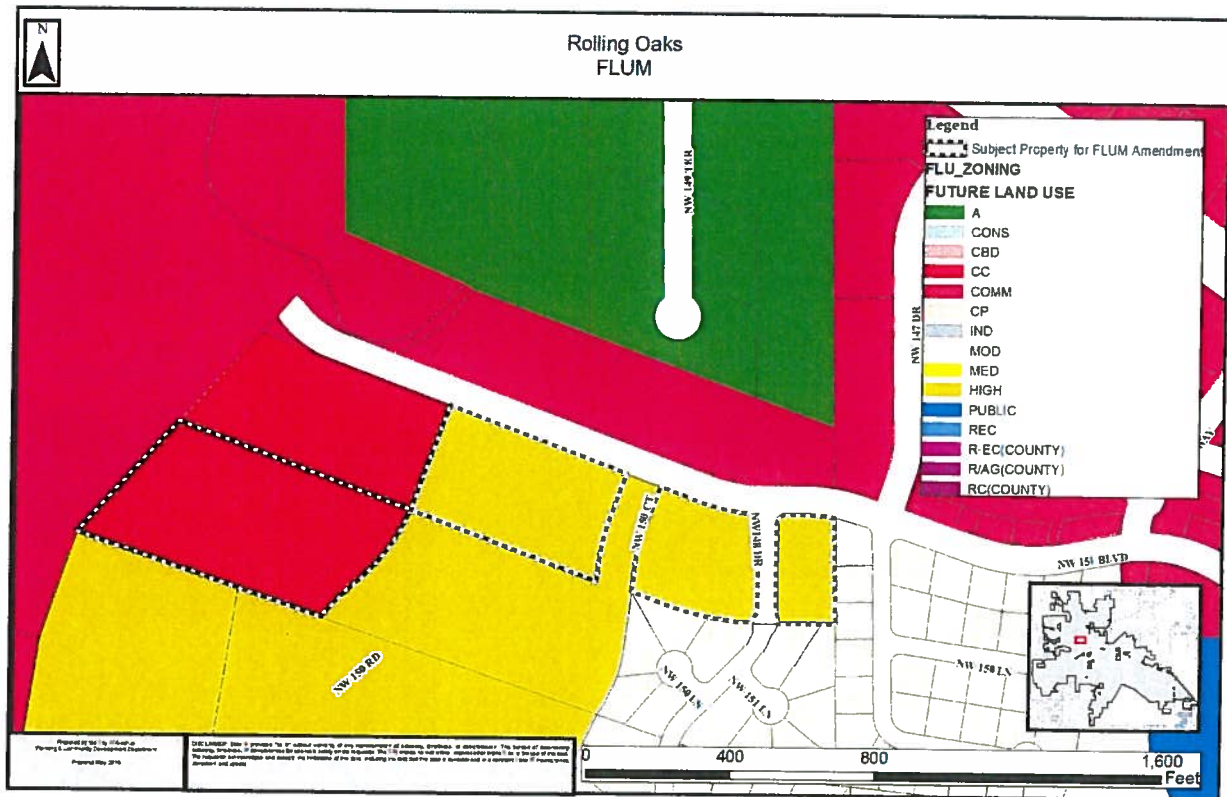
Adam Hall, AICP  
Planner

c: Kathy Winburn, AICP, Planning Director  
Justin Tabor, AICP, Principal Planner  
File

DRT comments, a hearing before the Planning and Zoning Board will be scheduled for July 12, 2016.









## ***Deficiencies to be Addressed***

### ***1. Large Scale Comprehensive Plan Amendment***

#### ***Urban Sprawl Analysis***

- a. Response to Criteria VI requires further elaboration. Application response states that subject property does not contain open space and natural lands, however, property is currently undeveloped and appears to be completely open space.

#### ***Concurrency Analysis***

- b. Residual capacity of potable water system will not increase because actual flow and reserved capacity will not decrease as a result of this approval.
- c. Residual capacity of sanitary sewer system will not increase because actual flow and reserved capacity will not decrease as a result of this approval.
- d. Residual capacity of recreational system will not increase because actual flow and reserved capacity will not decrease as a result of this approval.
- e. Potential enrollment impact on school system will not decrease as a result of this approval.

#### ***Consistency with Comprehensive Plan***

- f. Please address any applicable policies under Objective 5.1 of the Future Land Use Element of the City's Comprehensive Plan.

#### ***General Comments***

- g. Applicant must address Comments from Public Services stated in Memo dated May 16, 2016 and attached to this document.

### ***2. Rezoning***

#### ***Concurrency Analysis***

- a. Residual capacity of potable water system will not increase because actual flow and reserved capacity will not decrease as a result of this approval.
- b. Residual capacity of sanitary sewer system will not increase because actual flow and reserved capacity will not decrease as a result of this approval.
- c. Residual capacity of recreational system will not increase because actual flow and reserved capacity will not decrease as a result of this approval.
- d. Potential enrollment impact on school system will not decrease as a result of this approval.

#### ***Standards for Site Specific Amendments to the Zoning Atlas***

- e. Response to Section 2.4.2 (E) (1) vii.2 requires further elaboration. Application response states that subject property does not contain open space and natural lands, however, property is currently undeveloped and appears to be completely open space.
- f. Response to Section 2.4.2 (E) (1) x states that public facilities will increase. Please see concurrency analysis comments.
- g. Section 2.4.2(E)(1)(j): Public Facilities – Response addresses the capacity of public facilities existing on or adjacent to subject property. Please identify any potential deficiencies and potential solutions that developer may construct to address said deficiencies (Contact Public Services Department for more information regarding existing utilities– 386-418-6140.)

*Consistency with Comprehensive Plan*

- h. Please address any applicable policies under Objective 5.1 of the Future Land Use Element of the City's Comprehensive Plan.

*General Comments*

- i. Applicant must address Comments from Public Services stated in Memo dated May 16, 2016 and attached to this document.





# City of Alachua


TRACI L. GRESHAM  
CITY MANAGER

ASSISTANT CITY MANAGER  
ADAM BOUKARI

## INTER-OFFICE COMMUNICATION

**Date:** May 16, 2016

**To:** **Kathy Winburn, AICP**  
Planning & Community Development Director

**From:** **Adam Boukari**   
Assistant City Manager

**Re:** Rolling Oaks - Application

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Public Services have reviewed the Application and offers the following comments:

### General

#### Water:

1. Will require Fire Flow calculations for demand requirements at time of review of a final development order (Site Plan or Final Plat).

#### Wastewater:

1. Will require connect details at time of review of a final development order (Site Plan or Final Plat).

#### Electric:

1. No Comments

Please advise if you have any questions or require additional information.

cc: Adam Hall, Planner  
Harry Dillard, Lead Engineer Technician

## City of Alachua

Development Review Team (DRT) Meeting

**Project Name:** Rolling Oaks LSCPA and Rezoning

**Meeting Date:** May 18, 2016 (Applicant)

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# DEVELOPMENT REVIEW TEAM

## SUMMARY

**PROJECT NAME:** Rolling Oaks

**APPLICATION TYPES:** (1) Large Scale Comprehensive Plan Amendment (LSCPA)  
(2) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

**APPLICANT/AGENT:** Ryan Thompson, AICP of CHW, Inc.

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

**DRT MEETING DATE:** May 16, 2016

**DRT MEETING TYPE:** Staff

**CURRENT FLUM DESIGNATION:** High Density Residential (7.5 ac) & Community Commercial (6.2 ac)

**PROPOSED FLUM DESIGNATION:** High Density Residential (6.2 ac) & Community Commercial (7.5 ac)

**CURRENT ZONING:** PD- COMM (18.14 Rezoning)

**PROPOSED ZONING:** "CC"- Community Commercial (12 ac) & "RMF-15" - Residential Multi-family- 15 (6.2 ac)

**OVERLAY:** N/A

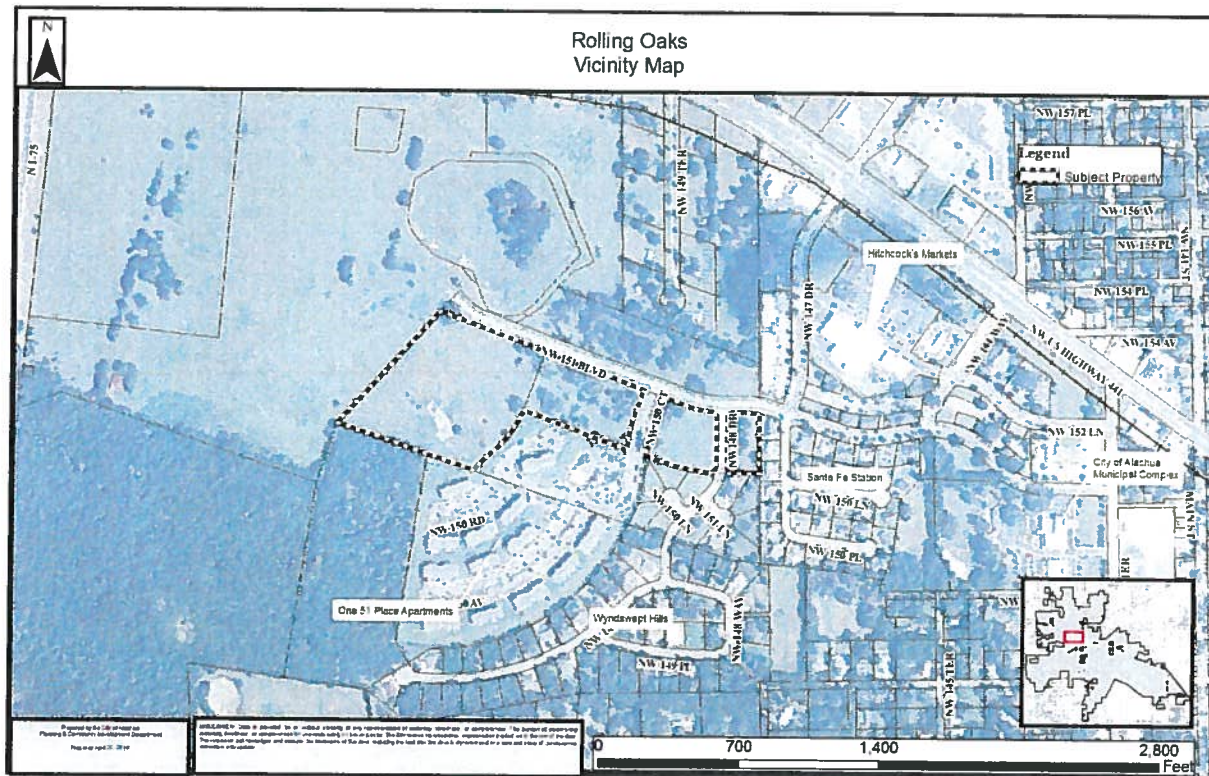
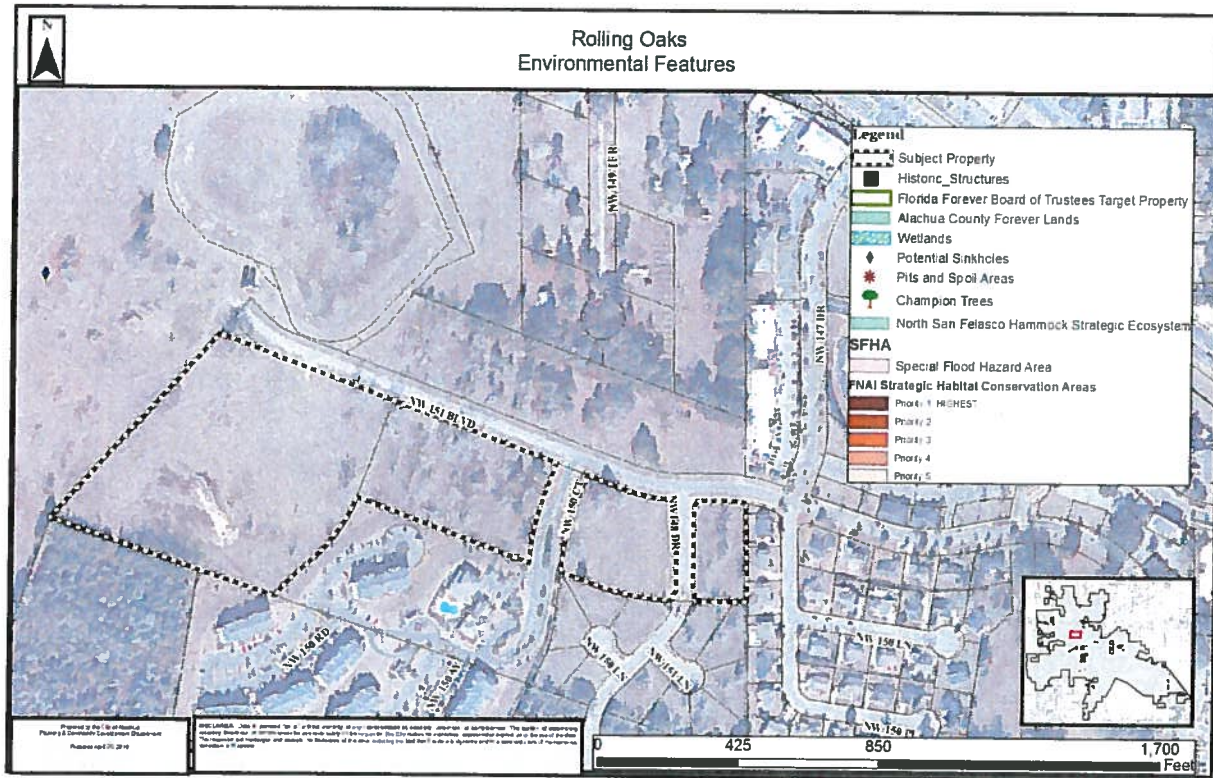
**ACREAGE:** ± 13.71 (LSCPA)  
± 18.14 (Rezoning)

**PARCELS:** 03869-006-000, 03869-007-000 and portion of 03869-009-000 (LSCPA)  
03869-006-000, 03869-007-000 and 03869-009-000 (Rezoning)

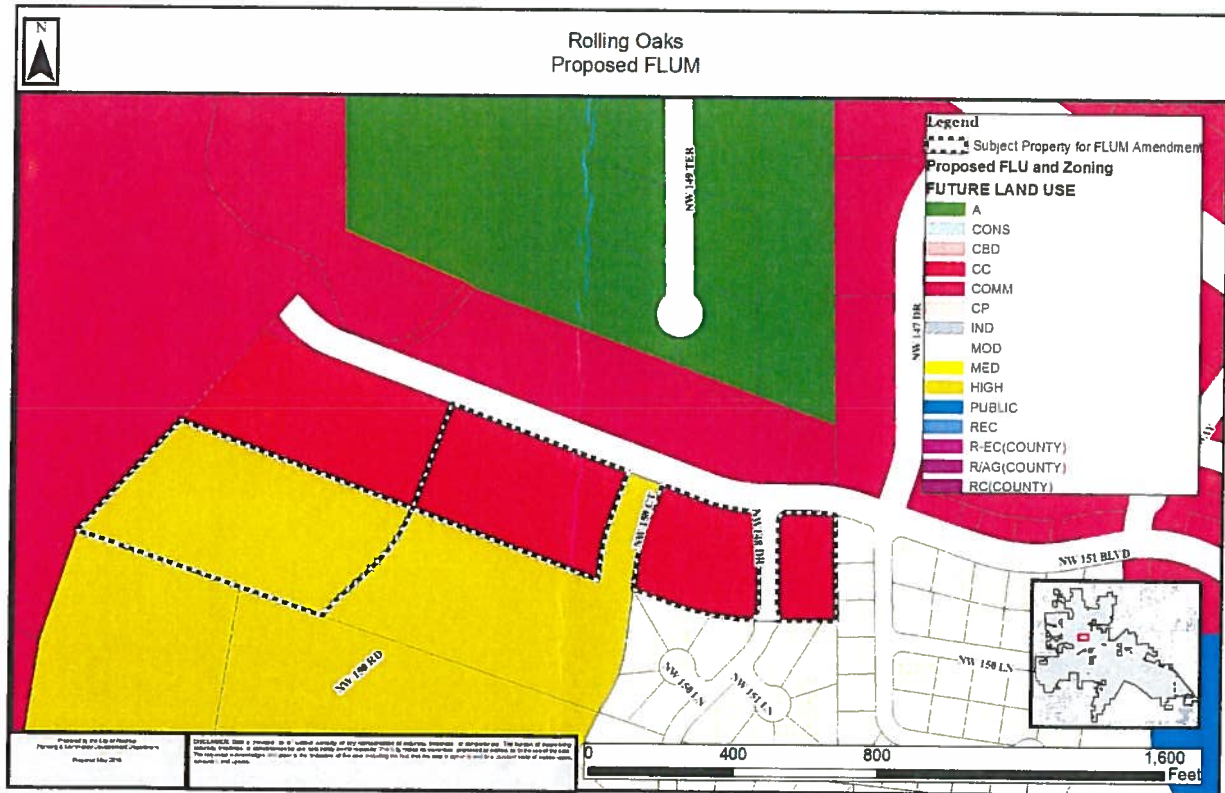
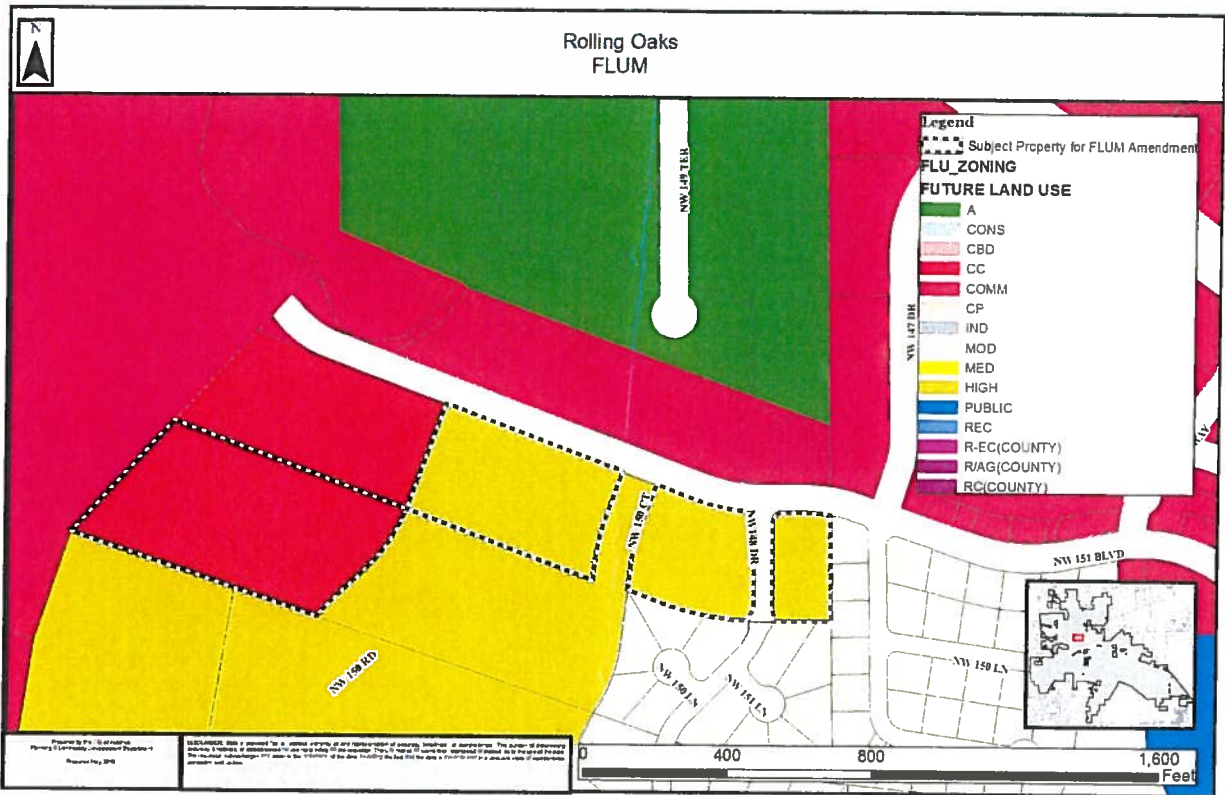
**PROJECT SUMMARY:** A request to amend the City's Future Land Use Map (FLUM) from High Density Residential (7.5 ac) and Community Commercial (6.2 ac) to High Density Residential (6.2 ac) and Community Commercial (7.5 ac) and to amend the City's Official Zoning Atlas from PD- COMM (18.14 ac) to "CC" Community Commercial (12 ac) and "RMF-15" Residential Multi-family-15 (6.2 ac). These parcels were annexed into the City in March of 2012 (Ordinance 12-16). The property was rezoned to PD-COMM in March of 2007.

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Thursday, June 6, 2016. IF response submitted by this time, AND response adequately addresses all**

**DRT comments, a hearing before the Planning and Zoning Board will be scheduled for July 12, 2016.**











## ***Deficiencies to be Addressed***

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#### ***Urban Sprawl Analysis***

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#### ***Consistency with Comprehensive Plan***

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#### ***General Comments***

- g. Applicant must address Comments from Public Services stated in Memo dated May 11, 2016 and attached to this document.

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ADAM BOUKARI

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**Date:** May 11, 2016

**To:** **Kathy Winburn, AICP**  
Planning & Community Development Director

**From:** **Adam Boukari** *AB*  
Assistant City Manager

**Re:** Rolling Oaks - ~~Comprehensive Plan~~ *Application*

Public Services have reviewed the Comprehensive Plans and offer the following comments:

### General

#### Water:

1. Provide Fire Flow calculations for demand requirements.

#### Wastewater:

1. Will need to provide connect details.

#### Electric:

1. No Comments

Please advise if you have any questions or require additional information.

cc: Adam Hall, Planner  
Harry Dillard, Lead Engineer Technician

## City of Alachua

## Development Review Team (DRT) Meeting

**Project Name:** Rolling Oaks LSCPA and Rezoning

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