City of Alachua
Planning & Community Development Department
Staff Report

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

SUBJECT:	A request for consideration of the final plat of Sanctuary Oaks, a minor subdivision, which proposes the subdivision of the subject property into a total of 6 lots
APPLICANT/AGENT:	Thomas Bon, PSM, Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	Pamela P. Neff
PARCEL ID NUMBER:	05936-004-000
FLUM DESIGNATION:	Agriculture
ZONING:	A (Agricultural)
OVERLAY:	NA
ACREAGE:	± 37
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the final plat to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY & BACKGROUND

This application is a request by Thomas Bon, PSM, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Pamela P. Neff, property owner, for the approval of a final plat to subdivide a ± 37 acre tract of land into a total of 6 lots.

The subject property currently has two single family residential structures and several accessory structures.

The subject property is located south of US Highway 441 (MLK), east of the Turkey Creek community and Turkey Creek Hammock Preserve, west of Brooke Pointe subdivision, and along NW 59th Terrace at 9809 NW 59th Terrace.

The proposed subdivision is outside of the City's potable water and sanitary sewer service areas. Connections are not required to these systems. Each lot will be served by well and septic. An environmental resource permit from the Suwannee River Water Management District has been provided by the applicant (ERP-001-227671-2). An analysis of the development's impact on other public facilities is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

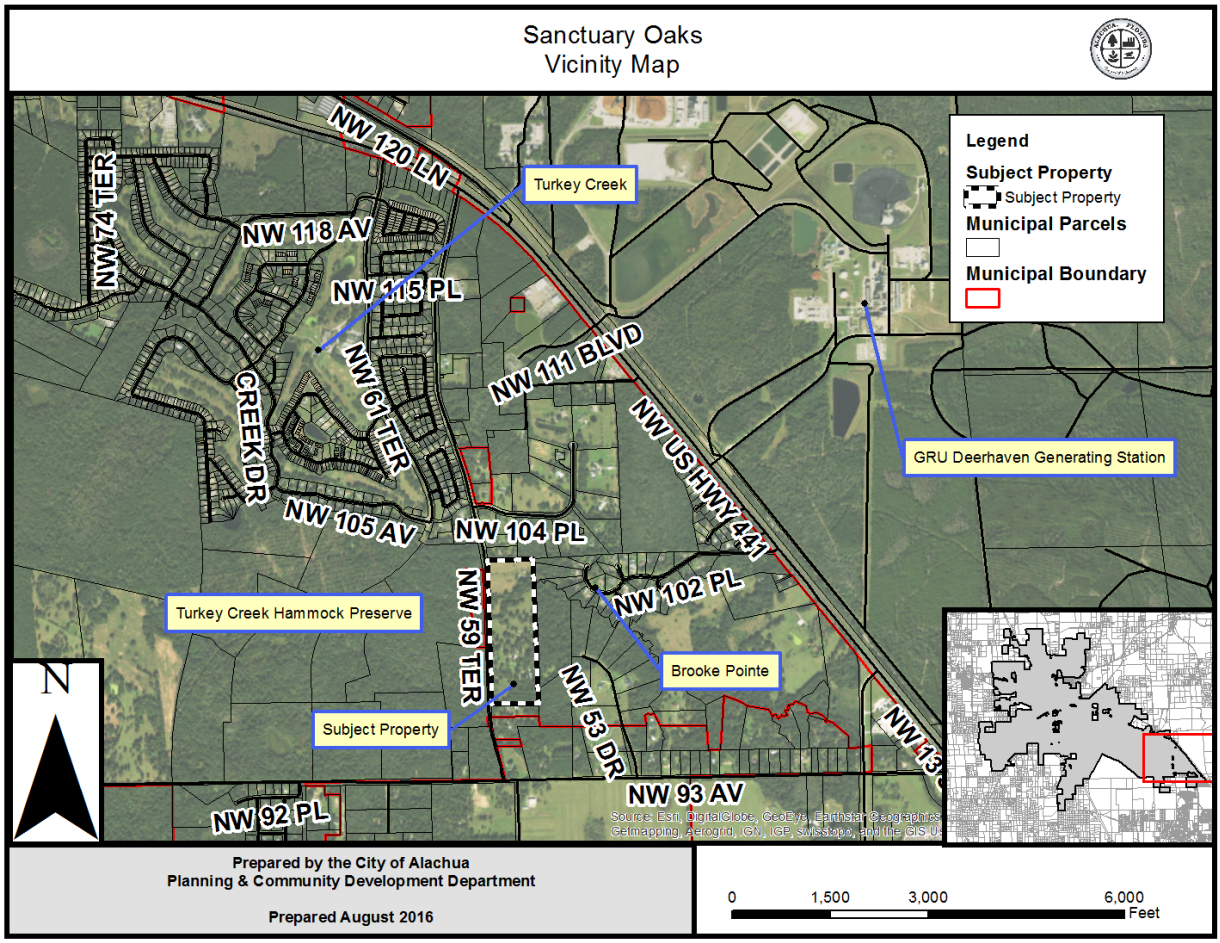
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 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.

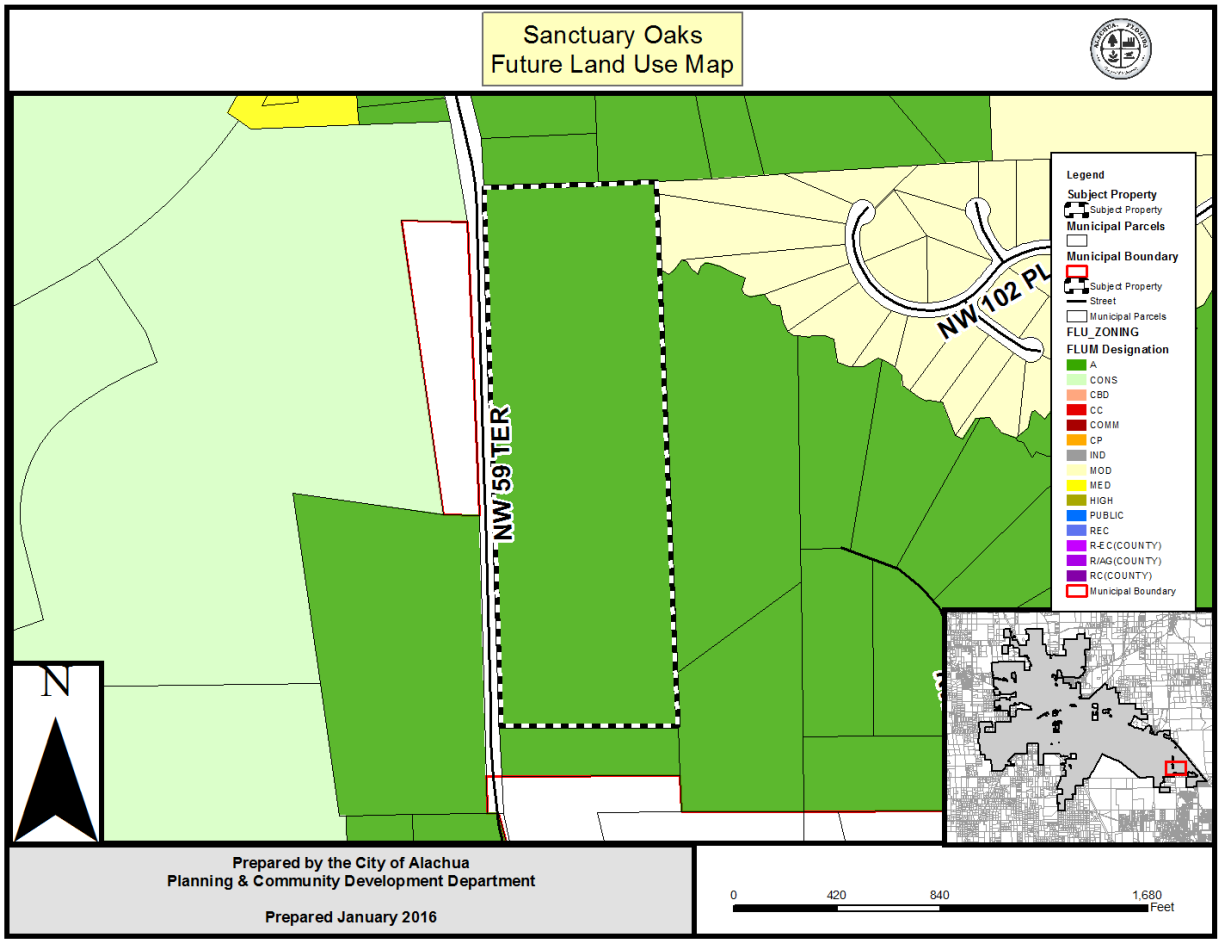
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Residential	Agriculture	A (Agricultural)
South	Single Family Residential	Agriculture	A (Agricultural)
East	Vacant Timberland and Single Family Residential	Moderate Density Residential	RSF-1 (Residential Single Family -1)
West	Vacant Agricultural and Single Family Residential	Rural Agriculture (Alachua County) & Agriculture	A (Agricultural) (Alachua County) & A (Agricultural)

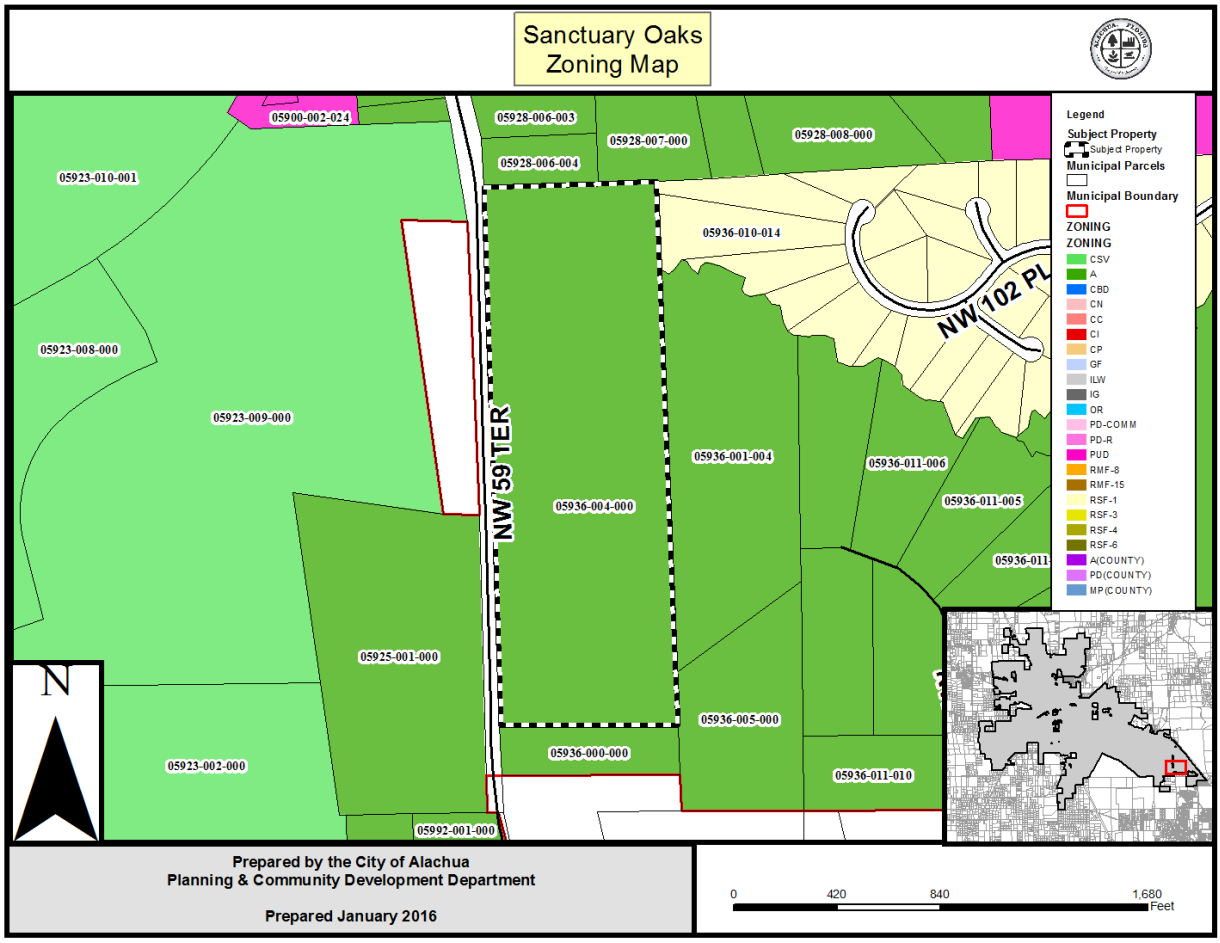
Map 1. Vicinity Map



Map 1. Future Land Use Map



Map 3. Zoning Map



NEIGHBORHOOD MEETING

According to Section 2.2.4 (C) of the LDRs, a neighborhood meeting for a minor subdivision final plat is optional. No neighborhood meeting was held regarding this application.

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

Objective 1.1: Agriculture
The City of Alachua shall establish an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

Policy 1.1.a: Residential uses: Residential uses within with Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family, conventional dwelling units
2. Manufactured, modular, and mobile homes, not to include mobile home parks.
3. Accessory dwelling units
4. Group Living, as provided by special exception

Analysis of Consistency with Objective 1.a, and Policy 1.1.a: The subject property has an Agriculture FLUM Designation, which permits a maximum density of one (1) dwelling unit per five acres. The density of the development proposed by the preliminary plat complies with the density permitted within the Agriculture FLUM Designation.

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. The proposed plat complies with the environmental protections laid out in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 5.2: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

Analysis of Consistency with Objective 5.2: The subject property is located outside of the existing water and wastewater service areas. The proposed development shall be served by private wells and on-site septic. A public facilities impact analysis has been provided in this report and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for all other public facilities.

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 opportunities 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

Objective 1.10:Wetlands
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Analysis of Consistency with Objective 1.10: There are no seasonally or permanently flooded wetlands located on the property according to the latest data from the National Wetlands Inventory and Suwannee River Water Management District.

Objective 1.12: Water Resources
The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend

on the Florida Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

Analysis of Consistency with Objective 1.12: Turkey Creek transects the subject property. The proposed plat complies with the environmental protections laid out in the City of Alachua Comprehensive Plan and Land Development Regulations.

Policy 1.12.d:

The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water .	100' average 75' minimum

Analysis of Consistency with Policy 1.12.d: Turkey Creek transects the subject property. The proposed plat complies with the required buffers as laid out in this Policy.

Policy 2.1.a:

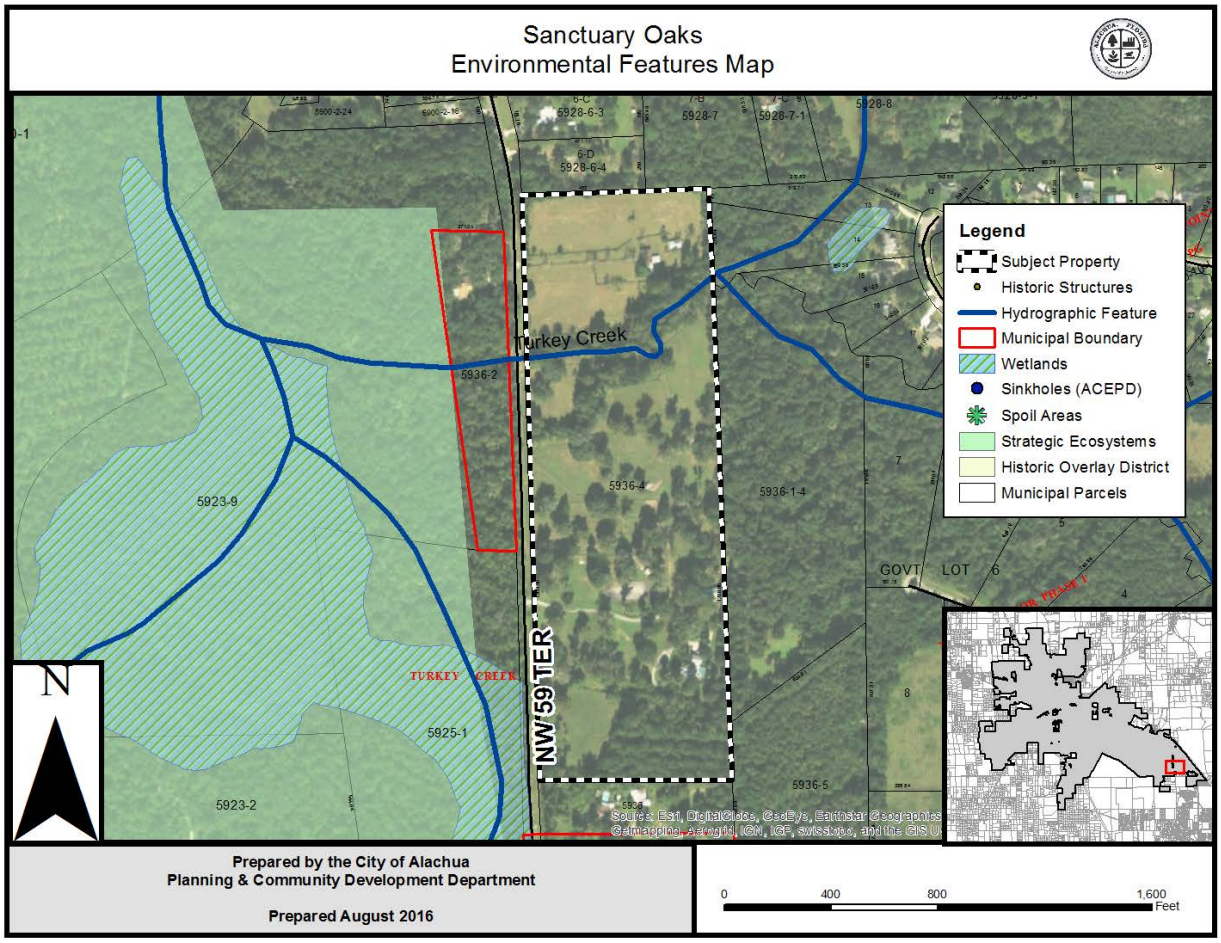
The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

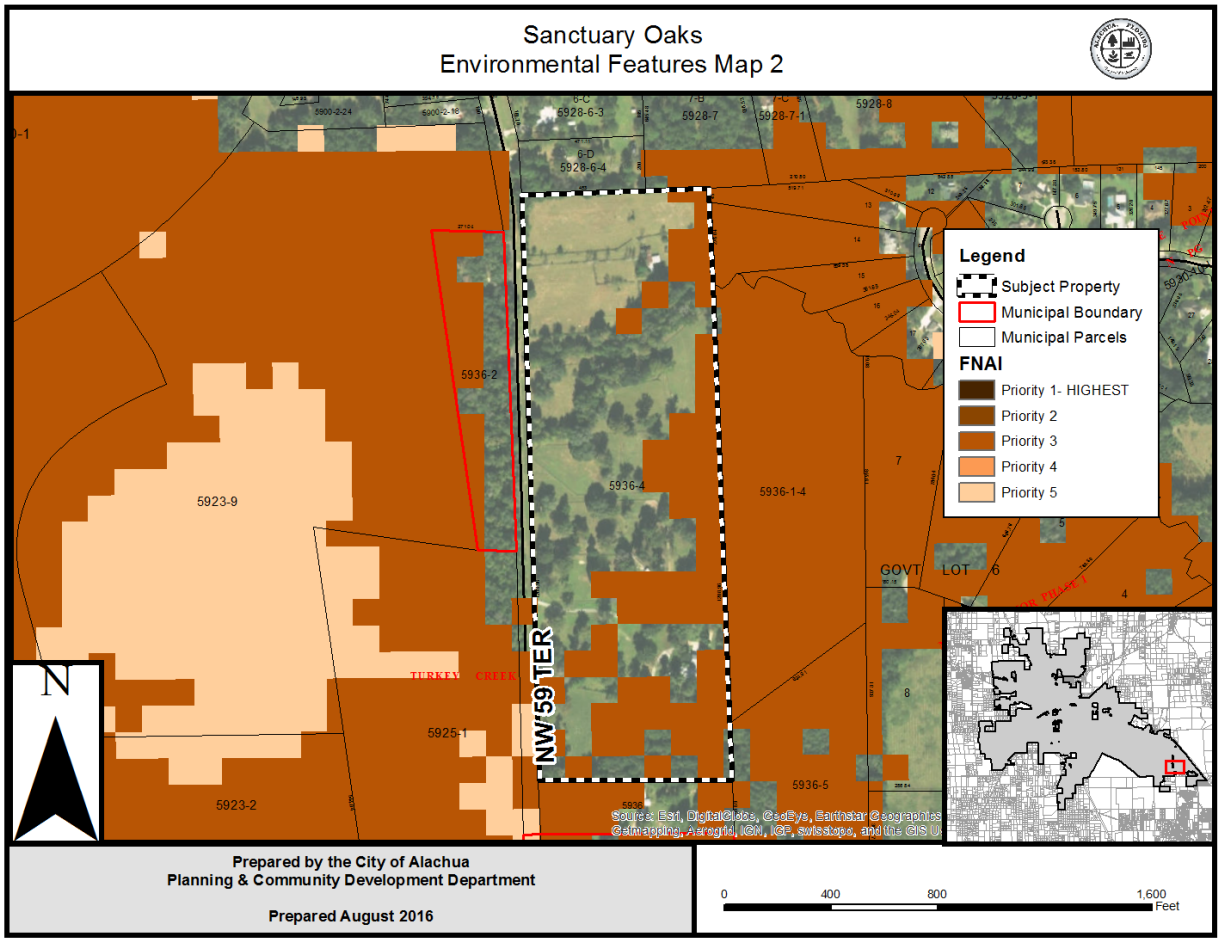
Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

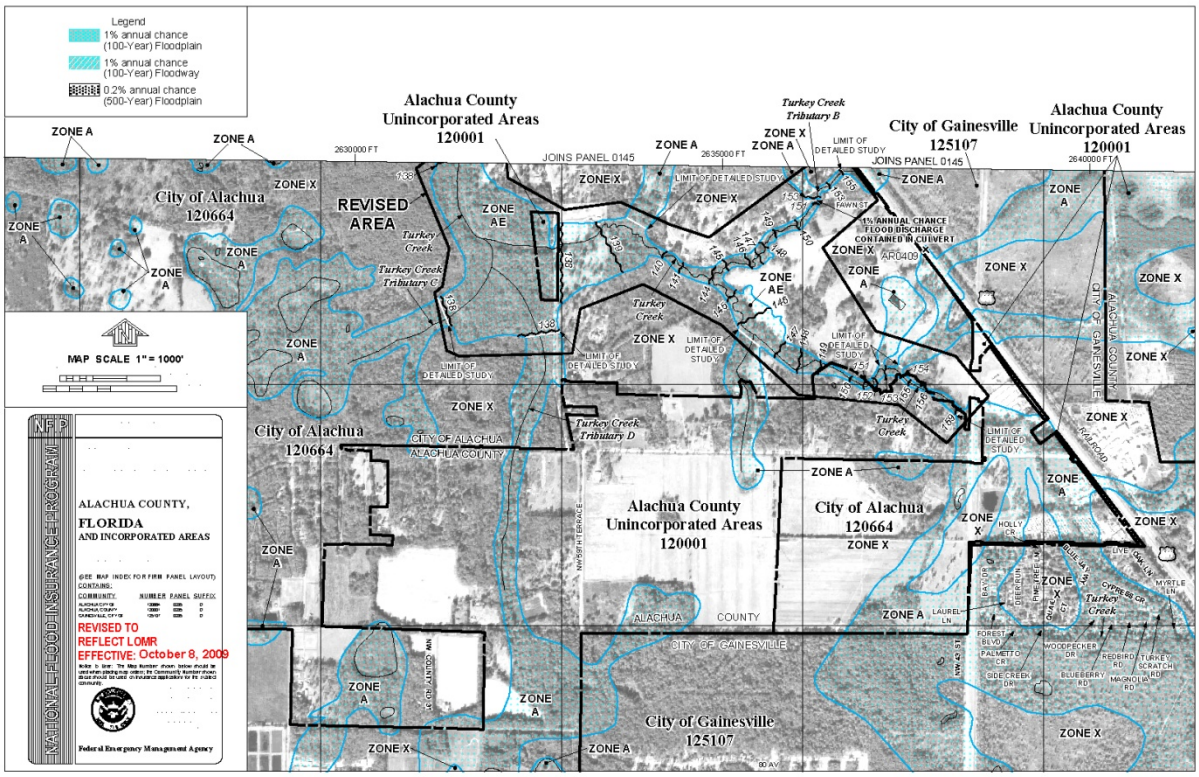
Map 4. Environmental Features (1)



Map 5. Environmental Features (2)



Map 6. Flood Map



Wetlands

According to best available data from the Suwannee River Water Management District, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

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 a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report. The Strategic Ecosystem to the west is currently being developed as the Turkey Creek Preserve Park by Alachua County Environmental Protection Department.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property contains lands identified as "Priority 3" in the PNA data layer. The property historically has consisted of cleared and lightly wooded areas with two residential structures. Areas within the subject property have been modified since the creation of the data layer. While Priority 3 of the FNAI PNA data layer indicates that the property may feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, 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 four (4) soil types found on the subject property:

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.

Blichton Sand (5% to 8% slopes)
Hydrologic Group: C/D

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

Kanapaha Sand (0% to 5% slopes)
Hydrologic Group: A/D

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

Millhopper Sand (0% – 5% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Evaluation: Most of the soils found on site pose potential limitations for dwellings and septic tanks primarily due to the wetness of the soil. No new local roads or commercial buildings are proposed as a part of this minor subdivision. New homes constructed or erected on the subject property will be subject to the Florida Building Code, including those portions pertaining to soil testing (R401.4). New septic tanks will be permitted through the Florida Health Department.

Flood Potential

Panel 0285D, as revised to reflect a Letter of Map Revision (LOMR) effective as of October 8, 2009, 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) and Flood Zone AE (areas determined to be within the 100-year floodplain with established base flood elevations).. See Map 6 above.

Evaluation: The subject property contains areas classified as Flood Zone X (areas determined to be outside of the 500-year floodplain) and Flood Zone AE (areas determined to be within the 100-year floodplain with established base flood elevations). Floodprone area standards as outlined in Section 6.9.4 of the City of Alachua Land Development Regulations would apply.

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: Best available data indicates that there are no 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

Section 2.4.10(F)(3) of the City's Land Development Regulations (LDRs) establishes the standards with which all minor subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(F)(3). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(F)(3) is provided below.

> *2.4.10(F)(3) Minor subdivision standards.* A minor subdivision shall be approved on a finding that the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
>
> **Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the new impacts generated by the development. Proposed impacts are based upon the proposed development, consisting of 6 single-family residential units.

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.

Transportation Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
6 (16)	US 441 (From CR 25A to 126th)	4/D	Principal Arterial	COMM	D
7 (17)	US 441 (From MPO Boundary to CR 25A)	4/D	Principal Arterial	COMM	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)(a) 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. Potential Trip Generation

Land Use[1]	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Single-Family Detached Housing (ITE Code 210)	57 (29/28)	5 (1/4)	6 (4/2)

1 Source: ITE Trip Generation, 9th Edition.
2 Formulas: AADT – 9.52 trips per dwelling x 6 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 6 dwellings (26% entering/74% exiting); PM Peak Hour – 1.02 trips per dwelling x 6 dwellings (64% entering/36% exiting.)

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	US 441 (From CR 25A to 126th) (6) [1]	US 441 (from MPO Boundary to CR 25A) (7)[1]
Average Annual Daily Trips		
Maximum Service Volume[2]	35,500	35,500
Existing Traffic[3]	18,347	19,500
Reserved Trips[4]	0	0
Available Capacity[4]	17,153	16,000
Increase in Daily Trips Generated by Development[5]	23	5
Residual Capacity Post-Approval[6]	**17,130**	**15,995**

Traffic System Category	US 441 (From CR 25A to 126th) (6) [1]	US 441 (from MPO Boundary to CR 25A) (7)[1]
PM Peak Trips		
Maximum Service Volume[2]	3,200	3,200
Existing Traffic[3]	1,743	1,755
Reserved Trips[4]	0	0
Available Capacity[4]	1,457	1,445
Increase in PM Peak Hour Trips Generated by Development[5]	2	1
Residual Capacity Post-Approval[6]	**1,455**	**1,444**

1. Roadway segments number showing parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2. Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3. Florida State Highway System Level of Service Report 2014, Florida Department of Transportation, District II. August 2015.
4. Source: City of Alachua January 2016 Development Monitoring Report
5. Trip Distribution: Based on estimates provided by Applicant.
6. The application is for a Final Development Order. Facility capacity and concurrency will be reserved if the Final Plat is approved by the City Commission.

Evaluation: The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of the roadway segments identified above; therefore, the increase in potential trip generation is acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,190,000
Reserved Capacity[2]	112,897
Available Capacity	997,103
Potential Demand Generated by Development[3]	0
Residual Capacity	**997,103**
Percentage of Permitted Design Capacity Utilized	**56.65%**

Sources:
1 City of Alachua Public Services Department, April 2016
2 City of Alachua July 2016 Development Monitoring Report.
3 Proposed development not located within potable water service area

Evaluation: The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of potable water facilities; therefore, the increase in potential demand is 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[1]	615,000
Reserved Capacity[2]	73,307
Available Capacity	811,693
Potential Demand Generated by Development[3]	0
Residual Capacity	**811,693**
Percentage of Permitted Design Capacity Utilized	**45.89%**

Sources:
1 City of Alachua Public Services Department, April 2016
2 City of Alachua July 2016 Development Monitoring Report.
3 Proposed development not located within Wastewater Service Area

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

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	39,152	7,145.24
Reserved Capacity[2]	4,633.55	845.62
Potential Demand Generated by Development[3]	62.4	11.39
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1. *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2014; Policy 2.1.a, CFNGAR Element (Formula: 9,479 persons x 0.73 tons per person per year.)*
2. *City of Alachua July 2015 Development Monitoring Report.*
3. *Policy 2.1.a, CFNGAR Element; US Census Bureau (Formula: 44 dwellings x 2.37 persons per dwelling x 0.73 tons per person per year.*
4. *New River Solid Waste Facility, March 2015.*

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

Recreation Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	88.60
Acreage Required to Serve Existing Population[2]	48.94
Reserved Capacity[1]	0.52
Potential Demand Generated by Development[3]	0.08
Residual Recreational Capacity After Impacts	**39.06**

Sources:
1. *City of Alachua July 2015 Development Monitoring Report.*
2. *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2014; Policy 1.2.b, Recreation Element (Formula: 9,479 persons / [5 acres/1,000 persons])*
3. *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 44 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[1]	9.89 acres
Acreage Required to Serve Demand Generated by Development[2]	0.08 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	9.97 acres
Existing Improved Passive Park Space[1]	27.73 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**35.95%**

1. *Source: City of Alachua July 2016Development Monitoring Report.*
2. *Formula: Recreation Demand Generated by Development (0.52 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.

Public School Facilities Impacts

On August 23, 2016 the School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed final plat. 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 development can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

EXHIBIT "A"

TO

PAMELA P. NEFF

MINOR SUBDIVISION FINAL PLAT APPLICATION

SANCTUARY OAKS
STAFF REPORT

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