



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: September 13, 2016
Quasi-Judicial Hearing

SUBJECT: A request to amend the Official Zoning Atlas from Agriculture ("A") to Planned Development – Residential ("PD-R")

APPLICANT/AGENT: Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNER: Tara Village, Inc.

LOCATION: 12000 block of NW 157th Street; east of NW 157th Street, the Savannah Station Subdivision, and the Pilot Forest Subdivision; and south of Shady Lane Acres, an unrecorded survey

PARCEL ID NUMBERS: 03974-004-000 and 03974-005-000

ACREAGE: ±21.64 acres

PROJECT PLANNER: Justin Tabor, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the Planned Development to the City Commission with a recommendation to approve the application, subject to the 24 conditions provided in Exhibit "A" of this Staff Report.

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 for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 24 conditions provided in Exhibit "A" and located on page 34 of the September 13, 2016, Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tara Village, Inc., property owner, for the consideration of rezoning an approximate 21.64 acre subject property from Agriculture ("A") to Planned Development – Residential ("PD-R.")

The subject property consists of Tax Parcel Numbers 03974-004-000 and 03974-005-000, and is located in the 12000 block of and east of NW 157th Street, approximately 2,500 feet south of the intersection of NW 157th Street and County Road 235, east of the Savannah Station Subdivision, northeast of the Pilot Forest Subdivision, south of Shady Lane Acres, an unrecorded survey, and west of Interstate 75.

The applicant has submitted a concurrent Large Scale Comprehensive Plan Amendment (LSCPA) application which proposes to amend the Future Land Use Map (FLUM) Designation from Agriculture to Moderate Density Residential. In addition, the applicant has submitted an application for a Comprehensive Plan Text Amendment which would create Policy 1.2.a.1 of the Future Land Use Element (FLUE) to limit development on the subject property to a maximum of twenty (20) dwelling units.

The proposed PD-R zoning district would permit a maximum of 20 single-family residential units on the subject property, consistent with the aforementioned proposed Comprehensive Plan FLUE Policy 1.2.a.1. The proposed minimum lot area is 21,000 square feet (approximately 0.48 acres.) Development of the subject property would place residential areas within the central portion of the site, with common area/open space surrounding the perimeter of the site.

A proposed condition (condition #4 of Exhibit "A" to this Report) would require a minimum 25 foot natural buffer along the project's property boundary lines. The natural buffer would be required to remain undisturbed in all areas and in its natural state, except where necessary to provide ingress/egress, stormwater management facilities, and utility service to the project. The natural buffer is intended to provide for compatibility of the project with the densities of contiguous and nearby properties, which range in size from 1.98 acres to 6.35 acres in areas east of NW 157th Street. As proposed by this condition, stormwater management facilities within the natural buffer would only be permitted within the area along the north property boundary line and west property boundary line of the project, and only if required to do so to meet design constraints. Should stormwater management facilities be located within the natural buffer area, the proposed condition would require the project to provide a Type D "Opaque" landscaping buffer between the stormwater management facility and the property boundary line. A Type D landscaping buffer requires two canopy trees every 40 linear feet and one of the following: an evergreen hedge; one shrub every 5 linear feet; or a fence or wall.

The applicant states that the parcel to the north of the subject property (Tax Parcel Number 03975-015-000), which is in common ownership with the property subject to this amendment, serves as a buffer between the proposed Tara Village PD-R and nearby lots in Shady Lane Acres. This parcel was initially a part of the proposed Tara Village PD-R.

However, in subsequent revisions to the application, the applicant removed the parcel from the proposed PD-R.

Because Tax Parcel Number 03975-015-000 is not a part of the Tara Village PD-R, Staff finds that there would be no assurances that the parcel would serve perpetually as a buffer from lower density residential areas to the north (Shady Lane Acres). Lots that are proximate to the proposed Tara Village PD-R and within Shady Lane Acres are ± 2.06 acres in size (90,000 square feet), representing a lot size over four (4) times greater than the minimum lot size proposed by the Tara Village PD-R (0.48 acres; 21,000 square feet.) The 25 foot natural buffer, as further discussed above, is intended to provide a buffer area between existing residential areas to the north and south that would serve perpetually as a buffer between the Tara Village PD-R and larger lot, rural residential areas to the north and south.

The road providing access to the subject property, NW 157th Street, is presently an unpaved limerock road. The City has programmed improvements to NW 157th Street within its Capital Improvements Program, to improve the roadway surface by “chip-sealing” the existing roadway surface or by applying an asphaltic pavement surface to the roadway, which would improve the condition of the road providing access to the subject property.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(1) *Increasing Flexibility*

Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;

(2) *Greater Freedom to Provide Access, Open Space, and Amenities*

Allowing greater freedom in selecting the means to provide access, open space, and design amenities;

(3) *Greater Freedom to Provide Mix of Uses and Housing Types*

Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

(4) *Providing Greater Opportunity for More Efficient Land Use Patterns*

Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

(5) ***Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics***

Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(6) ***Quality Design Through Density Increases***

In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

While Section 3.6.1(B)(1) permits commercial uses within the PD-R zoning district, the Tara Village PD-R does ***NOT*** propose any commercial uses. Such areas must be shown on the PD Master Plan for a PD-R, and no such areas are shown/proposed on the PD Master Plan for the Tara Village PD-R.

EXISTING USES

The subject property consists of Tax Parcel Numbers 03974-004-000 and 03974-005-000, and is located in the 12000 block of and east of NW 157th Street, approximately 2,500 feet south of the intersection of NW 157th Street and County Road 235, east of the Savannah Station Subdivision, northeast of the Pilot Forest Subdivision, south of Shady Lane Acres, an unrecorded survey, and west of Interstate 75.

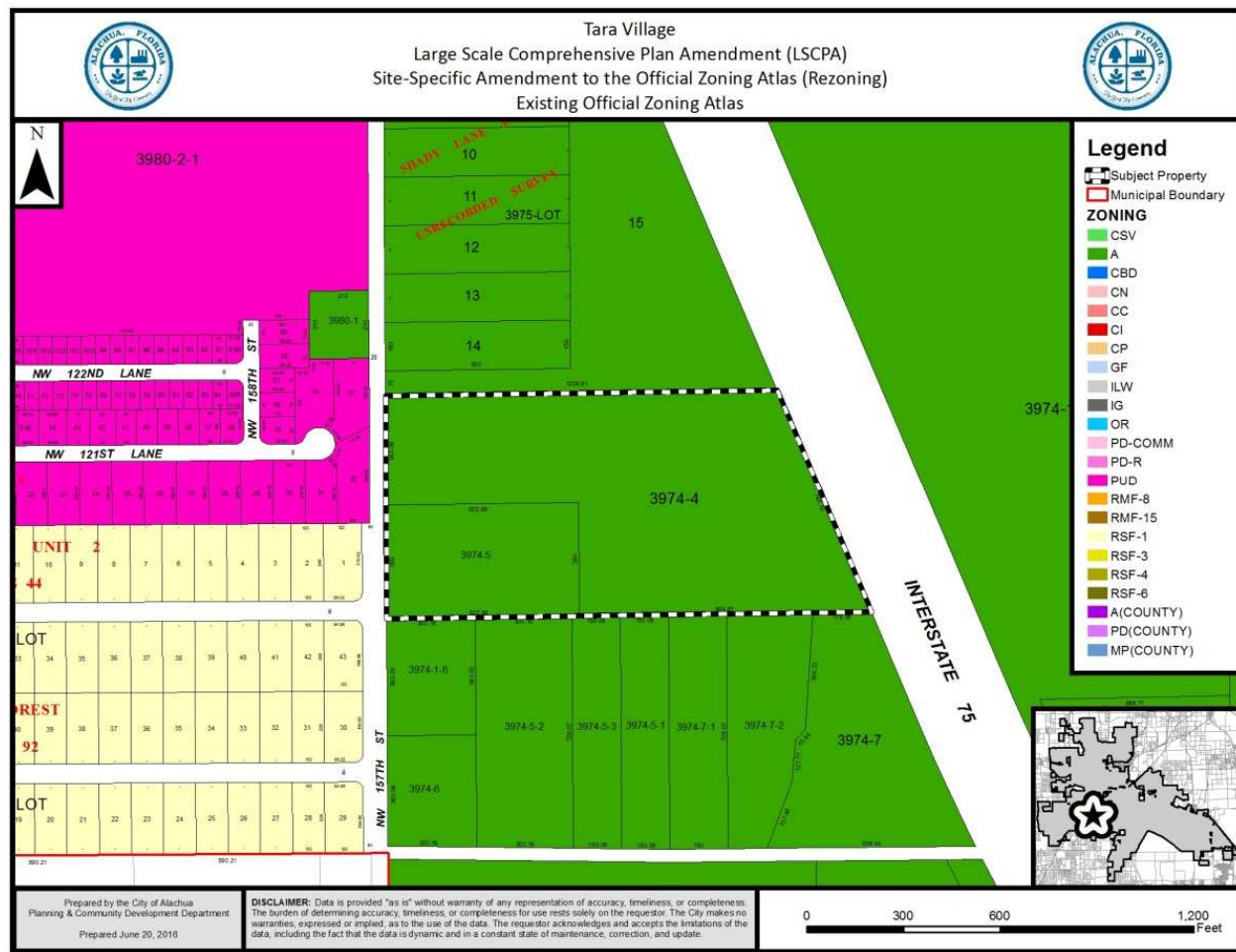
Surrounding uses within these areas are primarily single-family residential uses (to the north, south, and west) and vacant agricultural land (to the north.)

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

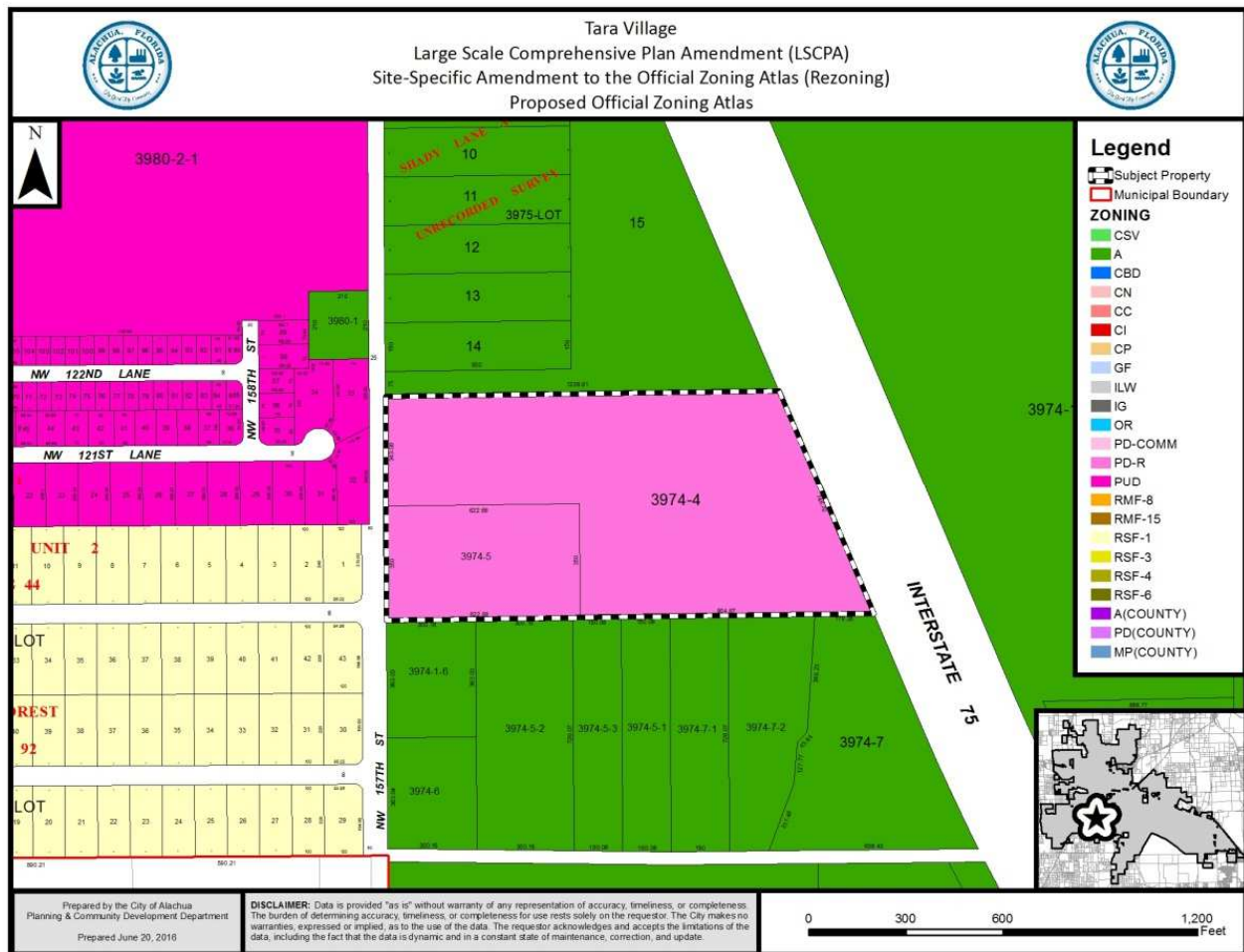
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District
Zoning District:	Agriculture (A)	Planned Development – Residential (PD-R)
Max. Gross Density:	1 dwelling unit per 5 acres <i>4 dwelling units maximum on the subject property</i>	Established by PD Master Plan <i>20 dwelling units for entire development</i>
Floor Area Ratio:	N/A	N/A
Permitted Uses:	Single Family Detached Dwellings; Live-Work Dwellings; Mobile & Manufactured Homes; General Agricultural Uses and Supporting Uses/Services	Single Family Detached Dwellings

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



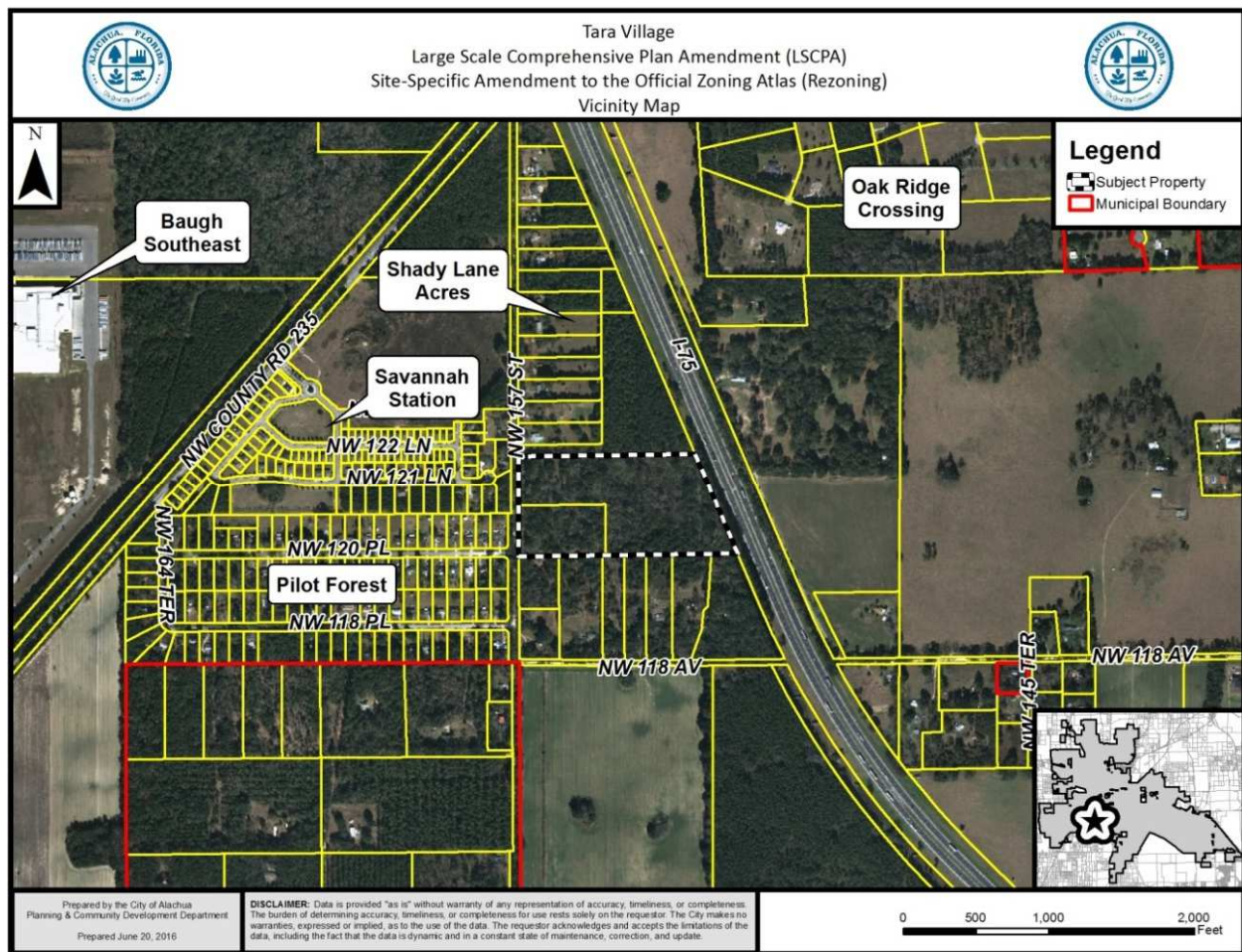
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning 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	Vacant Agricultural Lands; Shady Lane Acres (Existing Single Family Residential Development)	Agriculture	Agriculture (A)
South	Existing Single Family Residential Development	Agriculture	Agriculture (A)
East	Interstate 75	N/A	N/A
West	Savannah Station, Pilot Forest Subdivisions (Existing Single Family Residential Development)	Moderate Density Residential	Planned Unit Development (PUD); Residential Single Family -1 (RSF-1)

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 and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on May 26, 2016, at the Hathcock Community Center, to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by five (5) 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 Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

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.a: Moderate density residential (0 to 4 dwelling units per acre)

The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;

7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with, Objective 1.2, and Policy 1.2.a: The maximum density permitted by the Moderate Density Residential, as proposed by the companion Large Scale Comprehensive Plan Amendment (LSCPA) application is 4 units per acre; however, a companion Comprehensive Plan Text Amendment, if approved, would limit the density of the subject property to a gross maximum density of .93 units per acre. This gross maximum permitted density falls under the maximum density in the Moderate Density Residential future land use category (4 units per acre).

GOAL 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Objective 2.1: Planned Development (PD) Standards

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This application proposes to rezone the subject property to PD-R, which is a zoning district established pursuant to Goal 2 of the Future Land Use Element. Goal 2,

Objective 2.1, and Policy 2.1.a are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report.

Objective 2.5: Open Space Standards

The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

Analysis of Consistency with Objective 2.5: The PD Master Plan identifies the location of open space areas which will be located within the development.

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.

Analysis of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided separately in this report. Best available data indicates there are no environmental features known to be present on the subject property that would significantly affect future residential development.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Policy 9.2: The subject property is within the potable water and wastewater service area, and as such must connect to those systems at the time of development.

Transportation 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.

Analysis of Consistency with Objective 1.1: An analysis of new transportation impacts has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for transportation facilities.

Housing Element

Policy 1.1.a

The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would provide additional housing within the City, supporting Policy 1.1.a.

Recreation Element

Policy 1.2.b:

The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for recreational facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a:

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

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

Analysis of Consistency with Policy 1.2.a: The subject property is located within the Community Wastewater Service Area, and any future development on the subject property will be required to connect to the wastewater system.

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the Community Potable Water Service Area, and any future development on the subject property will be required to connect to the potable water system.

ENVIRONMENTAL CONDITIONS & SITE SUIABILITY ANALYSIS

Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

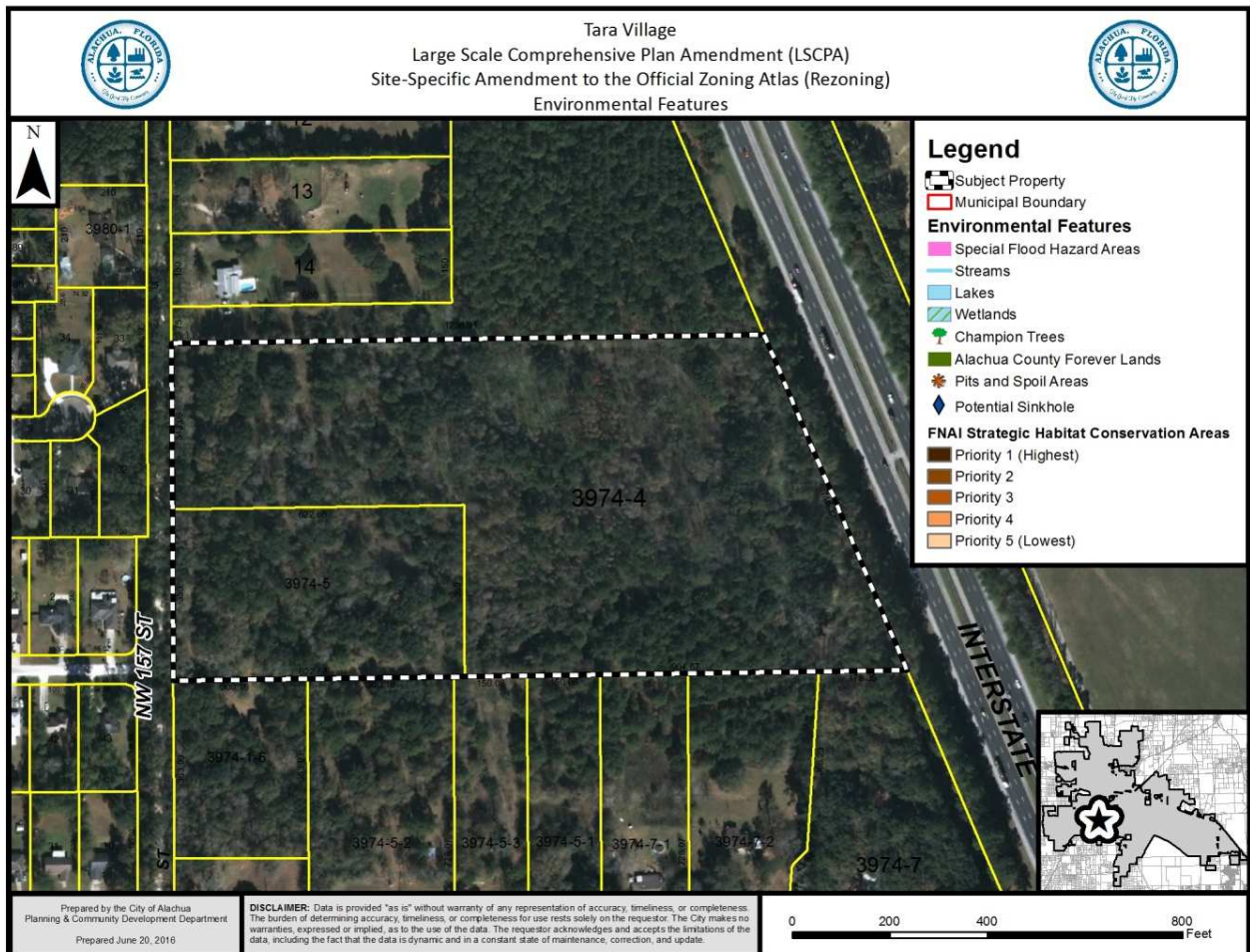
Evaluation: If wetlands are identified on subject property the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations will protect those areas identified as wetlands; therefore, there are no issues related to wetland protection.

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.

Map 4. Environmental Features



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"), however, 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

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

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

Arredondo Fine Sand (0-5% slopes)

Hydrologic Group: A

This soil is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Bivans Sand (2% - 5% slopes)

Hydrologic Group: C/D

This soil is poorly drained with moderate surface runoff and moderate to moderately rapid permeability. This soil poses severe limitations for dwellings, small commercial buildings, local roads, and septic tanks.

Gainesville Sand (0%- 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Kendrick Sand (2-5% slopes)

Hydrologic Soil Group: B

This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Norfolk Loamy Fine Sand (5-8% slopes)

Hydrologic Soil Group: B

This soil type is well drained with rapid surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Evaluation: All soils, except for the Bivans Sand soil, only pose slight limitations for local roads and streets and dwellings. Before areas contained Bivans Sand soil can be developed a more detailed geotechnical analysis should be conducted to determine how the limitations will be addressed.

Flood Potential

Panel 0120D 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 or known indicators of sinkhole activity are located on the subject property.

Evaluation: Based upon 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 Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each 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 City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation: There are no issues related to historic structures or markers.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

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: 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: An analysis of the application’s compliance with the LDRs has been provided in this report. Please reference those sections of this report for further analysis of compliance with the City’s LDRs.

- (c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation: The subject property is located contiguous to existing residential development and vacant agricultural lands.

The proposed Tara Village PD-R would permit a maximum of 20 single-family residential units on the subject property. The proposed minimum lot area is 21,000 square feet (approximately 0.48 acres), which is less than the area of nearby and contiguous lots, but comparable to the lot sizes that exist within the Pilot Forest subdivision (located southwest of the subject property), and to the size of lots along the south and east perimeter of the Savannah Station subdivision (located west of the subject property). Development of the subject property would place residential areas within the central portion of the site, with common area/open space surrounding the perimeter of the site.

A proposed condition (condition #4 of Exhibit “A” to this Report) would require a minimum 25 foot natural buffer along the project’s property boundary lines. The natural buffer would be required to remain undisturbed in all areas and in its natural state, except where necessary to provide ingress/egress, stormwater management facilities, and utility service to the project. The natural buffer is intended to provide for compatibility of the project with the densities of contiguous and nearby properties, which range in size from 1.98 acres to 6.35 acres in areas east of NW 157th Street. As proposed by this condition, stormwater management facilities within the natural buffer would only be permitted within the

area along the north property boundary line and west property boundary line of the project, and only if required to do so to meet design constraints. Should stormwater management facilities be located within the natural buffer area, the proposed condition would require the project to provide a Type D “Opaque” landscaping buffer between the stormwater management facility and the property boundary line. A Type D landscaping buffer requires two canopy trees every 40 linear feet and one of the following: an evergreen hedge; one shrub every 5 linear feet; or a fence or wall.

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

Evaluation: Surrounding properties are mostly developed and used for single-family residential purposes.

- (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: The uses permitted by the proposed PD-R zoning district are comparable to those presently located on nearby and contiguous properties.

Compatibility with adjacent lands is further addressed by a proposed condition (condition #4 of Exhibit “A” to this Report), which would require a minimum 25 foot natural buffer along the project’s property boundary lines. The natural buffer would be required to remain undisturbed in all areas and in its natural state, except where necessary to provide ingress/egress, stormwater management facilities, and utility service to the project. The natural buffer is intended to provide for compatibility of the project with the densities of contiguous and nearby properties, which range in size from 1.98 acres to 6.35 acres in areas east of NW 157th Street. As proposed by this condition, stormwater management facilities within the natural buffer would only be permitted within the area along the north property boundary line and west property boundary line of the project, and only if required to do so to meet design constraints. Should stormwater management facilities be located within the natural buffer area, the proposed condition would require the project to provide a Type D “Opaque” landscaping buffer between the stormwater management facility and the property boundary line. A Type D landscaping buffer requires two canopy trees every 40 linear feet and one of the following: an evergreen hedge; one shrub every 5 linear feet; or a fence or wall.

- (f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely effect 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: The proposed amendment would permit single-family residential use on the subject property. The use on properties within the surrounding area is

primarily single-family residential. The proposed amendment, therefore, would result in similar impacts to traffic, densities, building height, noise, lights, and other physical effects to those generated by existing uses within the area.

- (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: The uses that would be permitted by the proposed amendment are single-family residential dwellings, which is consistent with development on surrounding properties.

- (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: 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.”

The subject property is located proximate to existing water and wastewater public facilities. Existing water mains are located along NW 157th Street where the subject property fronts this road. Wastewater lines are present in the Savannah Station subdivision; a public utilities easement exists from the location where wastewater lines terminate within Savannah Station to the right of way of NW 157th Street, providing for the Tara Village PD-R’s required connection to wastewater facilities.

The road providing access to the subject property, NW 157th Street, is presently an unpaved limerock road. The City has programmed improvements to NW 157th Street within its Capital Improvements Program, to improve the roadway surface by “chip-sealing” the existing roadway surface or by applying an asphaltic pavement surface to the roadway, which would improve the condition of the road providing access to the subject property.

The single-family residential use proposed by the PD-R is consistent with surrounding area, which consists primarily of single-family residential uses.

- (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: The uses that would be permitted by the proposed amendment are single-family residential dwellings, which is consistent with development on surrounding properties.

- (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: The subject property is located proximate to existing water and wastewater public facilities. Existing water mains are located along NW 157th Street where the subject property fronts this road. Wastewater lines are present in the Savannah Station subdivision; a public utilities easement exists from the location where wastewater lines terminate within Savannah Station to the right of way of NW 157th Street, providing for the Tara Village PD-R's required connection to wastewater facilities.

The road providing access to the subject property, NW 157th Street, is presently an unpaved limerock road. The City has programmed improvements to NW 157th Street within its Capital Improvements Program, to improve the roadway surface by "chip-sealing" the existing roadway surface or by applying an asphaltic pavement surface to the roadway, which would improve the condition of the road providing access to the subject property.

- (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: Best available data indicates that there are no significant environmental features known to exist on the subject property. An analysis of environmental features and site suitability has been provided within this report.

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) Master Plan

The PD Master Plan:

- (a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Evaluation: The PD Master Plan identifies three (3) development areas: Single-Family Residential (A); Circulation (B); and Common Area/Open Space (C.) The allowable uses within each development area have been defined on the PD Master Plan, and the permitted land uses are stated on the PD Master Plan.

- (b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Evaluation: The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and residential densities for the PD-R and each development area.

- (c) Identifies the general location of open space;

Evaluation: The applicant has shown the location of open space by identifying Common Area/Open Space (C) areas on the PD Master Plan.

- (d) Identifies the location of environmentally-sensitive lands, wildlife habitat, and stream corridors;

Evaluation: The project site does not contain any known environmentally-sensitive lands, wildlife habitat, or streams. A note has been provided on the PD Master Plan indicating no such features exist on site.

- (e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Evaluation: The PD Master Plan identifies the general location of the on-site transportation circulation system as the Circulation (B) development area, as well as the connection point to NW 157th Street.

- (f) Identifies on-site potable water and wastewater facilities; and

Evaluation: The PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

- (g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste, and schools.

Evaluation: The applicant has identified on the PD Master Plan the location of internal circulation, as well as the general location of potable water, wastewater, and stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools.

(2) *Consistency with the Comprehensive Plan*

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(3) *Compatibility with Surrounding Residential Areas*

Development along the perimeter of a PD District is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD District that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation: The proposed Tara Village PD-R would permit a maximum of 20 single-family residential units on the subject property. The proposed minimum lot area is 21,000 square feet (approximately 0.48 acres), which is less than the area of nearby and contiguous lots, but comparable to the lot sizes that exist within the Pilot Forest subdivision (located southwest of the subject property), and to the size of lots along the south and east perimeter of the Savannah Station subdivision (located west of the subject property). Development of the subject property would place residential areas within the central portion of the site, with common area/open space surrounding the perimeter of the site.

A proposed condition (condition #4 of Exhibit "A" to this Report) would require a minimum 25 foot natural buffer along the project's property boundary lines. The natural buffer would be required to remain undisturbed in all areas and in its natural state, except where necessary to provide ingress/egress, stormwater management facilities, and utility service to the project. The natural buffer is intended to provide for compatibility of the project with the densities of contiguous and nearby properties, which range in size from 1.98 acres to 6.35 acres in areas east of NW 157th Street. As proposed by this condition, stormwater management facilities within the natural buffer would only permitted within the area along the north property boundary line and west property boundary line of the project, and only if required to do so to meet design constraints. Should stormwater management facilities be located within the natural buffer area, the proposed condition would require the project to provide a Type D "Opaque" landscaping buffer between the stormwater management facility and the property boundary line. A Type D landscaping buffer requires two canopy trees every 40 linear feet and one of the following: an evergreen hedge; one shrub every 5 linear feet; or a fence or wall.

(4) *Development Phasing Plan*

If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or

phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation: The applicant has not proposed any phasing as part of the proposed development.

(5) *Conversion Schedule*

The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of non-residential uses (i.e., residential to residential, or non-residential to non-residential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation: The applicant has not proposed the utilization of a conversion schedule.

(6) *Public Facilities*

- (a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan identifies the project's impact on the only roadway segment affected by this project and monitored for concurrency (CR 235.) The analysis of the project's impacts upon the affected roadway segment indicates that the project's impacts are acceptable, and would not degrade the Level of Service (LOS) Standard for transportation facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

- (b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of on-site potable water and wastewater facilities. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS)

Standard for potable water and sanitary sewer facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

- (c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

- (d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

- (e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The applicant has identified the location of stormwater facilities on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD.)

(7) *Planned Development Agreement*

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:

- (a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan shall be included as an exhibit to the draft PD Agreement, and includes PD Standards related to development within the PD-R.

- (b) Conditions related to the approval of the PD Master Plan.

Evaluation: Conditions related to the approval of the PD Master Plan will be provided in a PD Ordinance which shall be included as an exhibit to the PD Agreement.

- (c) Conditions related to the form and design of development in the PD.

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which shall be included as an exhibit to the PD Agreement.

- (d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit “A” to this report. Any conditions of the development will be incorporated into a PD Ordinance. These documents shall be included as exhibits to the PD Agreement.

- (e) Provisions related to environmental protection and monitoring.

Evaluation: Since there are no significant environmental features known to exist on the property, no specific provisions related to environmental protection and monitoring are required.

- (f) Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

- (g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation: Staff’s recommended conditions are provided in Exhibit “A” to this report.

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) *Minimum Area*

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 21.64 acres in area, exceeding the minimum 10 acre size requirement.

(2) *Uses*

The uses allowed in the PD-R District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-R District.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

(3) *Densities/Intensities*

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-R District designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone district(s) being replaced by the PD designation.

Evaluation: The densities for residential development for each development area are established on the PD Master Plan. The densities identified on the PD Master Plan are consistent with the Moderate Density Residential Future Land Use Map Designation and Comprehensive Plan Text Amendment limiting development of the property to 20 dwelling units, both concurrently proposed with this amendment.

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*

Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: Development of the subject property would place residential areas within the central portion of the site, with common area/open space surrounding the perimeter of the site.

A proposed condition (condition #4 of Exhibit “A” to this Report) would require a minimum 25 foot natural buffer along the project’s property boundary lines. The natural buffer would be required to remain undisturbed in all areas and in its natural state, except where necessary to provide ingress/egress, stormwater management facilities, and utility service to the project. The natural buffer is intended to provide for compatibility of the project with the densities of contiguous and nearby properties, which range in size from 1.98 acres to 6.35 acres in areas east of NW 157th Street. As proposed by this condition, stormwater management facilities within the natural buffer would only be permitted within the area along the north property boundary line and west property boundary line of the project, and only if required to do so to meet design constraints. Should stormwater management facilities be located within the natural buffer area, the proposed condition would require the project to provide a Type D “Opaque” landscaping buffer between the stormwater management facility and the property boundary line. A Type D landscaping buffer requires two canopy trees every 40 linear feet and one of the following: an evergreen hedge; one shrub every 5 linear feet; or a fence or wall.

(5) *Development Standards*

Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards*, and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*

Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT	
Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in a Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

(iii) Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

- a. The reduction or modification is necessary as a traffic-calming measure;

- b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
- c. Access for emergency service vehicles is not substantially impaired;
- d. Adequate off-street parking is provided for the uses proposed; and
- e. Adequate space for public utilities is provided within the right-of-way.

(iv) Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv).

(v) Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT

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

	Existing Zoning District	Proposed Zoning District
Zoning District:	Agriculture (A)	Planned Development – Residential (PD-R)
Max. Gross Density:	.2 du/acre	.93 du/ acre*
Floor Area Ratio:	N/A	N/A
Maximum Density:	4 dwelling units	20 dwelling units

*While the Moderate Density Residential Future Land Use Map (FLUM) Designation maximum density is 4 dwelling units per acre, a companion Comprehensive Plan Text Amendment would limit the parcels subject to this Future Land Use Amendment to .93 dwelling units per acre.

The analysis of each public facility provided below represents an analysis of the total new impacts generated by the amendment. Existing and proposed impacts are based upon the maximum development potential.

At present, the impacts which would be generated by the proposed PD-R are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. Facility capacity will be re-evaluated at the time of the review of each final PD Plan, and 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 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235 from SCL to 241	2U	County Maintained Major Collector	N/A	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.

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

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

Table 3. Proposed Potential Trip Generation Impact¹

Land Use*	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single-Family Detached Housing ² (ITE Code 220)	190 (95/95)	15 (4/11)	20 (13/7)
Totals	190	15	20

¹ Source: ITE Trip Generation, 9th Edition.

² Formulas: AADT – 9.52 trips per dwelling x 20 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 20 dwellings (26% entering/74% exiting); PM Peak Hour – 1.02 trips per dwelling x 20 dwellings (64% entering/36% exiting.)

Table 4. Projected Change in Potential Impact on Affected Comprehensive Plan Roadway Segments

Average Annual Daily Trips (AADT) Analysis	CR 235 (SCL to CR 241) ¹
Maximum Service Volume ²	14,580
Existing Traffic ³	5,165
Reserved Trips ⁴	0
Available Capacity ⁴	9,415
Projected Change in Daily Trips	190
Residual Capacity after Proposed Amendment⁵	9,225
PM Peak Hour Traffic Analysis	CR 235 (SCL to CR 241)
Maximum Service Volume ²	1,314
Existing Traffic ³	491
Reserved Trips ⁴	0
Available Capacity ⁴	823
Projected Change in PM Peak Hour Trips	20
Residual Capacity after Proposed Amendment⁵	803

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, September 2015.

⁴ Source: City of Alachua July 2016 Development Monitoring Report.

⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

Evaluation: The maximum potential daily trips will be increase by approximately 190 on the affected roadway segment; the maximum potential PM peak hour trips will be increase by approximately 20 on the affected roadway segment. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the listed roadway

segment, and the impacts are therefore acceptable. This analysis is based on the maximum development potential of 20 single-family residential dwellings. Concurrency and impacts to the City's transportation network will be reevaluated at the Final PD Plan (i.e., preliminary plat) review stage.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,190,000
Reserved Capacity*	112,897
Projected Potential Potable Water Demand from Proposed Amendment **	5,500
Residual Capacity	991,603
Percentage of Permitted Design Capacity Utilized	56.9%
<i>Sources:</i> * City of Alachua July 2016 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

Evaluation: This analysis is based on the maximum development potential of 20 single-family residential dwellings. Concurrency and impacts to the City's utility systems will be reevaluated at the Final PD Plan (i.e., preliminary plat) review stage. 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 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	615,000
Reserved Capacity*	73,307
Projected Potential Wastewater Demand from Proposed Amendment **	5,000
Residual Capacity	806,693
Percentage of Permitted Design Capacity Utilized	46.2%
<i>Sources:</i> * City of Alachua July 2016 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day	

Evaluation: This analysis is based on the maximum development potential of 20 single-family residential dwellings. Concurrency and impacts to the City's utility systems will be reevaluated at the Final PD Plan (i.e., preliminary plat) review stage. 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.

Recreational Impacts

Table 7a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ²	48.94
Reserved Capacity ¹	0.52
Potential Demand Generated by Development ³	0.24
Residual Recreational Capacity After Impacts	38.90
Sources: ¹ City of Alachua July 2016 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2015; Policy 1.2.b, Recreation Element (Formula: 9,788 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 20 dwellings / [5 acres/1,000 persons])	

Table 7b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	9.89 acres
Acreage Required to Serve Demand Generated by Development ²	0.05 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	9.94 acres
Existing Improved Passive Park Space ¹	27.73 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	35.85%
Sources: ¹ Source: City of Alachua July 2016 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (0.24 acres) x 20%. ³ 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 8. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,152.00	7,145.24
Reserved Capacity ²	4866.01	888.05
Projected Solid Waste Demand from Application ³	188.80	34.46
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ US Census Bureau, United States 2010 Census; Policy 2.1.a, CFNGAR Element (Formula: 9,788 persons x 0.73 tons per year) ² City of Alachua July 2016 Development Monitoring Report ³ US Census Bureau, United States 2010 Census, Policy 2.1.a, CFNGAR Element (Formula: 2.36 persons per dwelling x 20 dwellings x 0.73 = 34.46 TPY) ⁴ New River Solid Waste Facility, March 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.

Public School Impact

On August 17, 2016, the School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment. This determination was issued in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element.

The determination concludes that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of a final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT “A”
TO
TARA VILLAGE, INC.

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
TARA VILLAGE PLANNED DEVELOPMENT – RESIDENTIAL (PD-R)
STAFF REPORT

CONDITIONS:

- The development shall consist of the following Development Areas: Single-Family Residential (A); Circulation (B); and Common Area/Open Space (C). The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Development Area and Density	Allowable Uses	Permitted Intensity	Acres	Dimensional Standards	Percentage of PD
Single-Family Residential (A) <i>20 dwelling units</i>	Allowed Residential Uses within the PD-R Zoning District per Table 4.1-1 of the City’s LDRs, including Single-Family Detached	20 Dwelling Units	±13	Single-Family Detached Minimum Lot Area – 21,000 square feet Minimum Lot Width - 75 feet Setbacks: Front - 15 feet Side – 7.5 feet Rear - 30 feet Maximum Building Height - 45 feet Maximum Lot Coverage - 50%	±60%
Circulation (B) N/A	Roadways, Parking, Driveways, Bicycle & Pedestrian Pathways, and Supportive Infrastructure Improvements	N/A	±1.7	Streets with Curb and Gutter Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet Streets with Swales Minimum Right-of-Way Width - 60 feet Minimum Wearing Surface - 24 feet	±9%

Development Area and Density	Allowable Uses	Permitted Intensity	Acres	Dimensional Standards	Percentage of PD
Common Area/ Open Space (C) N/A	Public or Private Parks, Recreational Trail, Resource-Based Recreation, Non-Intensive Communication/ Public Infrastructure	N/A	±6.9	N/A	±31%

2. The ingress/egress point to the Property defined in Exhibit “A” shall be located as depicted on the PD Master Plan. The design of the proposed roadway shall be consistent with the applicable standards of Article 7 of the City’s LDRs. The design of the proposed roadway shall be reviewed and approved as part of the subdivision review process as further defined in Section 2.4.10 of the City’s LDRs.
3. The Owner/Developer shall contribute funding in the amount of \$30,000 to a planned roadway improvement project to apply surface treatment (i.e., “chip-sealing” or an asphaltic pavement surface) to NW 157th Street. The funding contributed by the Owner/Developer shall offset costs associated with the improvement of NW 157th Street from its intersection with County Road 235 to the southern boundary of the Project. The Owner/Developer shall provide payment to the City upon the earliest of the following events:
 - a. Prior to Owner/Developer submitting Construction Plans pursuant to Section 2.4.10(G)(3) of the LDRs for any part of the Project; or
 - b. Twenty-four (24) months after the City Commission’s adoption of this Ordinance.
4. In order to provide for compatibility of the Project with the densities of contiguous and nearby properties, the Project’s development shall maintain a minimum 25 foot natural

buffer along the Project's property boundary lines. The natural buffer shall remain undisturbed in all areas and in its natural state, except where necessary to provide ingress/egress, stormwater management facilities, and/or utility service to the Project. Stormwater management facilities shall not be placed within the 25 foot natural buffer area along the eastern property boundary line or along the southern property boundary line of the Project, and shall only be placed within the 25 foot natural buffer area along the north property boundary line or west property boundary line if required to meet design constraints. Should stormwater management facilities be placed within the 25 foot natural buffer area, landscaping shall be planted along the perimeter of the stormwater management facility where adjacent to a property boundary line of the Project to meet the requirements of a Type D "Opaque" buffer as defined by the City's LDRs. Any landscaping as required by this section shall use trees from Appendix 6.2.2-A of the City's LDRs, Recommended Tree/Plant List.

5. The Project shall be subject to the following maximum densities/intensities:
 - a. A maximum of 20 single-family dwelling units shall be permitted within Development Area "Single Family Residential (A.)"
6. If any wetlands are identified on the Property defined in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland and conservation areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetlands and conservation areas.
7. Each new Final PD Plan shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, related to the eradication of invasive exotic plant species.
8. The Owner/Developer shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current

version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property defined in Exhibit "A". Thereafter, the Owner/Developer shall assure long-term implementation of an exotic plants management plan approved with each new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

9. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
10. The Owner/Developer shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.
11. The Owner/Developer shall submit a utility system plan as part of the Construction Plans for the Project.
12. Development on the Property defined in Exhibit "A" shall include the following requirements:
 - a. Any roadways that are to be dedicated to the City shall be designed to meet the standards established by Section 7.3.1 of the City's LDRs, or any amendment thereto.
 - b. The Owner/Developer shall design, permit, and construct a stormwater management system necessary to serve the Project. Stormwater management

facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity for the Project consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

- c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements granting access and maintenance of such infrastructure.
- d. The Owner/Developer shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including but not limited to, transportation infrastructure improvements and/or modifications, deemed necessary to support the Project by the City, in the City's sole discretion.
- e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

13. Electric System Requirements:

- a. The Owner/Developer shall be responsible to connect to the electric system to serve the Project.
- b. Electric system design shall conform to National Electric Code regulations and

National Electrical Contractors Association and National Electric Installation Standards guidelines for electric systems. The electric system design shall be performed by a professional engineer registered in Florida.

14. Water System Requirements:

- a. The Owner/Developer shall be responsible to design, permit, construct, and connect to potable water system to serve the Project.
- b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

15. Wastewater System Requirements:

- a. The Owner/Developer shall be responsible to design, permit, and construct wastewater main extensions, and to design, permit, construct and connect to the wastewater system to serve the Project.

16. The Owner/Developer shall obtain all applicable permits from the Suwannee River Water Management District, the Florida Department of Environmental Protection, and/or any other Federal, State, or Local agency before the commencement of any development in the Project.

17. Each new Final PD Plan shall be a Preliminary Plat, and shall adhere to all requirements of this PD Ordinance, the City's Comprehensive Plan, and the City's LDRs. Each new Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

18. The Owner/Developer shall submit an open space plan as part of each new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

19. Open spaces and conservation areas shall account for a minimum of 31 percent of the complete Project and shall be located as depicted on the PD Master Plan.

20. Each new Final PD Plan shall include the exact number of residential units, as well as precise information regarding the layout of open space, circulation, and stormwater management.
21. Each new Final PD Plan shall contain detailed, quantitative, and site-specific standards regarding the location of any residential components, design standards, circulation scheme, parking facilities, utilities system design, open space design, landscaping, and stormwater management facilities, as applicable to the portion of the Project subject to each new Final PD Plan.
22. The development parameters defined herein do not inordinately burden the development of the Property defined in Exhibit “A”.
23. The rezoning of the Property defined in Exhibit “A” does not reserve concurrency for the Project.
24. All development, including but not limited to new Final PD Plans for the Project, shall be governed by the laws, regulations, City’s Comprehensive Plan, City’s LDRs, and ordinances in effect at the time of the specific proposed development, and not as of the date of this Ordinance.

**EXHIBIT “B”
TO
TARA VILLAGE, INC.**

**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
TARA VILLAGE PLANNED DEVELOPMENT – RESIDENTIAL (PD-R)
STAFF REPORT**

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