



# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Legislative Hearing

July 12, 2016

<b>SUBJECT:</b>	A request to amend the Future Land Use Map (FLUM) Designation from Community Commercial to High Density Residential ( $\pm 1.8$ ac.), and from High Density Residential to Community Commercial ( $\pm 3.5$ ac.) on an approximate $\pm 5.3$ acre subject property.
<b>APPLICANT/AGENT:</b>	Ryan Thompson, AICP of CHW, Inc. (Applicant/Agent)
<b>PROPERTY OWNER:</b>	10.47, LLC. & Wyndswept Hills, LLC
<b>LOCATION:</b>	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
<b>PARCEL ID NUMBER(S):</b>	03869-006-000, and portions of 03869-007-000 03869-009-000
<b>ACREAGE:</b>	$\pm 5.3$
<b>PROJECT PLANNER:</b>	Adam J. Hall, AICP
<b>RECOMMENDATION:</b>	Staff recommends that the Planning & Zoning Board transmit the proposed Small Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.
<b>RECOMMENDED MOTION:</b>	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Small Scale Comprehensive Plan Amendment to the City Commission, with a recommendation to approve.</i>

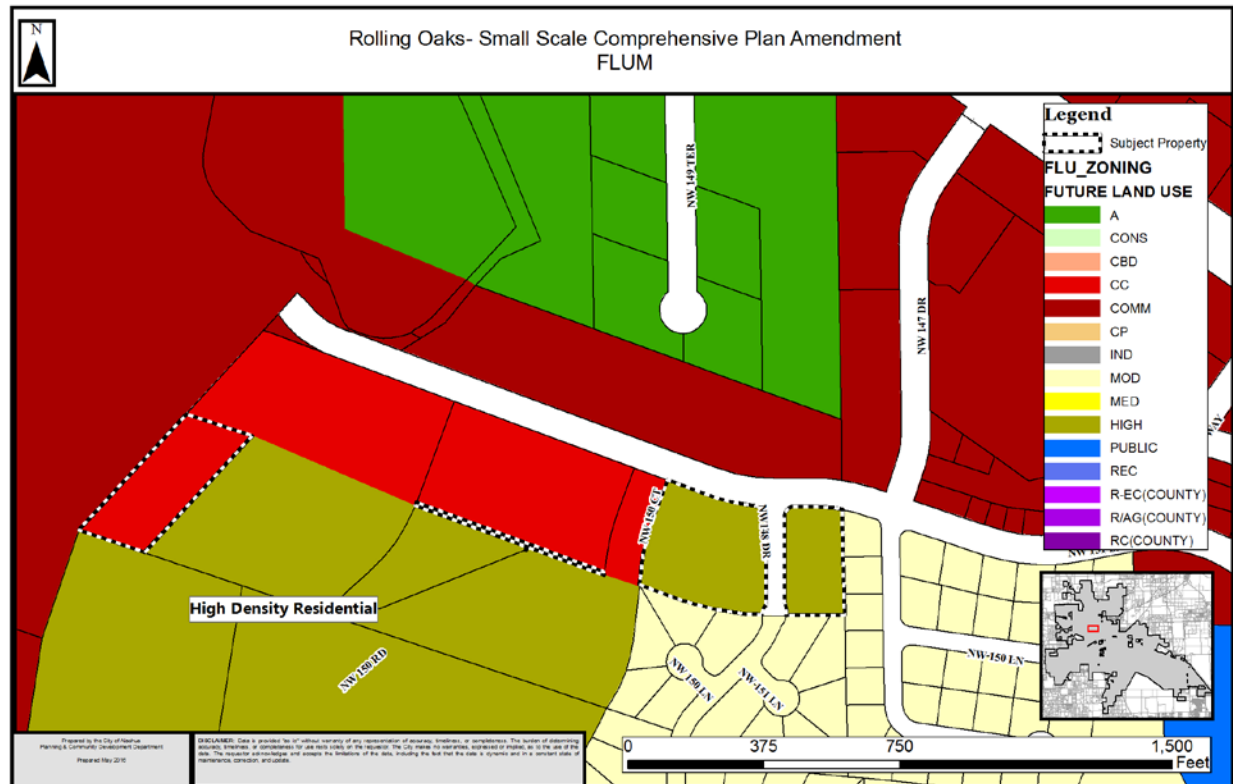
## SUMMARY

The proposed Small Scale Comprehensive Plan Amendment (SSCPA) is a request by Ryan Thompson, AICP, of CHW, Inc., agent for 10.47, LLC and Wyndswept Hills, LLC, owners respectively, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM) from Community Commercial and High Density Residential to High Density Residential and Community Commercial on an approximate 5.3 acre subject property. The subject property is comprised of three tax parcels (Numbers 03869-006-000, and portions of 03869-009-000 and 03869-007-000).

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 existing Future Land Use Designations for parcels 03869-009-000 and 03869-007-000 were applied through Ordinance 06 07, which was adopted January 23, 2006. The subject parcels were zoned PD-COMM on March 19, 2007. This zoning designation approval subsequently expired June 15, 2012.

**Map 1. Future Land Use Map with Subject Property**



## FLUM DESIGNATION COMPARISON

	Existing Designation	Proposed Designation
<b>FLUM District:</b>	High Density Residential (3.51 ac) Community Commercial (1.8 ac)	Community Commercial (3.55 ac) High Density Residential (1.8 ac)
<b>Max. Gross Density/Intensity :</b>	52 dwelling units / 39,204 square feet non-residential	27 dwelling units/ 76,447 square feet non-residential
<b>Floor Area Ratio:</b>	.5	.5
<b>Typical Uses*:</b>	<ul style="list-style-type: none"> <li>• High Density Residential – Single family attached and detached dwelling units, apartments and townhomes, duplexes and quadplexes, residential planned developments, group living quarters, tradition mixed-use neighborhood planned developments</li> <li>• Community Commercial-Neighborhood commercial establishments, residential/office, business and professional offices, financial institutions, personal services, retail sales and services that serve the community, eating establishments, bed and breakfasts, traditional mixed-use neighborhood planned developments</li> </ul>	<ul style="list-style-type: none"> <li>• High Density Residential – Single family attached and detached dwelling units, apartments and townhomes, duplexes and quadplexes, residential planned developments, group living quarters, tradition mixed-use neighborhood planned developments</li> <li>• Community Commercial-Neighborhood commercial establishments, residential/office, business and professional offices, financial institutions, personal services, retail sales and services that serve the community, eating establishments, bed and breakfasts, traditional mixed-use neighborhood planned developments</li> </ul>
<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.</i></p>		

## SURROUNDING USES

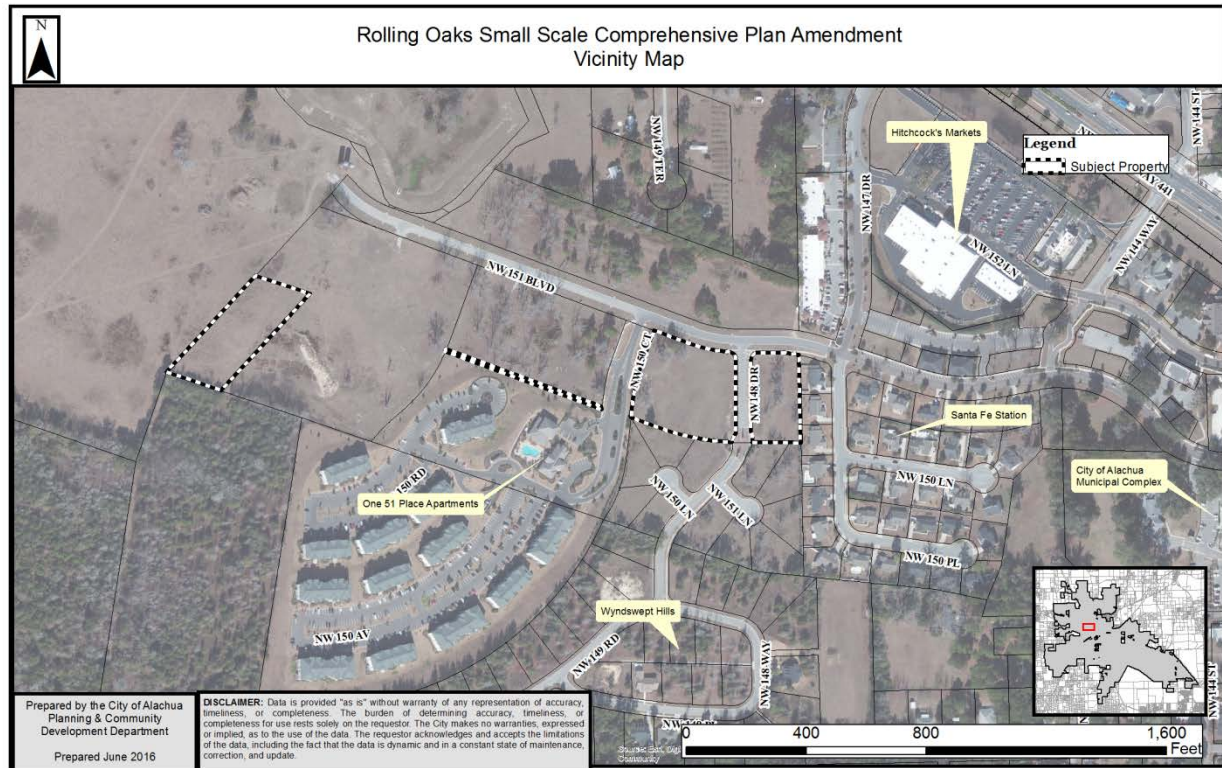
The subject property is located to the north of One 51 Place Apartments and Wydnswept Hills Subdivision, south of the Park Vegetariana Subdivision, west of the Alachua Professional Plaza, and near the western terminus of NW 151 Boulevard.

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

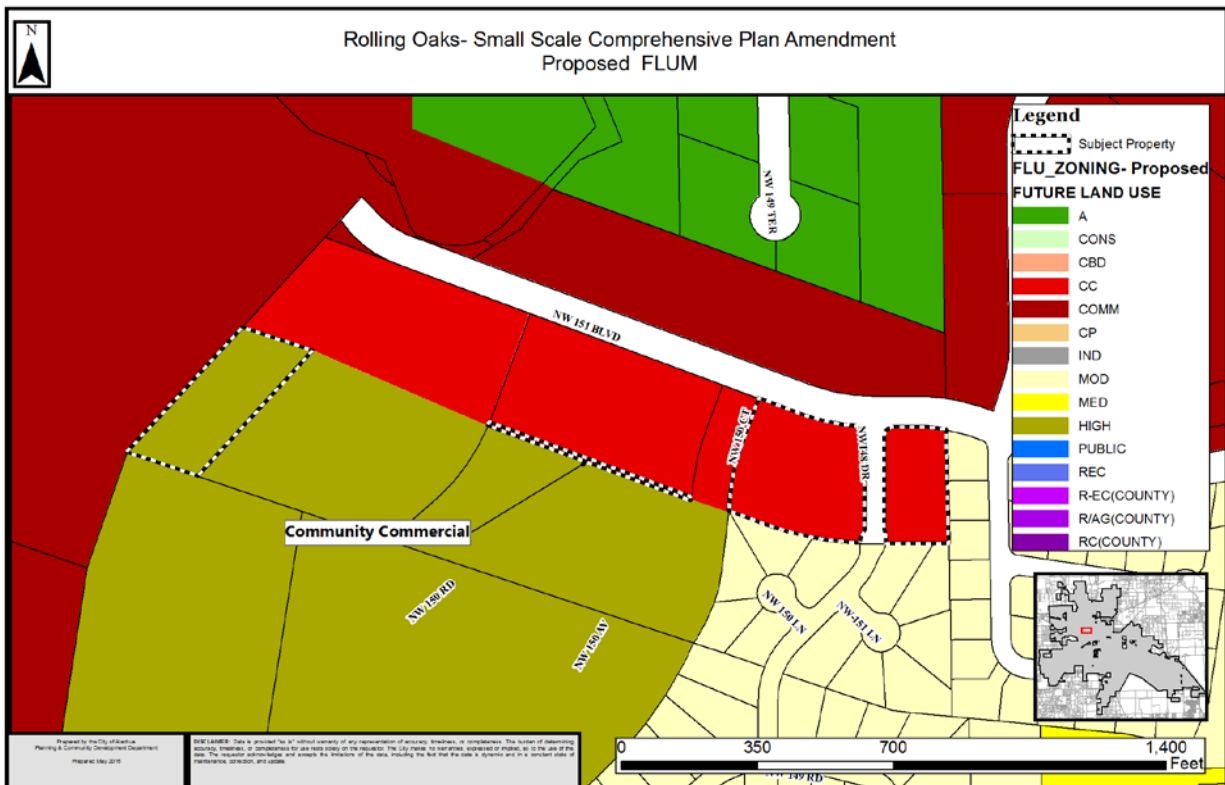
**Table 1. Surrounding Land Uses**

<b>Direction</b>	<b>Existing Use(s)</b>	<b>FLUM Designation(s)</b>	<b>Zoning District(s)</b>
North	Vacant Commercial	Community Commercial and Commercial	CI and PD-COMM
South	Multifamily and Single Family Residential and Vacant Residential	High Density Residential & Moderate Density Residential	RMF-15 and RSF-6
East	Multifamily and Single Family Residential	High Density Residential & Moderate Density Residential	RMF-15 and RSF-3
West	Vacant Commercial	Community Commercial and Commercial	CI and PD-COMM

## Map 2. Vicinity Map



### Map 3. Proposed Amendment to the Future Land Use Map



### Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	FLUM Designation	Proposed FLUM Designation	Acreage
03869-006-000	Vacant	High Density Residential	Community Commercial	3.4
03869-007-000 (portion)*	Vacant	High Density Residential	Community Commercial	.13
03869-009-000 (portion)	Vacant	Community Commercial	High Density Residential	1.8

\*This application includes an approximate .13 acre strip of land consisting of the southern 10 feet of parcel no. 03869-007-000. The Future Land Use Map Amendment completed in January 2006 changed the Future Land Use from High Density Residential to Community Commercial except for the southern 10 feet of this parcel.

## 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.

## NEEDS ANALYSIS

Per Chapter 163.3177 (6)(a)4, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

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

According to the applicant, this application is intended to allow a variety of housing types and community commercial uses within a single development. The goal would be to create commercial uses within walking distance of residential uses to provide a development that will serve recent retirees and those needing more assistance as they age in place. The proposed amendment would contribute to a balance of uses that fosters vibrant, viable communities and economic opportunities, and will allow the operation of real estate markets to provide adequate choices for residents and businesses.

## URBAN SPRAWL ANALYSIS

H.B. 7207 changed the requirements of "Urban Sprawl" as was previously defined by Rule 9J-5.003, F.A.C. and incorporated the thirteen primary indicators into Chapter 163.3177, Florida Statutes. Further, H.B. 7207 amended the requirements for Urban Sprawl by establishing eight "Urban Form" criteria which an amendment to the Future Land Use Map of the Comprehensive Plan must achieve. An amendment to the Future Land Use Map of the Comprehensive Plan need only meet four of the eight urban form criteria to not be considered urban sprawl. Those eight criteria are as follows:

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
4. Promotes conservation of water and energy.
5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
6. Preserves open space and natural lands and provides for public open space and recreation needs.
7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).

An evaluation of the eight urban form criteria is listed below. The applicant's analysis of the eight urban form criteria is located in the materials submitted as an attachment to the application. The applicant contends that the proposed amendment will not encourage urban sprawl by showing it meets four of the eight urban form criteria.

**1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**

*Comment: According to FEMA Flood Map Panel 12001C0120D, the subject property is located in Flood Zone "X" (Areas outside the 500-year flood). The National Wetlands Inventory indicates wetlands are not located on the subject property. The subject property does not contain sink holes, pits and spoils areas, and no endangered or regulated species have been identified on the site. If any environmentally sensitive lands are found during the development phase, applicable protection standards must be followed for any development within those environmentally sensitive lands.*

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

*Comment: The subject property is located adjacent to existing public facilities and existing development. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development if the parcels are within the Water and Wastewater Service Areas as defined in the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan. The adoption of the proposed amendment would not create undue cost to the City in the extension of City infrastructure and/or services, and any cost for*

*infrastructure and/or services required as a result of this amendment would be efficient and cost effective.*

- 3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.**

*Comment: The subject property is located approximate to existing commercial and high density residential uses. The mix of land use designations on the subject property will permit a mixture of housing types and community commercial uses. The applicant anticipates including an interconnected multimodal path system to connect the residential and community commercial uses located on and off the subject property.*

- 4. Promotes conservation of water and energy.**

*Comment: The proposed development would be located adjacent to existing development and would include higher density residential and community commercial scale uses. Apartment and condomimum style housing types tend to be more efficient than single family detached housing types. The City of Alachua has applicable standards in the Housing Element, Community Facilities and Natural Groundwater Aquifer Recharge Element, and Conservation and Open Space Element that will promote the conservation of water and energy resources. Further, applicable protection and conservation standards for water and energy are established within the City of Alachua Land Development Regulations.*

- 5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.**

*Comment: No current agricultural activities take place on the property. By directing growth to lands adjacent to existing development and not under active agircutltueral activities, development pressure will be directed away from agricultural areas within the City.*

- 6. Preserves open space and natural lands and provides for public open space and recreation needs.**

*Comment: The proposed amendment would not result in the loss of functional open space nor would it result in the functional loss of recreational space. The applicable protection standards set forth in the Conservation and Open Space Element of the Comprehensive Plan for natural lands and open space requirements will further preserve open space and natural lands and provide for public open space and recreational areas.*

- 7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**

*Comment: The proposed amendment requests a Future Land Use Map Designation that is*

*consistent with adjacent and surrounding uses. Further, amending the FLUM Designation from High Density Residential to Community Commercial will permit the property owners to develop their property in accordance with the City's comprehensive plan in locations appropriate for such development. The proposed amendment would be compatible with general growth patterns within the immediate vicinity, including multi-family and commercial uses.*

- 8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. [163.3164](#).**

*Comment: The proposed amendment would aid in creating infill development in the immediate vicinity, but as currently proposed would not constitute transit-oriented development or a new town.*

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The applicant proposes to amend the FLUM Designation from High Density Residential and Community Commercial to Community Commercial and High Density Residential. The Community Commercial and High Density Residential FLUM Designations are consistent with the FLUM Designations in the surrounding area. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

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

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

### **Future Land Use Element**

Objective 1.2: 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

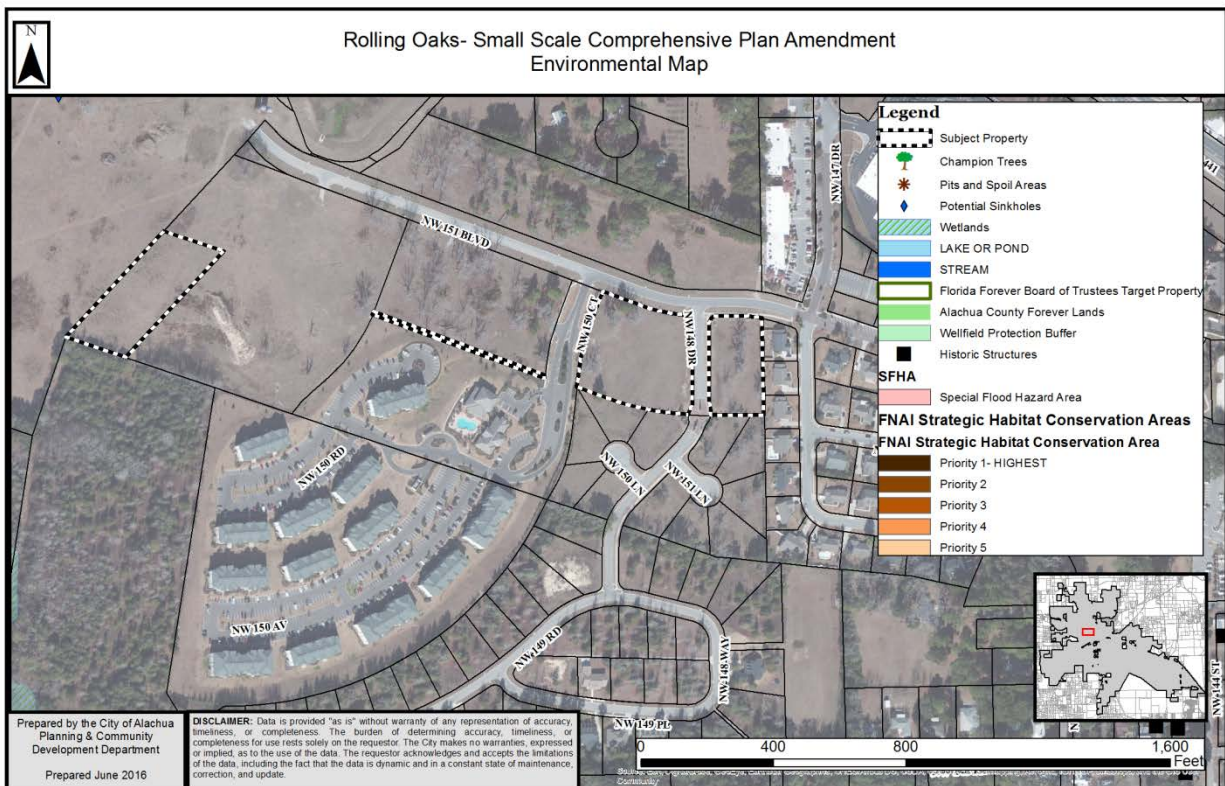
## ENVIRONMENTAL CONDITIONS ANALYSIS

### **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 four (4) 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 swellings, 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.

**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.

## **PUBLIC FACILITIES IMPACT**

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

	Current FLUM Designation		Proposed FLUM Designation	
<b>FLUM Designation:</b>	Community Commercial (1.8 ±acres)	High Density Residential (3.5±acres)	Community Commercial (3.5 ±acres)	High Density Residential (1.8 ±acres)
<b>Max. Gross Density:</b>	NA	15 du/ac	NA	15 du/ac
<b>Floor Area Ratio:</b>	.5	NA	.5	NA
<b>Maximum Density/Intensity:</b>	39,204 square feet	52 dwelling units	76,447 square feet	27 dwelling units

If approved the proposed amendment would result in the potential for 37,243 more square feet in non-residential development and 25 fewer dwelling units. The analysis of each public facility provided below represents an analysis of the net new impacts generated by the amendment. Existing and proposed impacts are based upon the maximum development potential. Impacts are calculated using the following formula:

$$\text{Proposed Impacts} - \text{Existing Impacts} = \text{Net New Impacts}$$

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

## **Traffic Impact**

**Table 4. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

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

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

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

**Table 5a. Existing Trip Generation Impact<sup>1</sup>**

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Multi-Family Residential <sup>2</sup> (ITE Code 220)	359 (179/179)	28 (8/20)	33 (20/13)
Shopping Center <sup>3</sup> (ITE Code 820)	1,255 (627/628)	103 (64/39)	132 (64/68)
General Office <sup>4</sup> (ITE Code 710)	108 (54/54)	15 (13/2)	15 (2/13)
<b>Total</b>	<b>1,722</b>	<b>146</b>	<b>180</b>

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

<sup>2</sup> Formulas: AADT – 6.65 trips per d.u. x 54 (50% entering/50% exiting); AM Peak Hr – .51 trips per d.u. x 54 (29% entering/71% exiting); PM Peak Hr – .62 per d.u. x 54 (61% entering/39% exiting).

<sup>3</sup> Formulas: AADT – 42.7 trips per 1,000 sf x 29.4 (50% entering/50% exiting); AM Peak Hr – 3.50 trips per 1,000 sf x 29.4 (62% entering/38% exiting); PM Peak Hr – 4.50 per 1,000 sf x 29.4 (48% entering/52% exiting).

<sup>4</sup> Formulas: AADT – 11.03 trips per 1,000 sf x 9.8 (50% entering/50% exiting); AM Peak Hr – 1.56 trips per 1,000 sf x 9.8 (88% entering/12% exiting); PM Peak Hr – 1.49 per 1,000 sf x 9.8 (17% entering/83% exiting).

**Table 5b. Proposed Trip Generation Impact<sup>1</sup>**

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Multi-Family Residential <sup>2</sup> (ITE Code 220)	180 (90/90)	14 (4/10)	17 (10/7)
Shopping Center <sup>3</sup> (ITE Code 820)	2,447 (1,223/1,224)	201 (124/77)	258 (124/134)
General Office <sup>4</sup> (ITE Code 710)	211 (106/105)	30 (26/4)	28 (5/23)
<b>Totals</b>	<b>2,838</b>	<b>245</b>	<b>303</b>

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

<sup>2</sup> Formulas: AADT – 6.65 trips per d.u. x 27 (50% entering/50% exiting); AM Peak Hr – .51 trips per d.u. x 27 (29% entering/71% exiting); PM Peak Hr – .62 per d.u. x 27 (61% entering/39% exiting).

<sup>3</sup> Formulas: AADT – 42.7 trips per 1,000 sf x 57.3 (50% entering/50% exiting); AM Peak Hr – 3.50 trips per 1,000 sf x 57.3 (62% entering/38% exiting); PM Peak Hr – 4.50 per 1,000 sf x 57.3 (48% entering/52% exiting).

<sup>4</sup> Formulas: AADT – 11.03 trips per 1,000 sf x 19.12 (50% entering/50% exiting); AM Peak Hr – 1.56 trips per 1,000 sf x 19.12 (88% entering/12% exiting); PM Peak Hr – 1.49 per 1,000 sf x 19.12 (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	1,722	146	180
Proposed Potential Trip Generation Total	2,838	245	303
<b>Net Change in Trips</b>	<b>1,116</b>	<b>99</b>	<b>123</b>

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

Traffic System Category	US 441 Segment 3/4 (16) <sup>1</sup>	US 441 Segment 5 (13/14/15) <sup>1</sup>	SR 235 Segment 8 (136) <sup>1</sup>	SR 235 Segment 9 (137/138) <sup>1</sup>
Maximum Service Volume <sup>2</sup>	35,500	35,500	13,300	13,300
Existing Traffic <sup>3</sup>	18,347	23,495	9,305	6,653
Reserved Trips <sup>4</sup>	1,432	3,164	271	271
Available Capacity <sup>4</sup>	15,721	8,841	3,724	6,376
Projected Net Change in Daily Trips	226	677	339	56
<b>Residual Capacity after Proposed Amendment<sup>5</sup></b>	<b>15,495</b>	<b>8,164</b>	<b>3,385</b>	<b>6,320</b>
PM Peak Hour Traffic Analysis	US 441 Segment 3/4 (16) <sup>1</sup>	US 441 Segment 5 (13/14/15) <sup>1</sup>	SR 235 Segment 8 (136) <sup>1</sup>	SR 235 Segment 9 (137/138) <sup>1</sup>
Maximum Service Volume <sup>2</sup>	3,200	3,200	1,200	1,200
Existing Traffic <sup>3</sup>	1,743	2,232	884	632
Reserved Trips <sup>4</sup>	164	295	27	27
Available Capacity <sup>4</sup>	1,293	673	289	541
Projected Net Change in PM Peak Hour Trips	25	74	37	6
<b>Residual Capacity after Proposed Amendment<sup>5</sup></b>	<b>1,268</b>	<b>599</b>	<b>252</b>	<b>535</b>
<sup>1</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. <sup>2</sup> Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. <sup>3</sup> Florida State Highway System Level of Service Report 2013, Florida Department of Transportation, District II, August 2014. <sup>4</sup> Source: City of Alachua May 2016 Development Monitoring Report. The application is for a Preliminary Development Order. Facility capacity and concurrency will <b>not</b> be reserved.				

**Evaluation:** The maximum potential daily trips will increase by approximately 1,116, and the maximum potential PM peak hour trips will increase by 123. 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 net 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 or subdivision review.

## Potable Water Impacts

**Table 7. Potable Water Impacts**

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,131,000
Reserved Capacity*	113,550
Projected Potential Potable Water Demand from Proposed Amendment **	22,106
Current Potential Water Demand with Existing Land Use **	15,070
Difference (Net increase in demand)	-7,036
<b>Residual Capacity</b>	<b>1,055,450</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>54.11%</b>
Sources: * City of Alachua March 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 net 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**

<b>System Category</b>	<b>Gallons Per Day</b>
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	627,000
Reserved Capacity*	74,110
Projected Potential Wastewater Demand from Proposed Amendment **	22,106
Current Potential Wastewater Demand with Existing Land Use **	15,070
Difference (Net increase in demand)	-7,036
<b>Residual Capacity</b>	<b>798,890</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>46.24%</b>
<i>Sources:</i> * City of Alachua March 2016 Development Monitoring Report **Ch. 64E-6.008, F.A.C., rate = 1 gallons per square foot	

**Evaluation:** This analysis is based on the net 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**

<b>System Category</b>	<b>Acreage</b>
Existing City of Alachua Recreation Acreage <sup>1</sup>	88.60
Acreage Required to Serve Existing Population <sup>2</sup>	48.94
Reserved Capacity <sup>1</sup>	0.00
Potential Net Demand Generated by Development <sup>3</sup>	0.00
<b>Residual Recreational Capacity After Impacts</b>	<b>39.14</b>
<i>Sources:</i> <sup>1</sup> City of Alachua May 2016 Development Monitoring Report. <sup>2</sup> 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]) <sup>3</sup> US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x -31 dwellings / [5 acres/1,000 persons])	

**Table 8b. Improved Passive Park Space Analysis**

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

**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 9. Solid Waste Impacts**

System Category	Lbs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	39,152.00	7,145.24
Reserved Capacity <sup>2</sup>	5,108.23	932.25
Projected Solid Waste Net Demand from Application <sup>3,4</sup>	187.00	34.11
<b>New River Solid Waste Facility Capacity<sup>5</sup></b>	<b>50 years</b>	
Sources: <sup>1</sup> US Census Bureau, United States 2010 Census; Policy 2.1.a, CFNGAR Element (Formula: 9,059 persons x 0.73 tons per year) <sup>2</sup> City of Alachua 2011 Annual Concurrency Status Report <sup>3</sup> 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) <sup>4</sup> Formula: [(((12 lbs per 1,000 square foot per day) x 991,861 square feet) x 365) / 2,000] = 2,172 TPY <sup>5</sup> 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"**  
**TO**  
**APPLICATION FOR A**  
**SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**  
  
**ON BEHALF OF**  
**10.47, LLC. & WYNDSWEEP HILLS, LLC**  
  
**ROLLING OAKS**

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