



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

July 11, 2017

SUBJECT:	A request for a Site Plan for the construction of a $\pm 1,023$ square foot parking lot with associated landscaping to serve a proposed live/work unit (Vanessa's Hair Studio)
APPLICANT/AGENT:	Rosa McDaniel
PROPERTY OWNER:	Rosa McDaniel
LOCATION:	15417 NW 140 th St (CR 235), east of Alachua Villas apartment complex, northwest of Alachua Elementary School
PARCEL ID NUMBER:	03221-000-000
FLUM DESIGNATION:	Commercial
ZONING:	Community Commercial ("CC")
OVERLAY:	N/A
ACREAGE:	$\pm .42$ acres
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the four (4) conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and on page 17 of the July 11, 2017 Staff Report to the Planning & Zoning Board.</i>

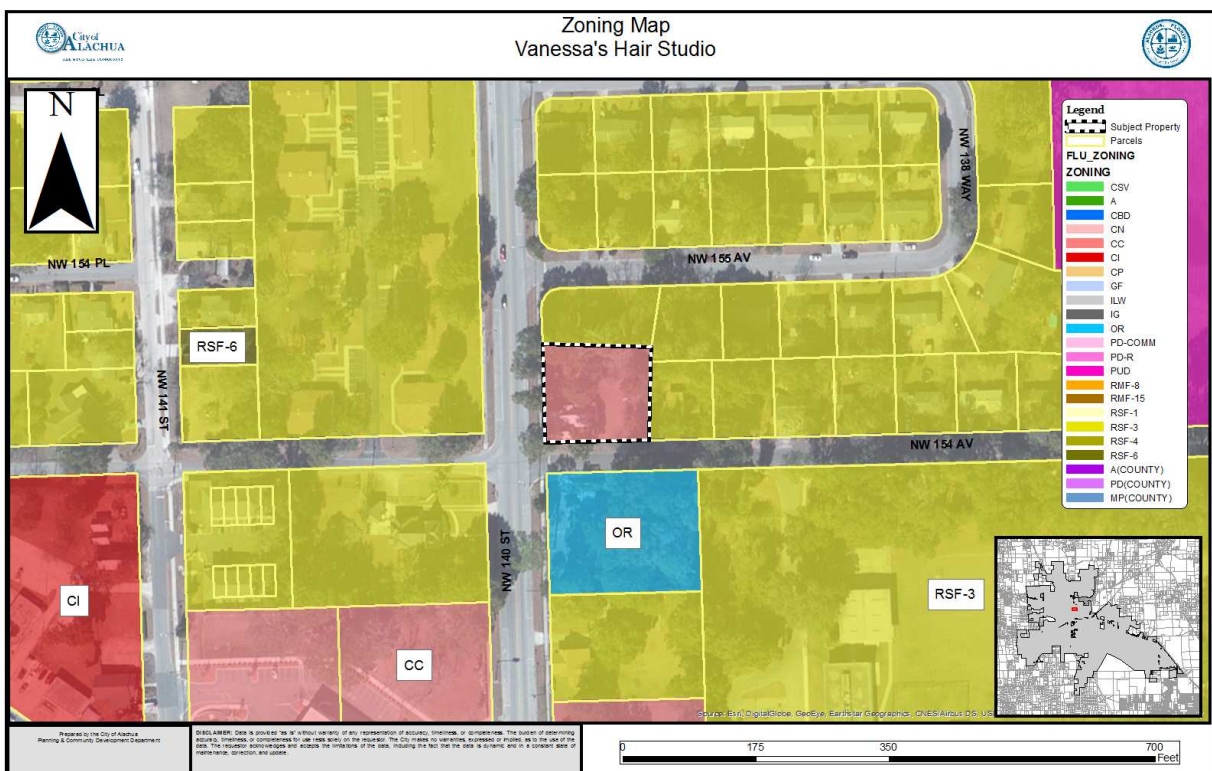
SUMMARY

The proposed site plan is a request by Rosa McDaniel, applicant and property owner, for the construction of a ±1,023 square foot parking lot with associated landscaping to serve a proposed live/work unit (Vanessa's Hair Studio).

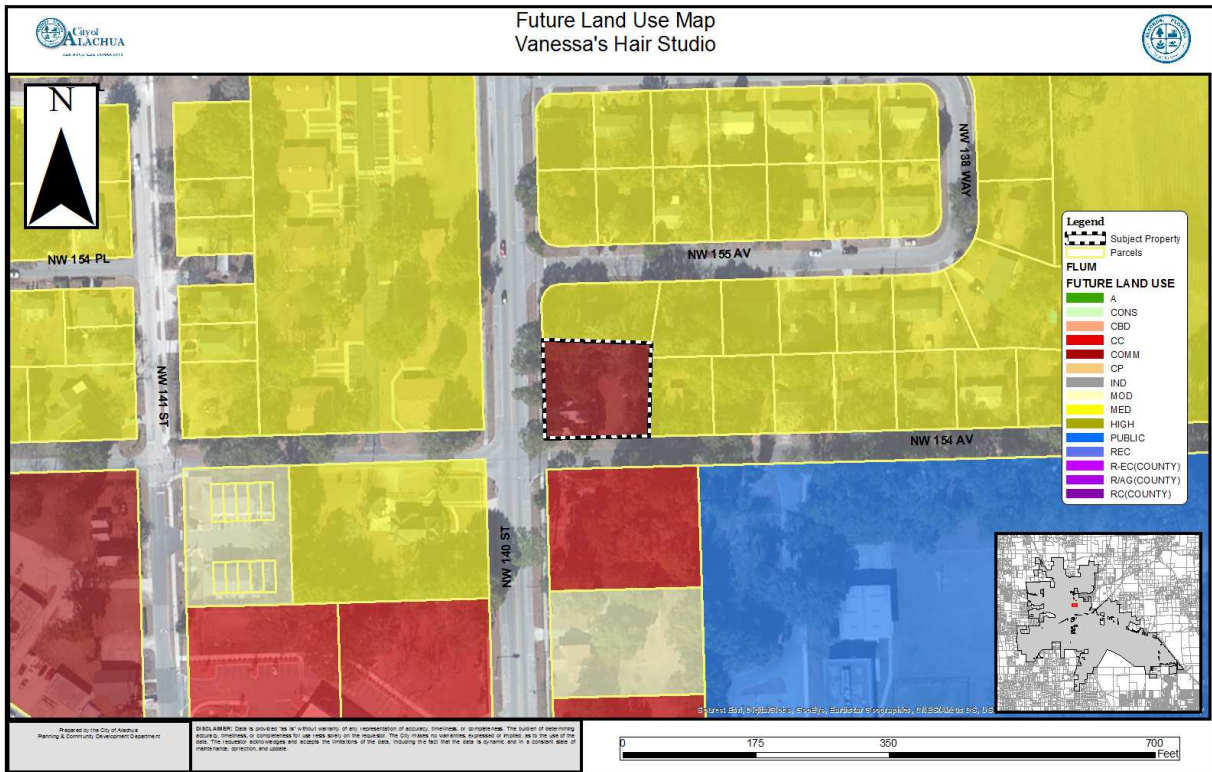
The subject property is ±.42 acres in area and is located at 15417 NW 140th St (CR 235). Access to the subject property would be provided primarily by one (1) ingress/egress drive connecting to NW 154th Avenue.

The applicant has provided documentation from the Suwannee River Water Management District that the proposed project is exempt from permitting requirements.

Map 1. Subject Property with Zoning



Map 2. Subject Property with Future Land Use



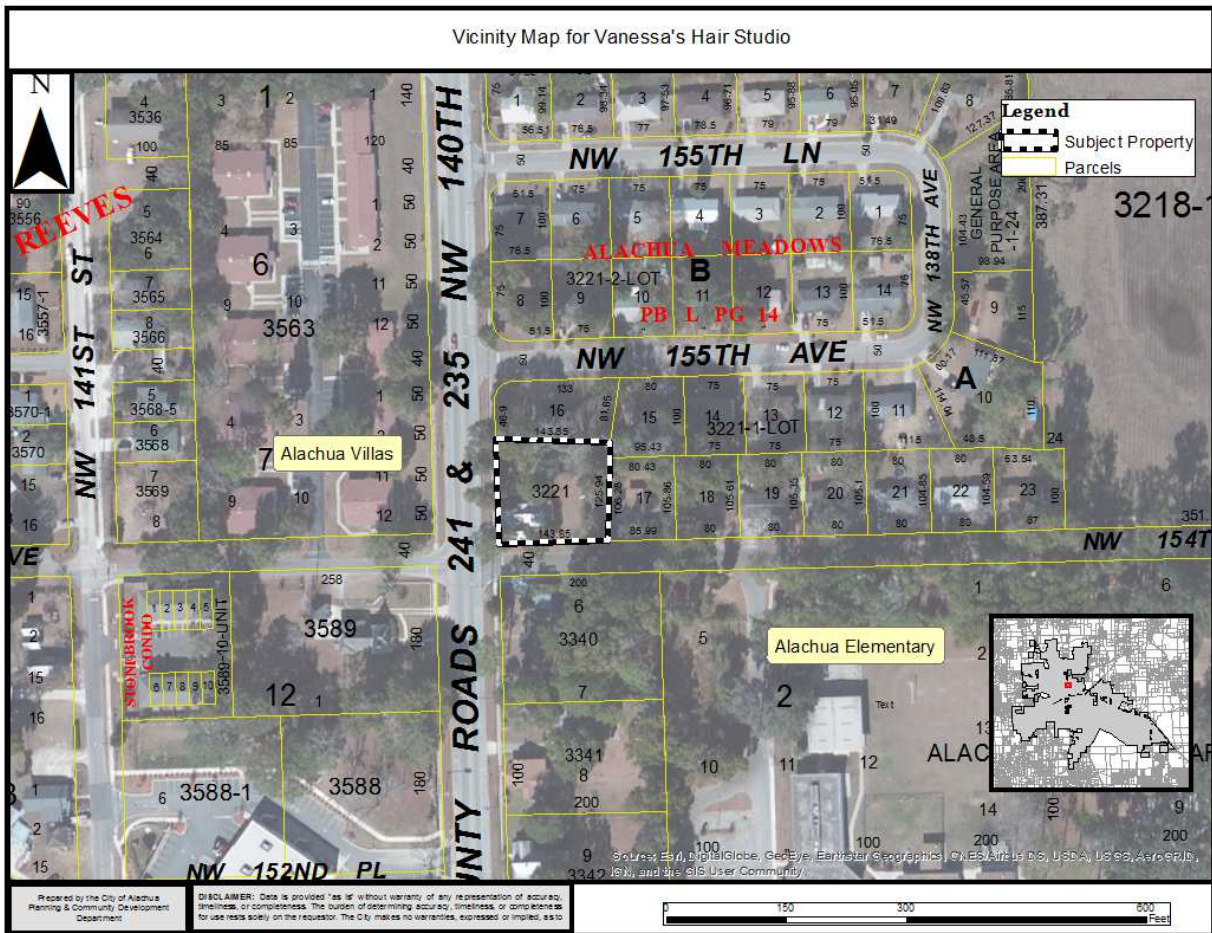
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Residential	Medium Density Residential	RSF-3
South	Single Family Residential	Commercial	OR
East	Single Family Residential	Medium Density Residential	RSF-3
West	Multi-family Residential	Medium Density Residential	RSF-3

Map 3. Vicinity Map



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on July 27, 2016 at the Alachua Branch Library. The applicant's agent was present and available to answer questions. As evidenced by materials

submitted by the applicant, the meeting was attended by two (2) individuals. 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.

Evaluation and Findings of Consistency with Objective 1.3: The proposed use (office/business) complies with the intent of the Commercial Future Land Use designation by providing a service/office use 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 Policy 1.3.b: The subject property has a Commercial FLUM designation, which allows personal services as a permitted use.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

Evaluation and Findings of Consistency with Policy 1.3.d: The applicant has demonstrated through their submitted site plan application and supporting documentation that each of these sub-policies has been addressed.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Evaluation and Findings of Consistency with Objective 5.1: According to the analysis of the subject property, based on the best available data, the site does not contain any environmental features, such as those considered by Objective 5.1 that would render the property inappropriate for the proposed development. Please see the Environmental Conditions Analysis section of this Report.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

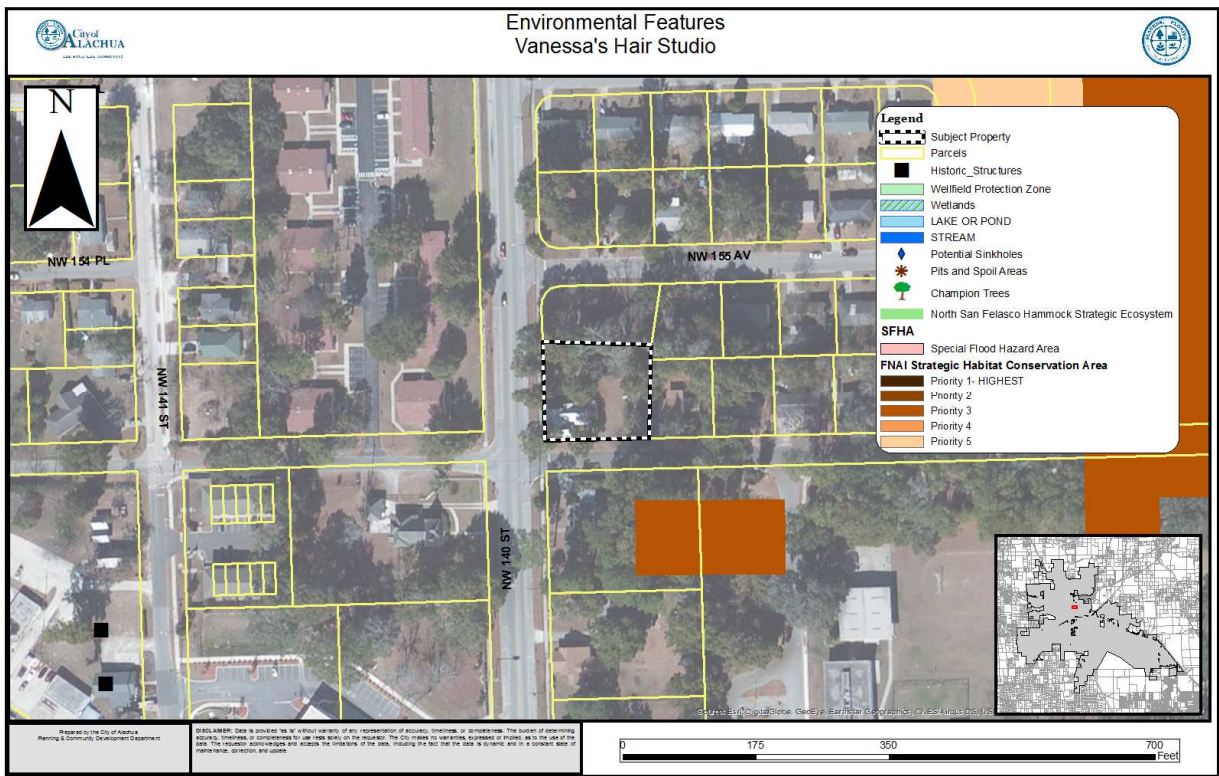
Evaluation: No wetlands have been identified on subject property, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County. 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 will not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 4. Environmental Features



Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer does not indicate any lands classified as potentially having habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. 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 two (2) soil types found on the subject property:

Arredondo Fine Sand (0 to 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid in the surface and subsurface layers. Surface runoff is slow. This soil type poses only slight limitations as sites for dwellings, commercial buildings, absorption fields for septic tanks, and local roads and streets.

Arredondo Urban Land Complex (0 to 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid. No assigned limitations for building or site capabilities.

Evaluation: The soil types where paved areas will occur on the subject property potentially pose only slight limitations for dwellings, commercial buildings, absorption fields for septic tanks, and local roads and streets. No new dwellings, commercial buildings, absorption fields for septic tanks or local roads and streets are being proposed, therefore, there are no issues related to soil types.

Flood Potential

Panel 0140D 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.) See Map 4 above.

Evaluation: The subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), therefore there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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.

(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 Community Commercial ("CC".) The site plan proposes a new ±1,023 square foot parking lot intended to serve a live/work unit housing "Vanessa's Hair Studio" and a dwelling unit. Table 4.1-1 of the LDRs establishes the allowable uses within each zoning district, and indicates that this zoning district permits live/work units under the "Household Living" use category.

(3) *Zone District Use-Specific Standards*

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

Evaluation & Findings: There are no use specific standards set forth for this use in Table 4.1-1 of the LDRs.

(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, Section 6.8, Design Standards for Business Uses, and Section 6.9, Environmental Protection Standards. Compliance with the relevant provisions of the aforementioned LDR sections is demonstrated within the Site Plan.

(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 is being proposed as a part of this application.

(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.

COMPLIANCE WITH SECTION 6.6.3, RESIDENTIAL PROTECTION STANDARDS

Section 6.6.3 of the City's Land Development Regulations (LDRs) establishes additional conditions that may be imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. As a condition of site plan approval, additional landscaping materials were required along the east and south perimeters of the proposed parking area. These landscape materials are intended to minimize any potential adverse impacts that may be caused by the proposed parking lot area. Hours of operation for the commercial use have also been limited to the hours between 7 a.m. and 9 p.m. to minimize any potential adverse impacts to the surrounding residential uses.

PUBLIC FACILITIES IMPACT

Section 2.4.14 (C) (3) exempts developments with de minimis or no impact on public facility levels from the requirements of Concurrency Compliance. Article 10, City of Alachua Land Development Regulation defines de minimis as "an impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route." As shown in Table 3 below the anticipated impact of this development is 4 trips per day, therefore, the development is exempt from concurrency requirements. Concurrency calculations have been provided below. No negative impact to public facilities is anticipated from this proposed development.

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
9 (109/4109)	SR 235 (from US 441 to North City Limit)	2/U Bays	Major Collector	Comm	D
3 & 4 (106)	US 441 (from NW 126 th to SR 235)	4/D	Principle Arterial	Urban Trans	C
5 (107/1407)	US 441 (From SR 235 to North City Limit)	4/D	Principle Arterial	Urban Trans	C

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.
² For developments generating fewer than 1,000 trips, affected roadway segments are identified as those located partially or wholly within ½ mile of the development's ingress/egress [Section 2.4.14(H)(2) 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
Hair Salon (ITE Code 918)	4 (2/2)	1 (1/0)	1 (0/1)
Total Trips	4 (2/2)	1 (1/0)	1 (0/1)

¹ Source: ITE Trip Generation, 9th Edition.
² Formulas: ITE Code 918 – AADT – Actual PM Peak Hour Generation (.4) x 10 (50% entering/50% exiting); AM Peak Hour – 1.21 trips per 1,000 sf gfa x .2 ksf (100% entering/0% exiting) Rounded to 1 trip; PM Peak Hour – 1.93 trips per 1,000 sf gfa x .2 ksf (17 % entering/ 83% exiting) Rounded to 1.

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

Traffic System Category	SR 235 (from US 441 to North City Limit) ¹	US 441 (from NW 126 th to SR 235) ¹	US 441 (From SR 235 to North City Limit) ¹
Average Annual Daily Trips			
Maximum Service Volume ²	13,300	35,500	35,500
Existing Traffic ³	6,189	17,295	24,411
Reserved Trips ⁴	271	2,169	2,321
Available Capacity ⁴	6,840	16,036	8,768
Increase/Decrease in Daily Trips Generated by Development ⁵	4	2	2
Residual Capacity After Development's Impacts⁶	6,836	16,034	8,766
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 2013, Florida Department of Transportation, District II, August 2014. ⁴ Source: City of Alachua March 2017 Development Monitoring Report. ⁵ Trip Distribution: SR 235 (from US 441 to North City Limit): 100% ; US 441 (from NW 126 th to SR 235: 50%; US 441 (From SR 235 to North City Limit): 50% 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 (PM Peak Hour)

Traffic System Category	SR 235 (from US 441 to North City Limit) ¹	US 441 (from NW 126 th to SR 235) ¹	US 441 (From SR 235 to North City Limit) ¹
Maximum Service Volume ²	1,200	3,200	3,200
Existing Traffic ³	588	1,643	2,319
Reserved Trips ⁴	27	258	222
Available Capacity ⁴	585	1,299	659
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	1	1	1
Residual Capacity After Development's Impacts⁶	584	1,298	658
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 2013, Florida Department of Transportation, District II, August 2014. ⁴ Source: City of Alachua March 2017 Development Monitoring Report. ⁵ Trip Distribution: SR 235 (from US 441 to North City Limit): 100% ; US 441 (from NW 126 th to SR 235: 50%; US 441 (From SR 235 to North City Limit): 50%. All trips less than 1 have been rounded up to 1 trip. ⁶ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.			

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,190,000
Reserved Capacity ¹	140,504
Available Capacity	969,496
Projected Potable Water Demand from Application ³	16
Residual Capacity	969,480
Percentage of Permitted Design Capacity Utilized	57.8%
Sources: 1 City of Alachua March 2017 Development Monitoring Report. 2 Source: Chapter 64E-6, Florida Administrative Code; Formula: 16 gallons per day per 1 hair salon chair (16 gpd x 1 salon chair = 16 gpd total)	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	615,000
Reserved Capacity ¹	100,914
Available Capacity	784,086
Projected Sanitary Sewer Demand from Application ²	16
Residual Capacity	784,070
Percentage of Permitted Design Capacity Utilized	47.7%
Sources: 1 City of Alachua March 2017 Development Monitoring Report. 2 Source: Chapter 64E-6, Florida Administrative Code; Formula: 16 gallons per day per 1 hair salon chair (16 gpd x 1 salon chair = 16 gpd total)	

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is 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	6,705.11	1,223.68
Demand Generated by Application ²	6.2	1.1
New River Solid Waste Facility Capacity ⁴	50 years	
Sources: 1 City of Alachua March 2017 Development Monitoring Report. 2 Guide to Solid Waste and Recycling Plans for Development Projects (Santa Barbara County Public Works Department). 1987.		

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is 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
ROSA MCDANIEL; VANESSA’S HAIR STUDIO
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
2. The hours of any commercial operation are limited to between 7:00 a.m. and 9:00 p.m.
3. This site plan approval will expire at the end of 12 months after the date of the public hearing (hearing date: July 11, 2017; site plan approval expiration date: July 11, 2018).
4. The applicant agrees that Conditions 1-3 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 -3 as stated herein.

**EXHIBIT “B”
TO
ROSA MCDANIEL; VANESSA’S HAIR STUDIO
SITE PLAN
STAFF REPORT**

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