



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

April 18, 2017

SUBJECT: A request for a Site Plan for a ±158,562 square foot building for retail sales and services, with associated parking, stormwater management facilities, utility infrastructure, and supporting site improvements

APPLICANT/AGENT: Brian Cassidy, P.E., CPH, Inc.

PROPERTY OWNERS: First Street Group, L.C.
Wal-Mart Stores East, LP

LOCATION: Approximately 1,000 feet southeast of the US Highway 441/Interstate-75 interchange

PARCEL ID NUMBERS: 03066-000-000; 03869-000-000; 03869-013-000; 03869-014-000

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive (CI)

OVERLAY: Gateway Overlay District

ACREAGE: ±37.94 acres (including Wal-Mart Stores East, LP parcel and access roads)

PROJECT PLANNER: Justin Tabor, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the Site Plan to the City Commission with a recommendation to approve, subject to the ten (10) conditions provided in Exhibit "A" of this Staff Report. This recommendation is contingent upon the Board of Adjustment's approval of the applicant's companion variance permit application and the City Commission's approval of the companion Special Exception Permit applications for automobile repair & servicing and for a large-scale retail establishment greater than or equal to 80,000 square feet in area.

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 Site Plan to the City Commission with a recommendation to approve, subject to the ten (10) conditions provided in Exhibit "A" and located on pages 37 and 38 of the April 18, 2017, Staff Report to the Planning & Zoning Board. This recommendation is contingent upon the Board of Adjustment's approval of the applicant's companion variance permit application and the City Commission's approval of the companion Special Exception Permit applications for automobile repair & servicing and for a large-scale retail establishment greater than or equal to 80,000 square feet in area.*

**CITY OF ALACHUA
STAFF REPORT: WAL-MART #3873
SITE PLAN**

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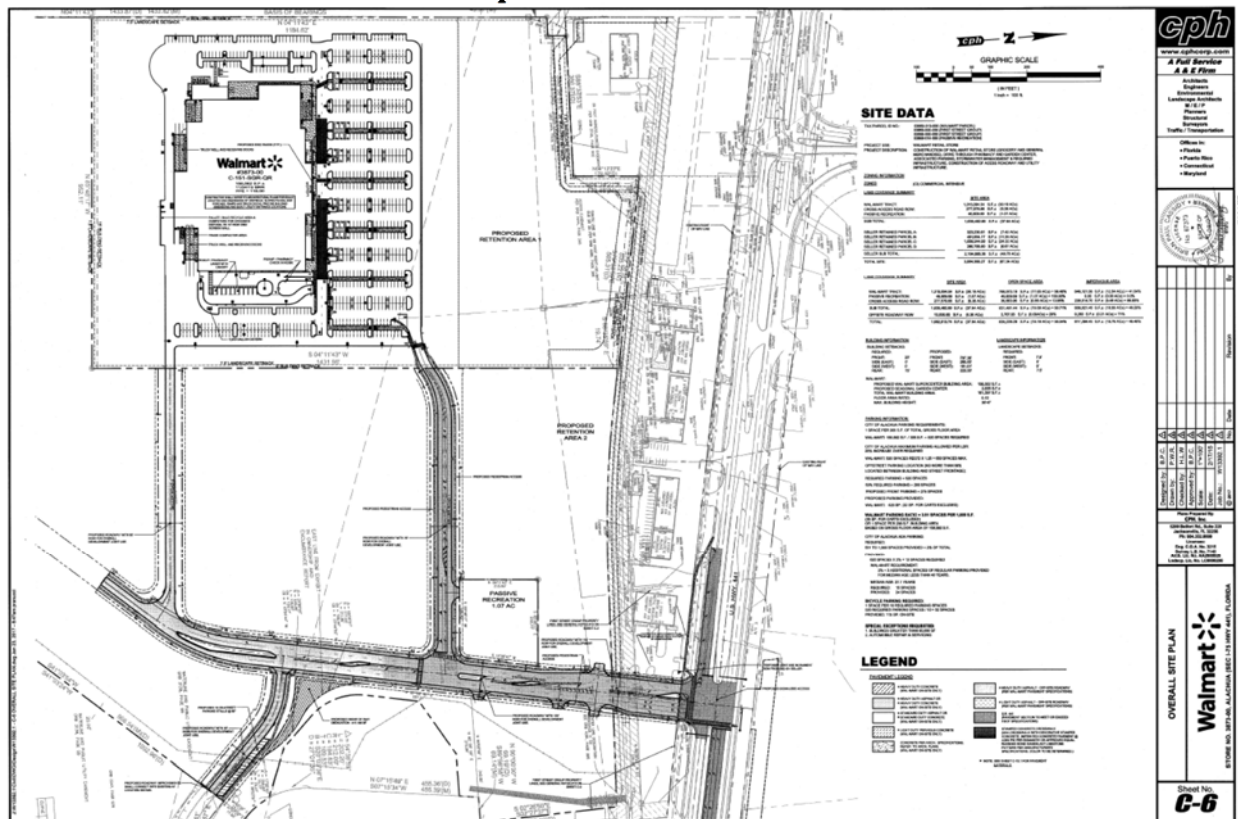
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SUMMARY

The proposed site plan is a request by Brian Cassidy, P.E., of CPH, Inc., applicant for Wal-Mart Stores East, LP, and First Street Group, L.C., property owners, for the construction of a ±158,562 square foot building, with associated parking, stormwater management facilities, utility infrastructure, and supporting site improvements.

The subject property is ±37.94 acres in area and is located approximately 1,000 feet southeast of the US Highway 441/Interstate-75 interchange. Access to the Walmart Stores East, LP parcel would be provided by a new access road (labelled on the plans as “Entrance Road”) connecting to US Highway 441. Two additional roads (labelled on the plans as “Seller Road 1” and “Seller Road 2”) would connect to the “Entrance Road” and provide the means of access to the Wal-Mart Stores East, LP parcel. The “Entrance Road” is proposed to connect to US Highway 441 approximately 2,000 feet east of the US Highway 441/Interstate-75 interchange. This development would also extend NW 151st Boulevard from its current terminus (approximately 1,100 feet west of the entrance to the One51 Place Apartments) to the proposed “Entrance Road”. Illustration 1 below depicts the overall layout proposed by the Site Plan.

Illustration 1: Sheet C-6 of the Proposed Site Plan



The proposed development would convey stormwater runoff to a retention area on the Walmart Stores East, LP parcel. Stormwater runoff from the proposed Entrance Road and Seller Roads 1 and 2 would be conveyed to a stormwater retention area northeast of the Wal-Mart Stores East, LP parcel and to an existing master stormwater management facility located contiguous to the subject property, commonly referred to as the “TK Basin”.

The proposed development requires two (2) Special Exception Permits: (1) for a large-scale retail establishment greater than or equal to 80,000 square feet of gross floor area; and (2) for automobile repair and servicing. Applications for each Special Exception Permit were submitted by the applicant and reviewed concurrently with this Site Plan.

The applicant has also submitted an application for a Variance Permit, which would reduce the number of required pedestrian connections between the on-site pedestrian circulation system and the adjacent public sidewalk or greenway network. The variance is sought from Section 6.8.3(E)(2), which requires single-tenant retail sales and service uses greater than or equal to 20,000 square feet in area to comply with Section 7.3.2(C). Section 7.3.2(C) requires all multiple-family and nonresidential developments to provide at least one improved pedestrian connection between the on-site pedestrian circulation system and the adjacent public sidewalk or greenway network, with an additional connection required for each additional five acres of development area. For the proposed development, seven (7) connections would be required.

The Staff Reports for each Special Exception Permit application and the Variance Permit application are included within the Exhibit “B” of this Staff Report – Supporting Application Materials Submitted by City Staff to the Planning and Zoning Board.

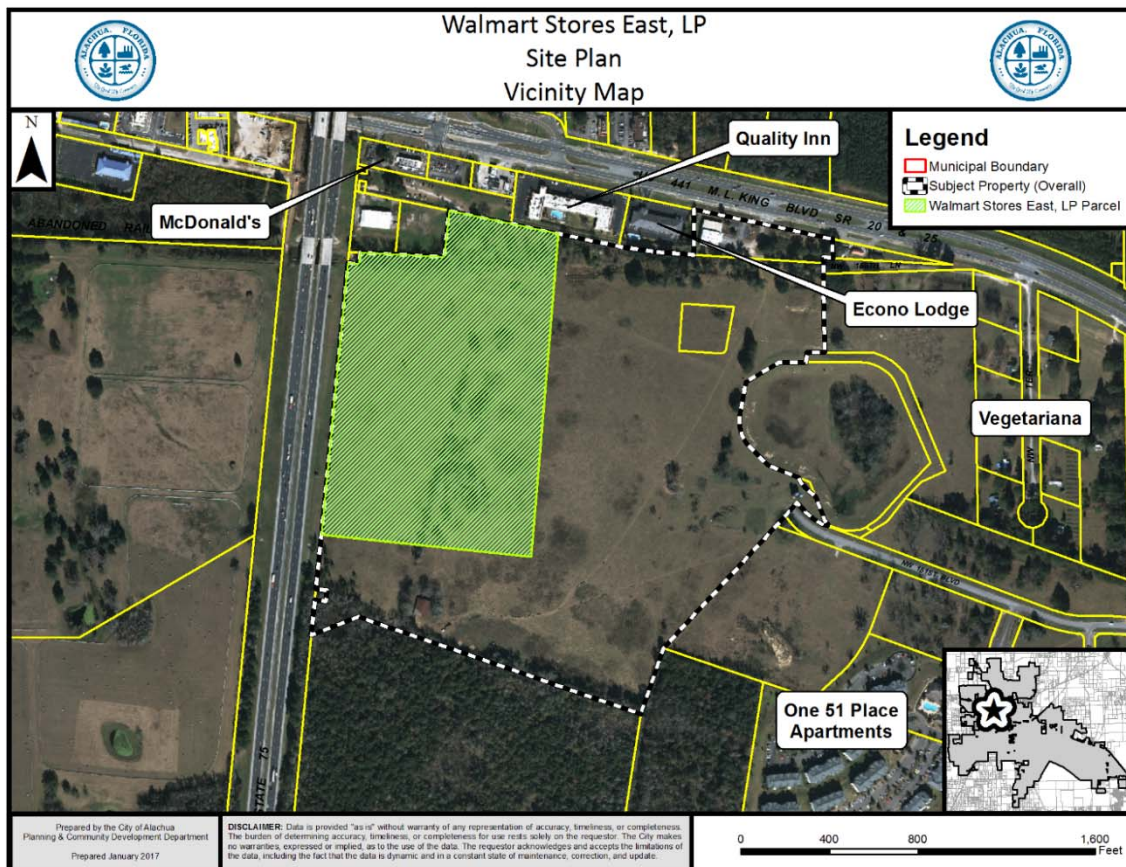
SURROUNDING USES

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	Vacant Warehouse Building; McDonald's BP Gas Station; Quality Inn; Econo Lodge	Commercial	Commercial Intensive (CI)
South	Vacant Commercial Land	Commercial	Commercial Intensive (CI)
East	Vacant Multi-Family Residential Land; Vacant Commercial Land; Master Stormwater Basin ("TK Basin"); Vacant Agricultural Land	High Density Residential; Community Commercial; Commercial; Agriculture	Residential Multiple Family – 15 (RMF-15); Community Commercial (CC); Governmental Facilities (GF); Agriculture (A)
West	Interstate-75	N/A	N/A

Map 1. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held at 5:30 PM on March 1, 2016, at the Swick House, located at 15010 NW 142nd Terrace. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, three (3) persons signed in on the meeting's sign in sheet. 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 1.3: Commercial

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

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

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;

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

Evaluation and Findings of Consistency with Goal 1, Objective 1.3, and Policy

1.3.b: The subject property has a Commercial FLUM Designation, which permits large scale, regional commercial uses. The proposed uses are consistent with the uses identified within Policy 1.3.b as allowed within the Commercial FLUM Designation.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

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.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Evaluation and Findings of Consistency with Objectives 2.4 and 2.5 and Policy

2.5.a: The site plan includes a landscaping plan which demonstrates the proposed development complies with the applicable landscaping, buffering, and tree mitigation standards required by the City's Comprehensive Plan and as further regulated within the City's LDRs. The landscaping plan indicates that 52.7% of the subject property shall be landscaped, exceeding the minimum 30% area required by the City's Comprehensive Plan. Open space is provided within the landscaped areas of the site, and exceeds the minimum 10% open space requirement of the City's Comprehensive Plan.

Objective 2.6: Large Scale Retail Design Standards:

The City shall establish large scale retail design standards to protect the City's small-town character and to promote the architectural design features as a theme for commercial development within the City.

Policy 2.6.a: The large scale retail design standards shall contain, at a minimum, architectural character, color and materials, relationship to surrounding community and streets, pedestrian flows and parking.

Evaluation and Findings of Consistency with Objective 2.6 and Policy 2.6.a: The site plan has been reviewed for compliance with the applicable design standards for business uses established in Section 6.8 of the City's LDRs. Please reference the section of this report which reviews the application's compliance with the City's LDRs for further analysis.

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.

Evaluation and Findings of Consistency with Objective 5.1: The applicant has submitted the following documents, included within the materials submitted with its application, addressing natural features: "Initial Geotechnical Exploration Services, Proposed Wal-Mart Store No. 3873-00, SEC I-75 and US Highway 441, Alachua, Alachua County, Florida", prepared by Eduardo Suarez, P.E., of Universal Engineering Sciences, dated May 20, 2016; "Report of Geotechnical Consulting Services, Limited Sinkhole Potential Evaluation, Entrance Road Depression Features – Station 43+00, Wal-Mart Store #3873, SEC I-75 and US Highway 441, Alachua, Alachua County, Florida", prepared by Eduardo Suarez, P.E., of Universal Engineering Sciences, dated November 14, 2016; and "Stormwater Design Calculations, Proposed Wal-Mart Store No. 3873, US 441/I-75, Alachua, Florida", prepared by Brian Cassidy, P.E., of CPH, Inc., dated January 2017. An environmental conditions and site suitability analysis is also provided in this report.

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

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: The applicant has submitted a Concurrency Impact Analysis which identifies the demands generated by the proposed development upon public facilities. The Concurrency Impact Analysis considers existing and reserved capacities of each public facility. In addition, the applicant has submitted a Traffic Impact Analysis prepared by Mohammed Abdallah of Traffic & Mobility Consultants, dated November 2016. The Traffic Impact Analysis addresses the proposed development's impacts to affected roadway segments. The City engaged the services of Volkert, Inc. to perform an

independent review of the Traffic Impact Analysis. The findings of the independent review performed by Volkert, Inc. are included in the materials attached to this report as Exhibit “B” – Supporting Application Materials Submitted by City Staff to the Planning and Zoning Board (See Exhibits B.26. and B.27.) As evidenced in the review letters received from Volkert, Inc., the applicant satisfactorily addressed all comments pertaining to Volkert Inc.’s review of the Traffic Impact Analysis. The Concurrency Impact Analysis prepared by the applicant, the Traffic Impact Analysis prepared by Traffic & Mobility Consultants, and the Public Facilities Impact Analysis provided within this report demonstrate that the development would not adversely affect the level of service (LOS) standard of the public facilities monitored for concurrency.

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua’s potable water and wastewater system.

Evaluation and Findings of Consistency with Policy 9.1: The proposed development would connect to potable water and wastewater 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.

Evaluation and Findings of Consistency with Objective 1.1: The applicant has submitted a Traffic Impact Analysis prepared by Mohammed Abdallah of Traffic & Mobility Consultants, dated November 2016, that demonstrates the proposed development would not adversely affect the level of service of transportation facilities. The Traffic Impact Analysis has been reviewed by an independent traffic engineer. The findings of the independent review of the Traffic Impact Analysis are included within the materials attached to this report as Exhibit “B” – Supporting Application Materials Submitted by City Staff to the Planning and Zoning Board.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d, 1.3.f, and 1.3.g: The site plan demonstrates the proposed development's compliance with the applicable standards of Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations. Required landscaping materials and pedestrian crossings and connections would be provided within parking areas. The site plan also provides all required bicycle parking facilities and the minimum number of required accessible parking spaces.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:

The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

- a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Policy 1.1.d: An analysis of the proposed development's impacts to sanitary sewer facilities is provided within this report. The proposed development would not adversely affect the level of service for sanitary sewer facilities.

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:

3. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public

utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 1.2.a: The proposed development is located within the City's utility service area and would connect to the City's 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

Evaluation and Findings of Consistency with Objective 2.1.a: An analysis of the proposed development's impacts to solid waste facilities is provided within this report. The proposed development would not adversely affect the level of service 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:

3. 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.

Evaluation and Findings of Consistency with Policy 4.1.b: The proposed development is located within the City's utility service area and would connect to the City's potable water system.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility

reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Objective 4.1.c: An analysis of the proposed development's impacts to potable water facilities is provided within this report. The proposed development would not adversely affect the level of service for potable water facilities.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located in areas of the subject property where development is proposed. If any wetlands are identified in these areas, 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 in areas of the subject property where development is proposed, 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. The subject property is not located within or adjacent to a Strategic Ecosystem.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development would not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

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 does not contain any areas identified within the PNA data layer. 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

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

There are eleven (11) soil types found on the subject property:

Arredondo Fine 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 and small commercial buildings.

Arredondo-Urban Land Complex (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type does not pose any significant limitations for development.

Blichton Sand (2% – 5% slopes)

Hydrologic Soil Group: D

This soil type is poorly drained. Permeability is rapid at the surface. This soil type poses severe limitations for urban uses, including dwellings, and small commercial buildings, due to wetness.

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 (5% – 8% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

Lochloosa Fine Sand (2% – 5% slopes)

Hydrologic Soil Group: C

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

Lochloosa Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: C

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

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.

Millhopper Sand (5% – 8% 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 and small commercial buildings.

Norfolk Loamy Fine Sand (2% – 5% slopes)

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid in the surface layer, moderately slow to moderate in the upper part of the subsoil, and very slow to slow in the lower part. This soil type poses slight limitations as sites for small commercial buildings.

Norfolk Loamy Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid at the surface and subsurface layers. This soil type poses moderate limitations as sites for small commercial buildings because of the slope.

Evaluation: The only limitations presented by the site soils primarily relate to limitations presented because of slope in areas where development is proposed. The limitations, therefore, are moderate, and do not present significant limitations for the proposed development.

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 applicant has submitted two (2) reports pertaining to geologic features: (1) “Report of Geotechnical Exploration Services”, Report No. 1211903, prepared by Universal Engineering Sciences and dated May 20, 2016; and (2) “Initial Geotechnical Exploration Services – Limited Sinkhole Potential Evaluation”, Report No. 1367557v3, prepared by Universal Engineering Sciences and dated November 14, 2016.

The City engaged the services of GSE Engineering & Consulting, Inc. (GSE) to review the Report of Geotechnical Exploration Services, as well as the civil construction plans and the Stormwater Design Calculations. Upon review of these materials, a letter was issued by GSE (dated June 29, 2016) concerning the geotechnical explorations presented within the materials. In response to the comments provided in GSE’s June 29, 2016 letter, the applicant submitted a letter, dated November 21, 2016, addressing the comments provided by GSE in its June 29, 2016 letter, and also submitted a second report entitled “Initial Geotechnical Exploration Services – Limited Sinkhole Potential Evaluation”, Report No. 1367557v3, prepared by Universal Engineering Sciences and dated November 14, 2016.

GSE reviewed the applicant’s November 21, 2016 letter and the Initial Geotechnical Exploration Services report. Upon review of these materials, GSE concluded in a letter dated December 15, 2016 that the applicant adequately addressed the comments provided in its June 29, 2016 letter, with the exception of a comment pertaining to underdrains beneath the entrance roadways (See Exhibits B.24. and B.25.) Proposed Condition #1, as provided in Exhibit “A” to this Staff Report, would require the applicant to notify the City of any excavation, grading, or other construction activities related to excavation in the right-of-ways of the access roads labelled as “Entrance Road”, “Seller Road 1”, and “Seller Road 2” on the Site Plan, and within the right-of-way of the extension of NW 151st Boulevard. The proposed condition would also authorize the Public Services Department to determine if any underdrain(s) must be installed within these areas, based upon the subsurface conditions observed during excavation activities, in accordance with the recommendations provided by GSE.

It should be noted that the applicant has provided two (2) additional geotechnical reports in February 2017 [(1) Report of Geotechnical Consulting Services – Pond Berms – Stability Analysis; Universal Engineering Sciences, dated January 29, 2017; and (2)) Report of Geotechnical Consulting Services – Stormwater Management System – Soil Design

Parameters; Universal Engineering Sciences, dated January 29, 2017]. These reports were provided to support the design and recommendations provided within the Stormwater Design Calculations. Since the Stormwater Design Calculations were reviewed by the City's consulting geotechnical engineer, no additional review of the reports provided in February 2017 was necessary.

Evaluation: The geotechnical reports submitted by the applicant provide site-specific data and information concerning geological features that could be present on the subject property. These reports, as well as the civil construction plans and Stormwater Design Calculations, have been reviewed independently by a third-party engineer practicing in the field of geotechnical engineering. The applicant revised the civil construction plans and provided additional information to address comments received by the independent reviewing engineer. Following a review of the revised plans and additional materials submitted to address the review comments, the independent reviewing engineer confirmed that the revised plans and additional materials sufficiently addressed their comments, with the exception of one comment related to underdrains beneath the entrance roadways. To address this comment, proposed Condition #1, as provided in Exhibit "A" to this Staff Report, would require the applicant to notify the City of any excavation, grading, or other construction activities related to excavation in the right-of-ways of the access roads labelled as "Entrance Road", "Seller Road 1", and "Seller Road 2" on the Site Plan, and within the right-of-way of the extension of NW 151st Boulevard. The proposed condition would also authorize the Public Services Department to determine if any underdrain(s) must be installed within these areas, based upon the subsurface conditions observed during excavation activities, in accordance with the recommendations provided by GSE.

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.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SECTION 2.4.9(E), SITE PLAN STANDARDS

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E) is provided below. The applicant has also provided an analysis of the application's compliance with Section 2.4.9(E) in the application materials.

(E) Site Plan Standards

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(1) Consistency with Comprehensive Plan

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

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

(2) Use Allowed in Zone District

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Commercial Intensive (CI). The site plan proposes a large scale retail establishment greater than or equal to 80,000 square feet in area. The use also includes automobile repair and servicing. A large scale retail establishment greater than or equal to 80,000 square feet in area and automobile repair and servicing uses are permitted within the CI zoning district by Special Exception Permit.

The applicant has concurrently submitted two (2) Special Exception Permit applications for the proposed use of the property. Special Exception Permits for large scale retail establishment greater than or equal to 80,000 square feet in area are granted by the City Commission. Section 2.1.3 of the City's LDRs grants the City's Planning & Zoning Board the authority to grant Special Exception Permits for automobile repair and servicing, however, since the Special Exception Permit for this use relates to two (2) actions requiring City Commission action, the Special Exception Permit for automobile repair and servicing shall also be transmitted to the City Commission for final action.

Should the City Commission grant the applicant's Special Exception Permit requests, the use of the subject property as a large-scale retail establishment greater than or equal to 80,000 square feet in area and for automobile repair and servicing would be permitted on the subject property.

(3) *Zone District Use-Specific Standards*

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: Use-Specific Standards for large scale retail establishments greater than or equal to 80,000 square feet in area are established in Section 4.3.4(G)(7). Use-Specific Standards for automobile repair and servicing are established in Section 4.3.4(J)(3). An analysis of the application's compliance with Sections 4.3.4(G)(7) and 4.3.4(J)(3) has been provided within this Staff Report.

(4) *Development and Design Standards*

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1, Off Street Parking & Loading Standards, Section 6.2, Tree Protection/Landscape/Xeriscape Standards, Section 6.3, Fencing Standards, Section 6.4, Exterior Lighting Standards, Section 6.7, Open Space Standards, and Section 6.9, Environmental Protection Standards*. Further analysis of this application's compliance with *Section 6.8, Design Standards for Business Uses*, has been provided in this Staff Report.

(5) *Subdivision Standards*

In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

Evaluation & Findings: No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

(6) *Complies with All Other Relevant Laws and Ordinances*

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application is consistent with all other relevant City ordinances and regulations.

SECTION 3.7.2(C)(2) – (5): US HIGHWAY 441/INTERSTATE 75 GATEWAY OVERLAY DISTRICT

Section 3.7.2(C) of the City's Land Development Regulations (LDRs) establishes the US Highway 441/Interstate 75 Gateway Overlay District. Sections 3.7.2(C)(2) – (5) establish the applicability of the overlay district, exemptions, prohibited uses within the overlay district, and development standards for new development within the overlay district. The application has been reviewed for compliance with the standards of Sections 3.7.2(C)(2) – (5). An evaluation and findings of the application's compliance with the standards of Sections 3.7.2(C)(2) – (5) is provided below. The applicant has also provided an analysis of the application's compliance with Sections 3.7.2(C)(2) – (5) in the application materials.

(C) *U.S. Highway 441/Interstate 75 Gateway Overlay District.*

(2) *Applicability.*

- (a) The standards of this section shall apply to all lands that lie within 2,000 feet of the radius of the center point of the interchange of U.S. 441 and I-75.
- (b) The standards of this section shall apply to the entire parcel when all or a portion of a parcel is located within the Gateway Overlay District.
- (c) All proposed uses on property located within the Gateway Overlay District shall comply with all of the requirements of this section.
- (d) All proposed uses on property located within the Gateway Overlay District shall be subject to the development standards set forth in the underlying zoning district, unless a more restrictive standard is established in this section.
- (e) Existing legally approved development on property located within the Gateway Overlay District shall be considered to be a legal nonconformity subject to the nonconformity requirements set forth in Article 8.

Evaluation & Findings: The subject property lies within 2,000 feet of the radius of the center point of the interchange of US Highway 441 and I-75, and is therefore subject to the standards of Section 3.7.2(C).

(3) *Exemptions.*

- (a) Properties with a zoning designation of Planned Unit Development (PUD) or Planned Development (PD) as of the effective date of these regulations (May 23, 2011) shall be exempt from Section 3.7.2 (C) in its entirety.
- (b) Upon written application, the LDR Administrator may grant exemptions from Section 3.7.2(C)(5), Development Standards, for parcels or portions of a parcel that would otherwise be included in the Gateway Overlay District, based on one or more of the following findings:
 - (i) Due to site topography, the development of the property or portion of the property to be exempted will not be substantially visible from I-75 or U.S. 441.
 - (ii) The property is proposed to be developed with a residential, passive recreation, or agricultural related use located on an individual parcel that is not part of a subdivision permitted after the effective date of these regulations.

Evaluation & Findings: The subject property is zoned Commercial Intensive (CI). The applicant has not requested an exemption from Section 3.7.2(C)(5).

(4) *Prohibited uses.*

- (a) Permitted and special exception uses allowed in the underlying zoning designation shall be allowed in the U.S. 441/1-75 Gateway Overlay District, unless modified by the Overlay District standards of this section. The following uses shall be prohibited within the U.S. 441/1-75 Gateway Overlay District:
 - (i) Automobile body shop.
 - (ii) Commercial parking lot or structure.
 - (iii) Crematory.
 - (iv) Funeral home.
 - (v) Laundromat.
 - (vi) Machine shop.
 - (vii) Outdoor display of any type of motorized vehicles, boats, or equipment for sale or rental, except for automobile rentals associated with hotels or motels.
 - (viii) Outdoor kennel.
 - (ix) Recycling dropoff center.

(x) Sexually oriented businesses.

(xi) Tattoo parlors.

Evaluation & Findings: None of the uses prohibited by Section 3.7.2(C)(4) are proposed by the development.

(5) *Development standards.*

(a) *Building design and orientation.*

(i) Architectural elevation plans, drawn to scale, shall be required for all projects involving exterior renovation or new construction.

Evaluation & Findings: Architectural elevation plans, drawn to scale, have been submitted with the Site Plan application.

(ii) Except for roofs, metal shall not be used as a finish building material.

Evaluation & Findings: Metal is not proposed to be used as a finish building material.

(iii) When two or more buildings are proposed on a single lot of record, the primary building shall be oriented to face the public right-of-way.

Evaluation & Findings: Only one building is proposed by the development.

(iv) All accessory structures shall be of comparable design and building materials to the principal structure.

Evaluation & Findings: Accessory structures include material storage areas at the rear of the building and a pick-up canopy to the east of the building. The material storage areas and pick-up canopy structure will be of comparable design and building materials to those proposed for the principal structure.

(v) Glazing shall constitute a minimum of 35 percent of the ground floor area when a building faces and is substantially visible from U.S. 441 or I-75.

Evaluation & Findings: The front (north) façade does not face US 441 or I-75. The west elevation faces I-75, however, this elevation would not be substantially visible from I-75 due to topography; the finished floor elevation of the proposed building; and the provision of landscaping along the west property line.

(vi) Exterior building walls facing a public right-of-way shall incorporate no fewer than three architectural elements comparable to those listed below. Architectural elements contributing to this requirement shall have sufficient visual impact to be noticeable from the public right-of-way, and may include, but not be limited to:

- a. Accent materials.
- b. Public art.
- c. Architectural details, such as tile work and molding integrated into the building facade.
- d. Recesses and/or projections.
- e. Roof overhang, which shall vary according to building width, as follows: one-foot overhang for buildings less than 50 feet in width, two-foot overhang for buildings 50 to 100 feet in width, and three-foot overhang for buildings greater than 100 feet in width.
- f. Varied roof lines.
- g. Articulated cornice lines.
- h. Canopies, awnings, and/or porticos.
- i. Use of brick in at least 30 percent of the facade.
- j. Window shutters.
- k. Change in building materials.
- l. Prominent public entrances defined by substantive architectural features.

m. Fountain or other water feature.

Evaluation & Findings: The applicant has provided at least three of the defined architectural elements for the façades facing a public right-of-way, as follows: East Elevation: (c.) architectural details, such as tile work and molding integrated into the building; (f.) Varied roof lines; (g.) articulated cornice lines; (h.) canopies, awnings, or porticos; (k.) change in building materials; West Elevation: (d.) recesses and/or projections; (f.) varied roof lines; (g.) articulated cornice lines; (k.) change in building materials.

(b) *Fencing.*

- (i) With the exception of ornamental fencing, fences erected after the effective date of these regulations for property with frontage along U.S. 441 shall be installed in the side or rear yard only. Ornamental fencing may be erected inside the front yard.

Evaluation & Findings: The property does not have any frontage along US Highway 441, therefore this provision is not applicable to the proposed development.

(c) *Outside storage areas.*

- (i) All accessory outdoor storage areas shall be screened in accordance with Section 4.4.4(E). Such screening requirements shall apply to the parking of all vehicles used for commercial purposes.

Evaluation & Findings: The applicant proposes a outdoor storage of tires at the rear of the building. This area complies with the screening requirements provided in Section 4.4.4(E).

- (ii) Areas for outdoor storage, trash collection, and loading shall be incorporated into the primary building design. Construction materials for such areas shall be of comparable quality and appearance as the primary building.

Evaluation & Findings: Such areas are incorporated into the design of the building, and construction materials are of a comparable quality and appearance to the building.

(d) *Street buffer.*

- (i) Buffering for properties with frontage along I-75 and U.S. 441 shall meet the requirements of Section 6.2.3(E).

Evaluation & Findings: The proposed development provides buffering along I-75 in accordance with the requirements of Section 6.2.3(E), which pertains to screening along arterial frontages. The property does not have any frontage along US Highway 441.

- (ii) The minimum landscaped buffer width shall be 15 feet. No existing, dedicated, or reserved public or private right-of-way shall be included in the calculation of the buffer width.

Evaluation & Findings: The proposed development provides a buffer greater than 15 feet in width along road frontages.

- (iii) The planting requirements contained in Appendix 6.2.2(A) shall apply. Live Oak shall be used as the required canopy tree. Applicants shall use the following plant materials, in order to create a consistent and uniform planting program for the Gateway Overlay District:

- a. American Holly.
- b. Crape Myrtle.
- c. Drake Elm.
- d. Ligustrum.
- e. Red Maple.
- f. Southern Magnolia.

- g. Southern Red Cedar.
- h. Oak.
- i. Bradford Pear.

Evaluation & Findings: The landscape plan incorporates the required tree species, including: live oak; crape myrtle; southern magnolia; and species of maple and elm.

(e) *Parking areas.*

- (i) All parking areas shall be designed to avoid the appearance of a large expanse of pavement, and shall be conducive to safe pedestrian access and circulation.

Evaluation & Findings: The parking lot area is designed to provide landscaping throughout the parking areas, and provides pedestrian access throughout in accordance with Sections 6.1.10(A) and 6.1.10(B)(2).

- (ii) No more than 25 percent of required parking shall be located in the front of the principal structure, for properties with frontage along U.S. 441. The percentage may be adjusted by the LDR Administrator if the applicant provides written information demonstrating that the property's characteristics, such as size and/or site topography, prevent the applicant from meeting this requirement. Under no circumstances shall the percentage of required parking located in front of the principal structure exceed 50 percent, and shall be the minimum necessary.

Evaluation & Findings: The proposed development does not front US Highway 441.

- (iii) Parking spaces shall not be located within a public right-of-way.

Evaluation & Findings: No parking spaces are located within a public right-of-way.

(f) *Loading areas.*

- (i) Loading areas shall not face a public right-of-way and shall be located at the rear of the principal structure when feasible.

Evaluation & Findings: Loading areas do not face a public right-of-way and are located to the rear of the building.

(g) *Access.*

- (i) Any parcel or assembly of parcels having frontage along U.S. 441 shall be permitted only one direct access. New development shall be designed for cross access to adjacent parcels.

Evaluation & Findings: The proposed development does not have frontage along US Highway 441. Access to the proposed development will be provided by a signalized connection to US Highway 441.

- (h) *Signage.* Except as stated below, signs within the Gateway Overlay District shall comply and be subject to the standards in Section 6.5.

- (i) *Prohibited signs.*

- a. Billboards.
- b. Signs that display video or images or changeable copy.
- c. Balloons, streamers, and air- or gas-filled figures.
- d. Promotional beacons, searchlights, and/or laser lights/images.
- e. Signs that emit audible sounds, smoke, vapor, particles, or odor.
- f. Signs on utility poles or trees.
- g. Signs or advertising devices attached to any vehicle or trailer so as to be visible from public right-of-way, including vehicles with for sale signs and excluding vehicles used for daily transportation, deliveries, or parked while business is being conducted on-site.

- h. Neon tubing used to line the windows, highlight architectural features on the building, or used as part of a sign, excluding incidental signs as provided for in Section 2.4.11.

Evaluation & Findings: No signage identified in Section 3.7.2(C)(5)(h)(i) has been proposed.

(ii) *Freestanding signs.*

- a. Monument signs shall be permitted within the Gateway Overlay District.
- b. A monument sign, including its structure, shall not exceed 16 feet in height.
- c. A sign and its structure shall be composed of materials identical to or similar in appearance, color, and texture to the materials used for the building to which the sign is accessory.
- d. A sign and its structure shall not exceed 100 square feet per side. Changeable copy signs shall only be allowed to comprise up to 50 percent of the total sign area.
- e. Properties with buildings containing multiple tenants or shopping centers shall be limited to one freestanding sign for any one premises, except that a parcel with more than 400 feet of frontage on one or more roads may have two freestanding signs, which must be separated from each other by at least 150 feet of road frontage. A sign and its structure shall not exceed 150 square feet per side. Changeable copy signs shall only be allowed to comprise up to 30 percent of the total sign area.

Evaluation & Findings: Compliance with the provisions of Section 3.7.2(C)(5)(h)(ii) will be reviewed at the time of review of any sign permit(s).

(iii) *Window signs.*

- a. Window signs shall be incorporated into the overall sign area allowed for wall signage as per Section 6.5.4(C)(2).
- b. Signage on any individual window shall not comprise more than 25 percent of the window area.

Evaluation & Findings: Compliance with the provisions of Section 3.7.2(C)(5)(h)(iii) will be reviewed at the time of review of any sign permit(s).

(iv) *Landscaping and buffering.*

- a. All freestanding signs shall provide a landscaped area around base of the sign meeting the following standards:
 - i. Installation of a three-foot landscaped buffer around the base of the sign.
 - ii. Such buffer must be landscaped with a mixture of shrubs, flowers, and/or other plantings native to the area.
 - iii. Xeriscaping shall be utilized to the fullest extent possible to promote sustainable landscaping.
 - iv. Provisions shall be made for irrigation if xeriscaping is not utilized.

Evaluation & Findings: Compliance with the provisions of Section 3.7.2(C)(5)(h)(iv) will be reviewed at the time of review of any sign permit(s).

(v) *Nonconforming signs.*

- a. Nonconforming signs shall be subject to the nonconforming standards as established in Article 8.

Evaluation & Findings: There are no existing nonconforming signs located on the subject property.

SECTION 4.3.4(G)(7): USE-SPECIFIC STANDARDS, LARGE SCALE RETAIL ESTABLISHMENTS GREATER THAN OR EQUAL TO 80,000 SQUARE FEET

Section 4.3.4(G)(7) of the City's Land Development Regulations (LDRs) establishes Use-Specific Standards for large scale retail establishments that are greater than or equal to 80,000 square feet. The application has been reviewed for compliance with the standards of Section 4.3.4(G)(7). An evaluation and findings of the application's compliance with the standards of Section 4.3.4(G)(7) is provided below. The applicant has also provided an analysis of the application's compliance with Section 4.3.4(G)(7) in the application materials.

(7) *Large-scale retail establishments.* Large-scale retail establishments shall comply with the following standards:

- (a) *Design standards.* All large-scale retail establishments shall comply with the design standards in Subsection 6.8.3, Design standards for business uses.

Evaluation & Findings: An evaluation of the application's compliance with the standards of Subsection 6.8.3 is provided in this Staff Report.

- (b) *Large-scale retail establishments of greater than or equal to 80,000 square feet of gross floor area.*

- (i) Large-scale retail establishments of greater than or equal to 80,000 square feet of gross floor area shall be special exceptions in the CC and CI zoning districts.

Evaluation & Findings: The subject property is zoned Commercial Intensive (CI). The applicant has concurrently submitted a Special Exception Permit application to allow a large-scale retail establishment of greater than or equal to 80,000 square feet of gross floor area on the subject property.

- (ii) As part of the application for special exception, a market and impact study shall be submitted. The study shall be based upon an agreed upon methodology utilizing commonly accepted data sources. Data are to be taken from professionally accepted existing sources, such as the United States Census, State Data Center, State University System of Florida, regional planning councils, water management districts, or existing technical studies. The data used shall be the best available existing data. Where data augmentation, updates, or special studies or surveys are deemed necessary by the City, appropriate methodologies shall be clearly described or referenced and shall meet professionally accepted standards for such methodologies.

- (iii) At a minimum the market and impact study shall include:

- a. Inventory of local retail base.
 - b. Assess market areas and market impacts.
 - c. Services and capital expenditures: Calculate cost of infrastructure and utilities (e.g., streets, sewer connections, water lines, etc.).
 - d. Traffic and other service impacts.
 - e. Calculate the cost of associated economic development incentives (i.e., tax credits).
 - f. Assess the impact of redevelopment zone tax-increment financing.
 - g. Inventory locations of competing retailers.
 - h. Assess impact on existing local retailers.

Evaluation & Findings: The applicant has submitted a Market and Impact Study, prepared by Florida Economic Advisors, and dated March 2016, as part of the aforementioned Special Exception Permit application. The City engaged the services of GAI Consultants, Inc. (GAI) to review the Market and Impact Study. GAI reviewed the Market and Impact Study to assess if the Market and Impact Study sufficiently addressed the requirements of subsections a., b., g.,

and h. above. The findings of the review were summarized in a letter from Owen M. Beitsch, PhD, FAICP, CRE, and David R. Darsey, of GAI, dated June 23, 2016, and is included in Exhibit “B” to this Staff Report – Supporting Application Materials Submitted by City Staff to the Planning & Zoning Board (See Exhibit B.28.)

GAI’s review concluded that the Market and Impact Study satisfies the aforementioned subsections and justifies the development of the project based on general market and economic considerations. Other requirements of subsection iii. were reviewed by City Staff (for subsection c.), through independent review of the Traffic Impact Analysis submitted by the applicant (for subsection d.), or are not applicable to this project (for subsections e. and f.)

SECTION 4.3.4(J)(3): USE-SPECIFIC STANDARDS, AUTOMOBILE REPAIR & SERVICING

Section 4.3.4(J)(3) of the City’s Land Development Regulations (LDRs) establishes Use-Specific Standards for automobile repair and servicing. The application has been reviewed for compliance with the standards of Section 4.3.4(J)(3). An evaluation and findings of the application’s compliance with the standards of Section 4.3.4(J)(3) is provided below. The applicant has also provided an analysis of the application’s compliance with Section 4.3.4(J)(3) in the application materials.

(3) *Automobile repair and servicing.* Automotive repair and servicing shall comply with the following standards:

(a) *Minimum separation.* Lots shall be located at least 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts.

Evaluation & Findings: The subject property is not located within 250 feet of any school, day care center, residential use, or vacant land in a residential zone district.

(b) *Lot dimensions and area.*

(i) If located on a corner lot, have a minimum of 150 feet of frontage on each street side, and a minimum area of 20,000 square feet.

(ii) In all other instances, have a minimum width of 150 feet and a minimum area of 15,000 square feet.

Evaluation & Findings: The subject property is not a corner lot. The subject property has a minimum width of greater than 150 feet and a minimum area greater than 15,000 square feet.

(c) *On-site circulation.* Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation and turning movements.

Evaluation & Findings: The on-site traffic circulation patterns have been designed to provide proper functioning of the site as related to vehicle stacking, circulation, and turning movements. The applicant has provided on-site traffic control devices, such as stop signs, where warranted. The applicant has provided parking for patrons proximate to the customer entrance into the auto repair and servicing area. Crosswalks have been provided to allow pedestrians to access the automobile repair and servicing area from parking areas.

(d) *Ingress/egress.*

(i) Have no more than two driveways or other methods of ingress or egress located at least 150 feet apart.

Evaluation & Findings: There are two (2) points of ingress/egress to the subject property, located greater than 150 feet apart.

(ii) Methods of ingress/egress shall:

- a. Not exceed 40 feet in width, exclusive of transitions.
- b. Not be located closer than 15 feet to any right-of-way lines of any intersection.
- c. Not be located closer than 15 feet to any other property line.

Evaluation & Findings: The points of ingress/egress to the subject property are designed as the terminus of two roadways that afford access to the site, and are less than 40 feet in width. The ingress/egress points are not within 15 feet of any right-of-way lines of any intersection, and are greater than 15 feet from any other property lines.

- (e) *Enclosure.* Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than 25 percent of the total lot area. Such areas shall be located to the rear of the principal structure and be screened from off-site views. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

Evaluation & Findings: An area is provided inside the building for all repair and servicing operations. No vehicle storage is proposed. The applicant has provided a tire and battery storage area that is screened from off-site views through the combination of screening along the perimeter of the storage area (as shown on the architectural plans) and the site topography (reference grading plans, Sheet C-7).

- (f) *Public address systems.* Have no outdoor speaker or public address system which is audible from single-family lands.

Evaluation & Findings: The applicant has not proposed the use of an outdoor speaker or public address system. Proposed Condition #3, as provided in Exhibit "A" to this Staff Report, would prohibit the use of any outdoor speaker or public address system.

- (g) *Trash storage.* Provide adequate, enclosed trash storage facilities on the site.

Evaluation & Findings: Trash storage is provided south of the building, and will be enclosed with a masonry wall.

- (h) *Testing.* Not test vehicles on residential streets.

Evaluation & Findings: The applicant has stated that no vehicle testing is proposed as part of this project.

- (i) *Parked vehicles.* Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent.

Evaluation & Findings: The applicant has stated that no vehicle parking or storage of vehicles as a source of parts, or parking or storage of vehicles for the purpose of sale or lease/rent shall occur as part of this project.

- (j) *Vehicle storage.* Not store or park a vehicle that has been repaired and is awaiting removal for more than 30 consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the 30 day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

Evaluation & Findings: The applicant has stated that no parking or storage of vehicles that have been repaired and are awaiting removal is proposed for more than thirty (30) consecutive days.

SECTION 6.8.3: DESIGN STANDARDS FOR SINGLE TENANT RETAIL SALES AND SERVICE USES GREATER THAN OR EQUAL TO 20,000 SQUARE FEET

Section 6.8.3 of the City's Land Development Regulations (LDRs) establishes design standards for single tenant retail sales and services uses greater than or equal to 20,000 square feet. The application has been reviewed for compliance with the standards of Section 6.8.3. An evaluation and findings of the application's compliance with the standards of Section 6.8.3 is provided below. The applicant has also provided an analysis of the application's compliance with Section 6.8.3 in the application materials.

6.8.3 Design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet.

(A) Facade and material design.

(1) *Generally.* All facades facing a street, lands containing existing residential uses, or vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8, or RMF-15, shall be subject to the standards set forth in Subsection 6.8.3(A)(2).

(2) Standards.

(a) Glazing.

(i) Glazing of the front façade in the following amounts:

- a. Thirty percent of the ground floor facade area when it faces a street or a publicly-accessible parking area which is a part of the development and consists of 15 percent or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B);
- b. Twenty percent of the ground floor facade area when it faces any vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.

Evaluation & Findings: This provision is applicable to the front façade and east façade (as the east façade faces a street.) Interstate-75 does not afford the property its principle means of access, and therefore, is not a "street" as defined in Article 10 of the City's LDRs. The applicant has elected to use the glazing alternatives provided for in Section 6.8.3(A)(2)(a)(iv). Please reference below for an analysis of the application's compliance with Section 6.8.3(A)(2)(a)(iv).

(ii) For the purposes of this section, the ground floor facade area of single-story buildings shall be calculated by measuring the applicable building wall between the finished grade and the underside of the roof, wall, or parapet of the facade. For buildings with more than one story, the ground floor façade area shall be calculated by measuring the applicable building wall between the finished grade and the underside of the floor above the ground level floor.

Evaluation & Findings: The applicant has provided calculations of the ground floor façade area of the front façade in accordance with the calculation method defined within Section 6.8.3(A)(2)(a)(ii). The calculations are provided on the Architectural Plans submitted with the application.

(iii) Windows shall not use reflective or heavily tinted glass that obstructs views into the building.

Evaluation & Findings: The applicant has proposed transparent windows.

(iv) *Glazing alternatives.* The amount of glazing required pursuant to Subsection 6.8.3(A)(2)(a)(i)a. may be reduced to a minimum of 20 percent when the façade incorporates all of the following architectural elements:

- a. The use of natural brick, a natural brick product, natural stone, or a natural stone product in at least 20 percent of the façade, and;

Evaluation & Findings: The applicant has elected to use the glazing alternative established in this Section 6.8.3(A)(2)(a)(iv). The applicant has provided a calculation of the total front façade area below the roofline (10,198 square feet), the area of the front façade from the ground to the top of parapet walls (14,624 square feet), of the area of the front façade constituting glazing (2,099 square feet, 20.58% of the front façade area), and of the area for which a natural brick product is provided within the front façade (3,344 square feet, 22.86% of the front façade area). The applicant has also provided a calculation of the total east facade area below the roofline (5,694 square feet), the area of the east façade from the ground to the top of parapet walls (7,551 square feet), of the area of the east façade constituting glazing (1,225 square feet, 21.5% of the east façade area), and of the area for which a natural brick product is provided within the east façade (1,724 square feet, 22.83% of the east façade area). Calculations are provided on the Architectural Plans submitted with the application.

- b. Window shutters/plantation-style shutters or a canopy/portico in accordance with the following:
 - i. Window shutters or plantation-style shutters which span a minimum of 10 percent of the length of the façade, or;
 - ii. A canopy or portico which provides a covered pedestrian walkway adjacent to the façade which spans a minimum of 50 percent of the length of the facade, and;

Evaluation & Findings: The applicant has elected to provide window shutters along the front and east façades. The total length of window shutters along each façade exceeds the minimum 10% required.

- c. Customer entrances which include no less than six of the design features provided in Subsection 6.8.3(C)(2)d. The amount of glazing required pursuant to this subsection may be further reduced by up to 5 percent when the façade incorporates a corresponding increase in the percentage of natural brick, natural brick product, natural stone, or natural stone product in addition to the minimum amount required pursuant to Subsection 6.8.3(A)(2)(a)(iv)a.

Evaluation & Findings: The applicant has provided six of the design features established in Section 6.8.3(C)(2) at the customer entrances along the front and east façades: (a) canopies/porticos above the entrance; (b) roof overhangs over the entrance; (c) entry recesses/projections; (e) raised corniced parapets above the entrance; (i) architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above and/or directly adjacent to the entrance; and (j) integral planters or wing walls that incorporate landscaped areas or seating areas.

(b) Facade massing.

- (i) *Offset required.* Front facades 60 feet wide or wider shall incorporate wall offsets of at least two feet in depth (projections or recesses) a minimum of every 40 feet. Each required offset shall have a minimum width of 20 feet.
- (ii) *Offset alternatives.* The following alternatives can be used in place of the required front facade offsets:
 - a. Facade color changes following the same dimensional standards as the offset requirements;

- b. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the facade's height; and/or
- c. Roofline changes when coupled with correspondingly aligned facade material changes.

Evaluation & Findings: The applicant has provided a combination of the offset alternatives established in Section 6.8.3(A)(2)(b)(ii), including: (a) façade color changes following the same dimensional standards as the offset requirements; (b) pilasters having a minimum depth of one foot, a minimum width greater than one foot, and a minimum height of 80 percent of the façade's height; and (c) roofline changes coupled with correspondingly aligned façade material changes. Please reference the architectural plans for a visual representation of which depicts the offset alternatives provided along the front façade.

(c) Roof line changes.

- (i) Roof line changes shall include changes in roof planes or changes in the top of a parapet wall, such as extending the top of pilasters above the top of the parapet wall.
- (ii) When roofline changes are included on a facade that incorporates wall offsets or material or color changes, roofline changes shall be vertically aligned with the corresponding wall offset or material or color changes.

Evaluation & Findings: Roof line changes on the proposed building include changes in the top of the parapet wall. Roof line changes are vertically aligned with corresponding wall material and color changes.

- (d) *Colors.* Facade colors shall be in accordance with the City's adopted color palate. This palate features colors that are low reflectance, subtle, neutral, and/or earth tone colors, while high-intensity colors, bright colors, metallic colors, or black or fluorescent colors are prohibited except for building trim.

Evaluation & Findings: The façade colors incorporate earth tone colors. No high-intensity, bright, metallic, or black or fluorescent colors are proposed.

(e) Prohibited materials. The following materials shall be prohibited:

- (i) Metal siding and exposed smooth-finished concrete block, when visible from a street, existing single-family attached or detached dwellings, or vacant land classified as CSV, A, RSF-1, RSF-3, and RSF-4; and

Evaluation & Findings: Metal siding and smooth-finished concrete block are not proposed on any facade visible from a street, existing single-family attached or detached dwellings, or vacant land classified as CSV, A, RSF-1, RSF-3, and RSF-4.

- (ii) Synthetic stucco (EIFS) within two feet of the grade level and within two feet of any exterior door jamb.

Evaluation & Findings: EIFS is not proposed within two feet of the grade level of any façade or within two feet of any exterior door jamb.

- (f) *Vinyl siding.* Vinyl siding shall be limited to 60 percent or less of any single facade, and all vinyl siding shall have a smooth surface with no visible grained pattern.

Evaluation & Findings: Vinyl siding has not been proposed on any façade.

(B) Roofs.

- (1) *Roof planes.* Except for mansard roofs, cupolas and steeples, sloped roofs shall include two or more sloping roof planes with greater than or equal to one foot of vertical rise for every three feet of horizontal run, and less than or equal to one foot of vertical rise for every one foot of horizontal run.

Evaluation & Findings: The proposed development utilizes a flat roof, and therefore this provision is not applicable.

- (2) *Flat roofs.* When flat roofs are used, parapet walls with three-dimensional cornice treatments shall conceal them. The cornice shall include a perpendicular projection a minimum of eight inches from the parapet facade plane.

Evaluation & Findings: The proposed building provides a parapet wall with a three-dimensional cornice treatment. The cornice treatment includes a perpendicular projection greater than eight (8) inches from the parapet façade plane.

- (3) *Roof penetrations and equipment.* All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes and other roof penetrations (with the exception of chimneys), shall be located on the rear elevations or screened with a parapet wall having a three-dimensional cornice treatment so as to have a minimal visual impact as seen from:

- (a) A public street;
- (b) Vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15; and
- (c) Lands containing single-family detached, attached, townhouse or two- to four-family dwelling developments.

Evaluation & Findings: All roof-based mechanical equipment and roof penetrations will be screened with a parapet wall having a three-dimensional cornice treatment to minimize visual impact.

(C) *Customer entrances.*

- (1) *Required entrances.* Each side of a building facing a public street shall include at least one customer entrance, except that no large retail establishment shall be required to provide entrances on more than two sides of the structure which face public streets.

Evaluation & Findings: Customer entrances are provided on the elevation which faces a public street (east elevation).

- (2) *Entrance design.* Buildings shall have clearly-defined, highly visible customer entrances that include no less than three of the following design features:

- (a) Canopies/porticos above the entrance;
- (b) Roof overhangs above the entrance;
- (c) Entry recesses/projections;
- (d) Arcades that are physically integrated with the entrance;
- (e) Raised corniced parapets above the entrance;
- (f) Gabled roof forms or arches above the entrance;
- (g) Outdoor plaza adjacent to the entrance having seating and a minimum depth of 20 feet;
- (h) Display windows that are directly adjacent to the entrance;
- (i) Architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above and/or directly adjacent to the entrance; or
- (j) Integral planters or wing walls that incorporate landscaped areas or seating areas. A wing wall is a wall secondary in scale projecting from a primary wall and not having a roof.

Evaluation & Findings: On the front (north) and east façades, the applicant has provided six (6) of the design features into each customer entrance: (a) canopies/porticos above the entrance; (b) roof overhangs over the entrance; (c) entry recesses/projections; (e) raised corniced parapets above the entrance; (i) architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above and/or directly adjacent to the entrance; and (j) integral planters or wing walls that incorporate landscaped areas or seating areas.

On the west façade, the applicant has provided three (3) design features into the customer entrance: (a) canopy/portico above the entrance; (b) roof overhang over the entrance; and (e) raised corniced parapets above the entrance.

(D) *Off-street parking.*

(1) *Location.* No more than 50 percent of the required off-street parking shall be located between the building's primary facade and the street it fronts.

Evaluation & Findings: The building's primary façade does not directly front a street, however, less than 50 percent of the required off-street parking is located in front of the building, as measured by projecting a line from each corner of the front of the building.

(2) *Screening.* Off-street surface parking areas serving a large retail establishment shall be screened in accordance with Section 6.2, in addition to the following:

(a) In cases where a wall or fence is provided in lieu of a continuous opaque screen of shrub material, such fence or wall shall have a minimum height of 36 inches, and be constructed of stone, brick, stucco, wood or similar material designed to resemble such materials;

(b) Any fence or wall shall be located at least four feet from the edge of the lot line; and

(c) All required canopy and understory/ornamental trees shall be located between the fence or wall and the edge of the street right-of-way.

Evaluation & Findings: The applicant has provided landscaping materials in accordance with Section 6.2, and has not elected to provide a wall or fence in lieu of landscaping screening materials to screen parking areas.

(E) *Pedestrian circulation.*

(1) *Sidewalks required.* New large retail establishments shall provide sidewalks constructed in accordance with Subsection 7.3.2(B), Configuration, on all sides of the lot which abut a public street.

Evaluation & Findings: The subject property has limited frontage along two (2) proposed streets, and the streets do not run along or abut the property line of the development.

(2) *Pedestrian pathways.* The on-site pedestrian circulation system shall comply with the standards in Subsection 6.1.10(A), Required improvements, and Subsection 7.3.2(C), Connection.

Evaluation & Findings: The proposed development complies with Section 6.1.10(A), which requires pedestrian crosswalks within parking lots of 100 spaces or more to be at least ten feet (10') in width, either raised above the adjacent pavement, striped, or otherwise designed through the use of alternative materials. Crosswalks are required to be located between all primary building entrances and the parking areas serving those entrances. In addition, Section 6.1.10(A) requires in parking lots of 300 or more spaces, improved pedestrian pathways be provided. These pathways must have a minimum width of three feet (3') located in continuous landscaped parking islands be provided at least every fourth row of parking spaces. The proposed development provides pedestrian pathways within landscaped islands in accordance with Section 6.1.10(A).

The applicant has submitted a companion variance permit application, requesting a variance from Section 6.8.3(E)(2) and from Section 7.3.2(C). Section 7.3.2(C) would require the development to provide a minimum of seven (7) pedestrian connections to the adjacent public sidewalk or greenway network. The variance is sought due to the limitations of the site and the ability to provide connections to the public sidewalk system.

The applicant proposes sidewalks from US Highway 441 to the subject property, along "Entrance Road", "Seller Road 1", and the extension of NW 151st Boulevard. As part of the Variance Permit application, a condition proposed by Staff would require additional

pedestrian connections to be provided between the proposed development and the existing sidewalk system. Specifically, the proposed variance permit condition would require the applicant to provide five foot (5') sidewalks within the right of way of "Seller Road 2" to the north and south the road, as depicted and labeled on Sheet C-6B of the Site Plan, and to provide a 5 foot (5') sidewalk and any necessary crosswalks from the terminus of the right-of-way of "Seller Road 2" connecting said sidewalks along "Seller Road 2" to the primary customer entrances of the development. The sidewalks shall be designed and constructed to comply with the City of Alachua Land Development Regulations and all applicable Florida Department of Transportation (FDOT) standards. The proposed variance permit condition would also require the applicant to provide funding to the City for a five foot (5') sidewalk along the south right-of-way line of the NW 151st Boulevard, from the existing terminus of the sidewalk at the intersection of NW 151st Boulevard and NW 148th Drive to the existing terminus of NW 151st Boulevard, which is contiguous to the location of proposed sidewalk improvements as depicted on Sheet C-6B of the Site Plan. The condition requires a Professional Engineer registered in the State of Florida to prepare the calculation of the funding amount, and for the calculation to include the cost of all materials and labor to construct a sidewalk which complies with the City of Alachua Land Development Regulations and all applicable Florida Department of Transportation (FDOT) standards. Funding required by this condition must be provided to the City prior to applying for a building permit for the proposed building.

(3) *Connection to public sidewalk system.* In the case of corner lots, a connection shall be made to the sidewalk of both streets.

Evaluation & Findings: The subject property is not a corner lot.

(4) *Distinguished from driving surfaces.* All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks, or scored/stamped concrete or asphalt to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

Evaluation & Findings: Pedestrian pathways are proposed to be distinguished from driving surfaces through the use of stamped concrete.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
5 (107/1407)	US 441 (from SR 235 to North City Limits)	4/D	Principle Arterial	Urban Trans	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.
² For developments generating 1,000 trips or greater, 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, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
³ FDOT roadway segment number shown in parenthesis (when applicable.) 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. Trip Generation¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Discount Superstore (ITE Code 813)	8,191 (4,095/4,096)	299 (167/132)	702 (344/358)
Less Pass-By Trips for Superstore (28%)	2,293 (1,146/1,146)	83 (46/36)	196 (98/98)
Net New Trips ³	5,898 (2,949/2,950)	216 (121/96)	506 (246/260)

¹ Source: ITE Trip Generation, 9th Edition.
² Formulas: AADT – 50.75 trips per 1,000 square feet x 161,400 square feet (50% entering/50% exiting); AM Peak Hour – 1.85 trips per 1,000 square feet x 161,400 square feet (56% entering/44% exiting); PM Peak Hour – 4.35 trips per 1,000 square feet x 161,400 square feet (49% entering/51% exiting).
³ Source: ITE Trip Generation Manual, 2nd Edition.

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

Traffic System Category	US 441 Segment 5 (107/1407) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	35,500
Existing Traffic ³	24,411
Reserved Trips ⁴	2,260
Available Capacity ⁴	8,829
Increase/Decrease in Daily Trips Generated by Development ⁵	5,898
Residual Capacity After Development's Impacts⁶	2,931

¹ FDOT roadway segment number shown in parenthesis (when applicable.) 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 2015, Florida Department of Transportation, District II, September 2016.
⁴ Source: City of Alachua February 2017 Development Monitoring Report.
⁵ Trip Distribution: Reference Traffic Impact Analysis, Walmart #3873 – Alachua, dated November 2016, prepared by Traffic & Mobility Consultants.
⁶ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	US 441 Segment 5 (107/1407) ¹
PM Peak Hour Trips	
Maximum Service Volume ²	3,200
Existing Traffic ³	2,319
Reserved Trips ⁴	214
Available Capacity ⁴	667
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	506
Residual Capacity After Development's Impacts⁶	161
¹ FDOT roadway segment number shown in parenthesis (when applicable.) 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 2015, Florida Department of Transportation, District II, September 2016. ⁴ Source: City of Alachua February 2017 Development Monitoring Report. ⁵ Trip Distribution: Reference Traffic Impact Analysis, Walmart #3873 – Alachua, dated November 2016, prepared by Traffic & Mobility Consultants. ⁶ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

Evaluation: The impacts generated by the development would not adversely affect the Level of Service (LOS) of the roadway segments identified above. The impacts that would be generated by the development are 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	139,670
Available Capacity	970,330
Projected Potable Water Demand from Application ³	3,347
Residual Capacity	966,983
Percentage of Permitted Design Capacity Utilized	57.96%
Sources: ¹ City of Alachua Public Services Department, April 2016. ² City of Alachua February 2017 Development Monitoring Report. ³ Source: Walmart Prototypical Utility Loads.	

Evaluation: The impacts to the potable water system that would be generated by the development would not adversely affect the Level of Service (LOS) for potable water facilities. The impacts that would be generated by the development 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 ¹	615,000
Reserved Capacity ²	100,080
Available Capacity	784,920
Projected Sanitary Sewer Demand from Application ³	3,012
Residual Capacity	781,908
Percentage of Permitted Design Capacity Utilized	47.87%
Sources: ¹ City of Alachua Public Services Department, April 2016. ² City of Alachua February 2017 Development Monitoring Report. ³ Source: Walmart Prototypical Utility Loads.	

Evaluation: The impacts to the sanitary sewer system that would be generated by the development would not adversely affect the Level of Service (LOS) for sanitary sewer facilities. The impacts that would be generated by the development are therefore acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	39,152	7,145.24
Reserved Capacity ²	4,928.41	899.43
Demand Generated by Application ³	789.04	144
New River Solid Waste Facility Capacity ⁴	50 years	
Sources: ¹ Concurrency Impact Analysis, Walmart #3873-00, Alachua, FL, prepared by CPH Engineers, Inc., dated January 30, 2017. ² City of Alachua February 2017 Development Monitoring Report. ³ Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996 ⁴ New River Solid Waste Facility. March 2016.		

Evaluation: The impacts to the solid waste system that would be generated by the development would not adversely affect the Level of Service (LOS) for solid waste facilities. The impacts that would be generated by the development are therefore acceptable.

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT “A”
TO
WAL-MART #3873
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The extension of a potable water main, as prepared by Brian P. Cassidy, of CPH, Inc., and depicted on plans entitled “Proposed U.S. Highway 441 Watermain Extension”, dated February 17, 2015, as may be revised, shall be constructed, inspected by the City, completed, and accepted, in accordance with the City’s Requirements for Design and Construction, prior to the final inspection for any building permit associated with this Site Plan.
2. The applicant agrees it shall notify the Public Services Department no less than five (5) business days prior to any excavation, grading, or other construction activities related to excavation in the right-of-ways of the access roads labelled as “Entrance Road”, “Seller Road 1”, “Seller Road 2” on the Site Plan, and within the right-of-way of the extension of NW 151st Boulevard. The Public Services Department shall be authorized to determine if any underdrain(s) shall be installed within the specified areas, in accordance with the recommendations of the independent third-party geotechnical review performed by Kenneth L. Hill, P.E., of GSE Engineers and Consultants, Inc., as further described in a letter dated December 15, 2016, and found in Exhibit “B” – Supporting Application Materials Submitted by City Staff to the Planning & Zoning Board.
3. The applicant agrees it shall revise the Site Plan to comply with any conditions of the companion variance permit and special exception permits, including but not limited to revisions necessary to provide five foot (5’) sidewalks within the right of way of “Seller Road 2” to the north and south the road, as depicted and labeled on Sheet C-6B of the Site Plan, and to provide a 5 foot (5’) sidewalk and any necessary crosswalks from the terminus of the right-of-way of “Seller Road 2” connecting said sidewalks along “Seller Road 2” to the primary customer entrances of the development.
4. The applicant agrees it shall not use an outdoor speaker or public address system as part of the automobile repair and servicing use, as part of the outdoor garden center, or any other use proposed by this Site Plan.
5. The applicant agrees it shall provide Public Utilities Easements as depicted on the Site Plan. Public Utilities Easements shall include a legal description of each easement area and a boundary sketch of each described easement. The applicant shall prepare legal descriptions and sketches of each Public Utilities Easement. Public Utilities Easements as depicted on the Site Plan shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The

applicant shall incur all costs associated with the preparation and recordation of such public utility easements.

6. The applicant agrees it shall comply with all comments issued by the Public Services Department as provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated December 15, 2016 and found in Exhibit "B" – Supporting Application Materials Submitted by City Staff to the Planning and Zoning Board.
7. The applicant agrees it shall comply with all recommendations provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated December 15, 2016 and found in Exhibit "B" – Supporting Application Materials Submitted by City Staff to the Planning and Zoning Board.
8. The applicant agrees it shall comply with all recommendations provided by Kenneth L. Hill, P.E., of GSE Engineering and Consulting, Inc., in a letter dated December 15, 2016 and found in Exhibit "B" – Supporting Application Materials Submitted by City Staff to the Planning and Zoning Board.
9. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
10. The applicant agrees that Conditions 1 – 10 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 10 as stated herein.