



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

July 11, 2017

SUBJECT:	A request to amend the Official Zoning Atlas from Residential Single Family – 3 (“RSF-3”) to Residential Multiple Family – 8 (“RMF-8”)
APPLICANT/AGENT:	Karl Kristoff
PROPERTY OWNER:	Khanh Dinh
LOCATION:	15803 NW 140 th Street
PARCEL ID NUMBER:	03131-103-000
ACREAGE:	±1.20 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve.
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 for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.</i>

SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Karl Kristoff, applicant and agent for Khanh Dinh, property owner, for the consideration of the rezoning of the subject property from Residential Single Family – 3 (“RSF-3”) to Residential Multiple Family – 8 (“RMF-8”).

The subject property is located at 15803 NW 140th Street and is comprised of Tax Parcel Number 03131-103-000. The subject property is approximately 1.20 acres in size, and is located east of NW 140th Street, south of NW 158th Place, and north of NW 158th Avenue. The Cleather Hathcock Community Center is located to the northwest and across NW 140th Street from the subject property.

The subject property is presently developed with a building (approximately 21,000 square feet), and associated parking areas. The building has historically been used for industrial uses (the use of the property for industrial purposes is nonconforming to the present zoning of the subject property). The applicant has indicated a desire to rezone the property to facilitate its use for multi-family residential purposes.

The subject property presently has a Medium Density Residential Future Land Use Map (FLUM) Designation, which permits a density of four (4) to eight (8) dwelling units per acre. The proposed zoning district (RMF-8) would permit development of the property at a density consistent with the density allowed by the existing FLUM Designation of the property.

The general purposes of the residential zone districts established by the City’s Land Development Regulations (LDRs) are described in Section 3.4.1 of the LDRs:

The residential zone districts contained in this section are established and intended to provide a comfortable, healthy, safe, and pleasant environment in which to live. More specifically, they are intended to:

- (A) *Provide appropriately located lands for residential development.* Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the Comprehensive Plan;
- (B) *Protect from harmful effects.* Protect residents from the harmful effects of noise, traffic congestion, and other significant adverse environmental effects; and
- (C) *Provide lands with varying degrees of density.* Provide for residential lands with varying density, together with public and semipublic buildings and facilities, accessory structures, and nonresidential services, as may be compatible with such development.

The specific purpose of the RSF-3 zoning district are described in Section 3.4.2(B) of LDRs:

RSF-3, Residential Single-Family-3. The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a

moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The minimum lot area is 10,000 square feet and the maximum density allowed is three dwelling units an acre.

The specific purpose of the RMF-8 zoning district are described in Section 3.4.2(G) of the Land Development Regulations (LDRs):

RMF-8, Residential Multiple Family District-8. The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.

EXISTING USES

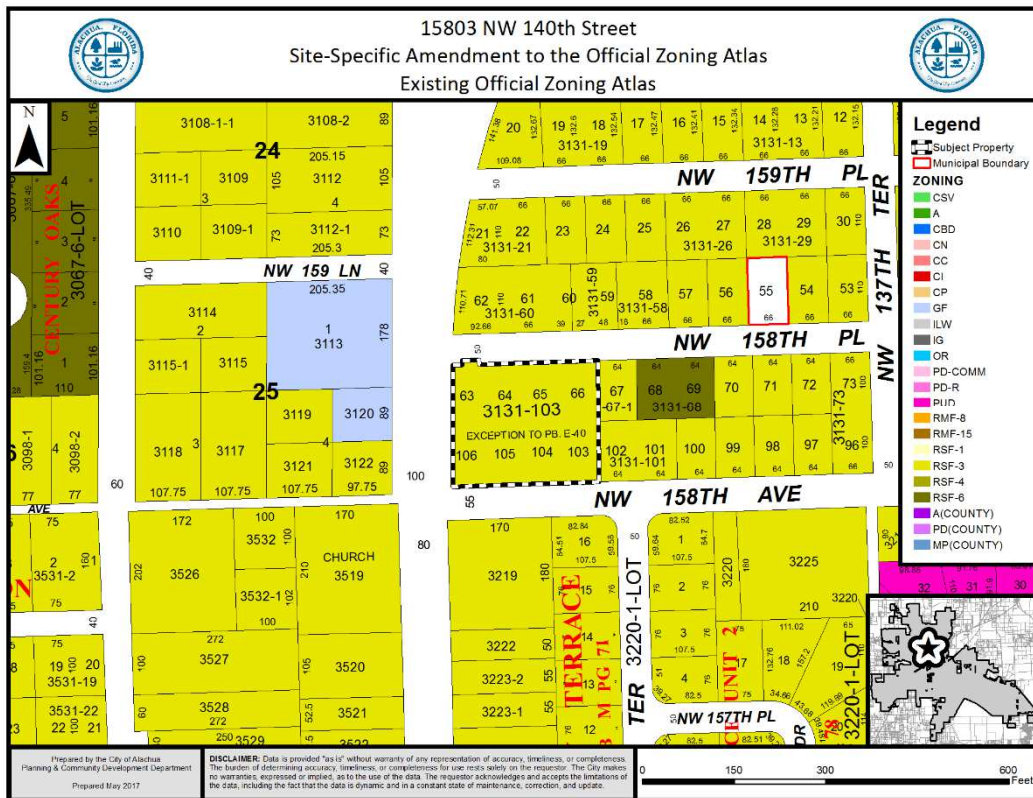
The subject property is presently developed with a building (approximately 21,000 square feet), and associated parking areas. The building has historically been used for industrial uses (the use of the property for industrial purposes is nonconforming to the present zoning of the subject property). The applicant has indicated a desire to rezone the property to facilitate its use for multi-family residential purposes.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

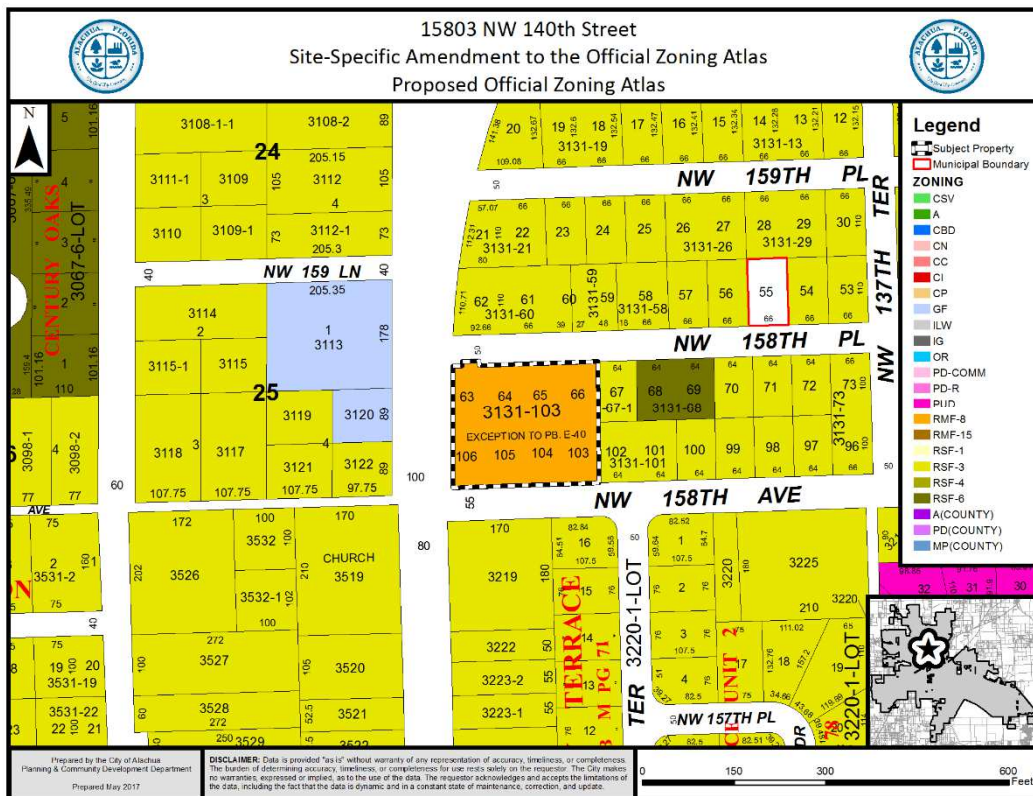
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District
Zoning District:	Residential Single Family – 3 (RSF-3)	Residential Multiple Family – 8 (RMF-8)
Max. Gross Density:	3 dwelling units per acre <i>Maximum 3 dwelling units on the subject property</i>	8 dwelling units per acre <i>Maximum 9 dwelling units on the subject property</i>
Floor Area Ratio:	N/A	N/A
Permitted Uses:	Single-Family Detached Dwellings; Manufactured Homes; Community Residential Homes (6 or fewer residents);	Multiple-Family Dwellings; Live/Work Dwellings; Single-Family Attached Dwellings; Single-Family Detached Dwellings; Townhouses; Two-to-Four Family Dwellings; Community Residential Homes;

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



SURROUNDING USES

The subject property is located at 15803 NW 140th Street and is comprised of Tax Parcel Number 03131-103-000. The subject property is approximately 1.20 acres in size, and is located east of NW 140th Street, south of NW 158th Place, and north of NW 158th Avenue. The Cleather Hathcock Community Center is located to the northwest and across NW 140th Street from the subject property. Single-family residential uses are primarily located to the north, east, and south of the subject property, and to the west of the subject property south of the Cleather Hathcock Community Center. A duplex is located immediately to the east of the subject property, and other duplexes are located proximate to the subject property to the east.

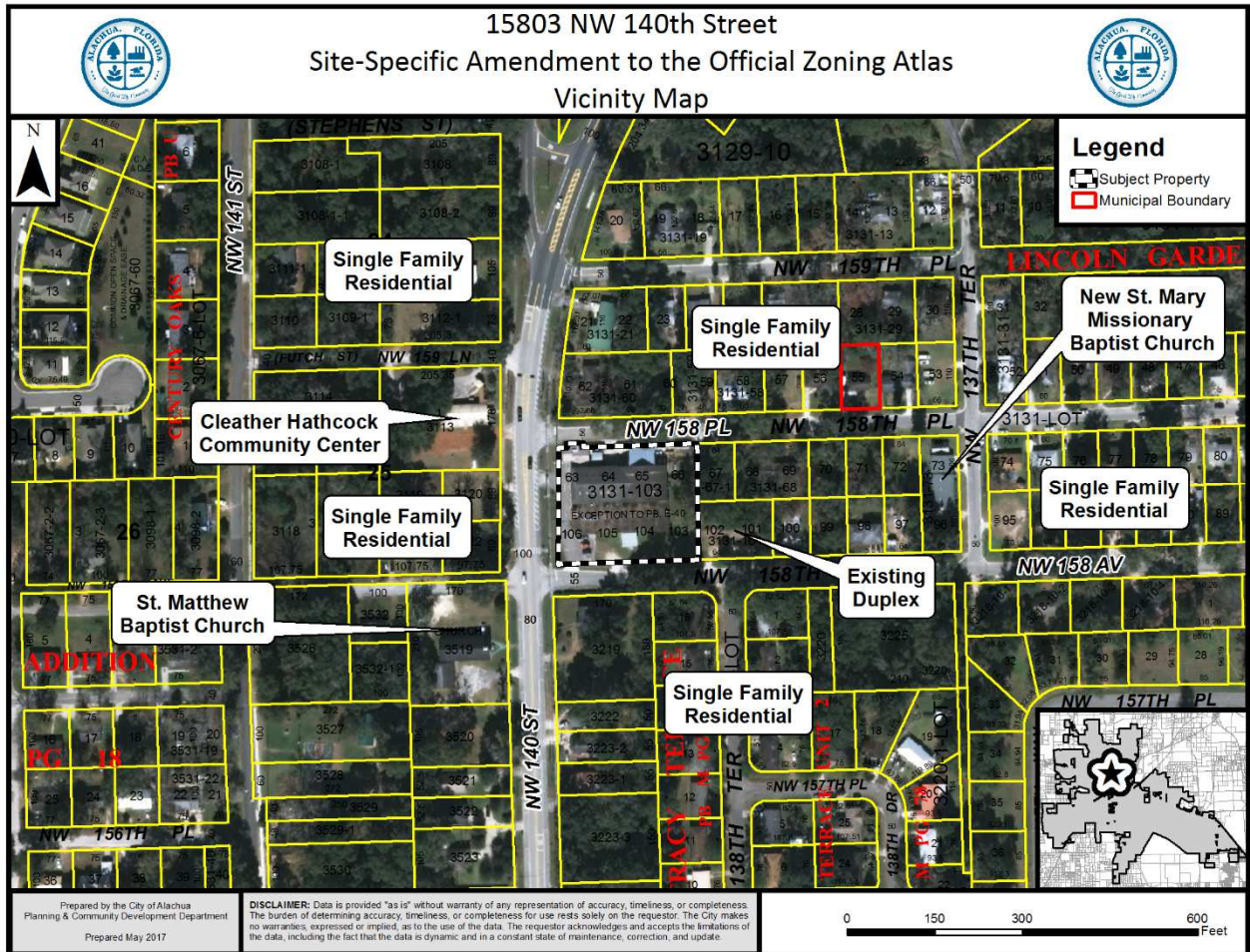
The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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 Residences	Medium Density Residential	Residential Single Family – 3 (RSF – 3)
South	Single Family Residences	Medium Density Residential	Residential Single Family – 3 (RSF – 3)
West	Single Family Residences; Cleather Hathcock Community Center	Medium Density Residential; Public	Residential Single Family – 3 (RSF – 3); Governmental Facilities (GF)
East	Single Family Residences; Duplexes	Medium Density Residential	Residential Single Family – 3 (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 and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on March 21, 2017, at the Cleather Hathcock Community Center to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, ten (10) persons attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.b: Medium density residential (4 to 8 dwelling units per acre): The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments. The following uses are allowed in the medium density land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Apartments and townhomes;
7. Live/work units;
8. Residential Planned Unit Developments;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.b: The Future Land Use Map (FLUM) Designation of the subject property is Medium Density Residential, which permits a density of 4 to 8 dwelling units per acre. The zoning district proposed for the subject property, Residential Multiple Family – 8 (RMF-8), permits a maximum density of 8 dwelling units per acre, which is consistent with the Medium Density Residential FLUM Designation. The applicant has indicated a desire to rezone the property to facilitate its use for multi-family residential purposes, which is a use permitted in the RMF-8 zoning district.

Objective 4.1 Infill development: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Policy 4.1.a: Infill within existing neighborhoods may occur at a higher density, but design standards shall be utilized to protect the traditional character of the residential neighborhood. Design standards may include, but are not limited to, utilizing similar architectural design features, enhanced landscaping, and placement of the building on the lot in a manner consistent with surrounding buildings.

Analysis of Consistency with Objective 4.1 and Policy 4.1.a: The subject property is located within an urban area of the City, and its redevelopment for residential use would be considered infill development. The City's LDRs provide additional protections between single-family residential areas, such as those adjacent to the subject property, and multi-family uses. Such protections include (but are not limited to) increased perimeter buffering requirements, limitations on the number of stories of those buildings proximate to single-family uses, and design requirements for facades facing single-family residential uses.

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.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: An environmental conditions and site suitability analysis has been provided separately in this report. The subject property is presently developed with a building that has historically been used for industrial uses, and there are no known environmental features which would affect the use of the subject property for residential purposes. Future redevelopment of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan. The subject property is presently connected to the City's water and wastewater systems. Any redevelopment of the subject property for residential uses will require connection to the City of Alachua's potable water and wastewater system.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report. The proposed amendment would not degrade the level of service of recreational facilities to an unacceptable level; therefore, the proposed amendment's impact to recreational facilities are acceptable.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed amendment would not degrade the level of service of transportation facilities to an unacceptable level; therefore, the proposed amendment's impact to transportation facilities are acceptable.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

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

Analysis of Consistency with Policy 1.2.a: The subject property is developed and is located within the wastewater service area. The existing development on the subject property is presently connected to the City's wastewater system. Any future redevelopment on the subject property for a multifamily use will require connection to the wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not degrade the level of service of solid waste facilities to an unacceptable level; therefore, the proposed amendment's impact to solid waste facilities are acceptable.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is developed and is located within the potable water service area. The existing development on the subject property is presently connected to the City's water system. Any future redevelopment of the subject property for a multifamily use will require connection to the potable water system.

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

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

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

Strategic Ecosystems

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

15800S NW 140th Street
Site-Specific Amendment to the Official Zoning Atlas
Environmental Features

Legend

- Subject Property
- Municipal Boundary
- Environmental Features**
 - Special Flood Hazard Areas
 - Streams
 - Lakes
 - Wetlands
 - Champion Trees
 - Alachua County Forever Lands
 - Pits and Spoil Areas
 - Potential Sinkhole
- FNAI Strategic Habitat Conservation Areas**
 - Priority 1 (Highest)
 - Priority 2
 - Priority 3
 - Priority 4
 - Priority 5 (Lowest)

Disclaimer: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requester. The City makes no warranties, expressed or implied, as to the use of the data. The requester acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

Prepared by the City of Alachua
 Planning & Community Development Department
 Prepared May 2017

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, and the subject property does not contain any lands identified as priority lands within the FNAI PNA data layer. The FNAI PNA data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during any redevelopment of the subject property, 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-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.

Millhopper Sand (0% – 5% slopes)

Hydrologic Soil Group: A

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

Evaluation: The soil types located within the subject property do not pose any significant limitations for development. Therefore, there are no issues related to soil suitability. Any future redevelopment of the subject property requiring site grading

or other fill/excavation activities would require that any soil limitations be addressed at the time of development.

Flood Potential

Panels 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

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

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

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

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

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations (“LDRs”) establishes standards with which all rezoning applications must be found to be compliant. Staff’s evaluation of the application’s compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

- (a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

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

- (b) ***Consistent with Ordinances*** – The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation: An analysis of the application’s compliance with the LDRs has been provided in this report. The proposed amendment does not conflict with any applicable requirements of the City’s Code of Ordinances.

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

Evaluation: The proposed amendment would rezone the subject property from Residential Single Family – 3 (RSF-3) to Residential Multiple Family – 8 (RMF-8). While the property presently has a residential zoning designation, it has historically been used for industrial uses (the use of the property for industrial purposes is nonconforming to the present zoning of the subject property). The use of the property for multi-family residential purposes is more compatible with the existing development pattern of the surrounding area than the historic use of the property for industrial use. The surround area primarily includes single-family residential uses, as well a limited number of duplexes proximate to or adjacent to the subject property, and public/institutional uses (the Cleather Hathcock Community Center).

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

Evaluation: The subject property is located within an urban area of the City and is presently developed. The surrounding properties and area are developed

primarily with single family residential uses as well as public and institutional uses (the Cleather Hathcock Community Center and religious institutions). Therefore, the proposed amendment would not create premature development in an undeveloped or rural area.

- (e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation: Surrounding areas are zoned RSF-3. According to Section 4.3.2(B) of the City's LDRs, the purpose of the RSF-3 zoning district is to provide area in which the principal use of land is single-family residential development. Complementary uses customarily found in residential zoning districts, such as community facilities, religious institutions, and parks and playgrounds are also permitted in the RSF-3 zoning district. The maximum density in the RSF-3 zoning district is 3 units per acre.

According to Section 3.4.2(G) of the City's LDRs, the purpose of the RMF-8 zoning district is to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family dwellings, and multiple family dwellings. Complementary uses customarily found in residential zoning districts, such as community facilities, religious institutions, and parks and playgrounds, are also permitted in the RMF-8 zoning district. The maximum density in the RMF-8 zoning district is 8 dwelling units per acre.

While the RMF-8 zoning district permits a higher density than the density permitted within the RSF-3 zoning district, and also permits multiple-family uses (whereas the RSF-3 zoning district only permits certain attached residential uses, by Special Exception Permit), the uses generally permitted within the RMF-8 zoning district are more comparable to and compatible with the uses presently located on adjacent lands (and zoned RSF-3) than the historic use of the subject property for industrial purposes.

- (f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation: The proposed amendment would permit multifamily residential use on the subject property. The use on properties within the surrounding area is primarily single-family residential. The proposed amendment, therefore, would result in similar impacts to traffic, densities, building height, noise, lights, and other physical effects to those generated by existing uses within the area. As noted previously within this report, the subject property has historically been used for industrial uses (the use of the property for industrial purposes is nonconforming to the present zoning of the subject property). The use of the property for a multifamily residential use would likely reduce the potential effects on the

surrounding area from those effects which could be generated by the use of the property for an industrial.

- (g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: As noted previously, the RMF-8 zoning district permits a higher density than the density permitted within the RSF-3 zoning district, and also permits multifamily residential uses (whereas the RSF-3 zoning district only permits certain attached residential uses, by Special Exception Permit), the uses generally permitted within the RMF-8 zoning district are more comparable to and compatible with the uses presently located on adjacent lands (and zoned RSF-3) than the historic use of the subject property for industrial purposes.

- (h) ***Encourage Sprawl*** – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

Evaluation: Chapter 163.3164(51), Florida Statutes, defines “urban sprawl” as, “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.”

The subject property is located within an urban area of the City and is surrounded by developed lands. Uses on nearby lands primarily consist of single-family residential uses, as well a limited number of duplexes proximate to or adjacent to the subject property, and public/institutional uses (the Cleather Hathcock Community Center).

The subject property is developed and is presently connected to the City’s water and wastewater systems. Any future redevelopment on the subject property for a multifamily use will require connection to the City’s water and wastewater systems.

In addition to the availability of potable water and sanitary sewer, the subject property is located along a road classified as a collector road by the Transportation Element of the City’s Comprehensive Plan.

- (i) ***Spot Zoning*** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The lands surrounding the subject property are zoned RSF-3. Both the proposed zoning district (RMF-8) and the RSF-3 zoning district permit residential uses. The use of the subject property for multi-family residential

purposes is more directly related to the uses on adjacent and surrounding properties than the historic use of the subject property for industrial uses.

- (j) **Public Facilities** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation: The subject property is developed and is presently connected to the City's water and wastewater systems. Any future redevelopment on the subject property for a multifamily use will require connection to the City's water and wastewater systems. In addition to the availability of potable water and sanitary sewer, the subject property is located along a road classified as a collector road by the Transportation Element of the City's Comprehensive Plan. The subject property is located proximate to other City public facilities, including public parks and recreational facilities (Maude Lewis Park and the Cleather Hathcock Community Center).

- (k) **No Adverse Effect on the Environment** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: There are no significant environmental features known to exist on the subject property. An analysis of environmental features and site suitability has been provided within this report.

PUBLIC FACILITIES IMPACT

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

	Existing Zoning District	Proposed Zoning District
Zoning District:	Residential Single Family – 3 (RSF-3)	Residential Multiple Family – 8 (RMF-8)
Max. Gross Density:	3 du/acre	8 du/acre
Floor Area Ratio:	N/A	N/A
Maximum Density:	3 dwelling units	9 dwelling units

Existing and proposed impacts shown below are based upon the maximum development potential.

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

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
9 (109/4109)	SR 235 (US 441 to North City Limits)	2U	Major Collector	COMM	D
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, Traffic Circulation Element.
² For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, [Section 2.4.14(H)(2)(a) of the LDRs].
³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Existing Zoning	Single-Family Residential ² (ITE Code 210)	29 (14 / 15)	3 (1 / 2)	3 (2 / 1)
Proposed Zoning	Apartment ³ (ITE Code 220)	62 (31 / 31)	5 (1 / 4)	6 (4 / 2)
Net Increase in Potential Trips		33 (17 / 16)	2 (0 / 2)	3 (2 / 1)

¹ Source: ITE Trip Generation, 9th Edition.
² Formulas: AADT – 9.52 trips per dwelling unit x 3 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.75 trips per dwelling unit x 3 dwelling units (25% entering/75% exiting); PM Peak Hour – 1.00 trips per dwelling unit x 3 dwelling units (63% entering/37% exiting).
³ Formulas: AADT – 6.85 trips per dwelling unit x 9 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.55 trips per dwelling unit x 9 dwelling units (29% entering/71% exiting); PM Peak Hour – 0.67 trips per dwelling unit x 9 dwelling units (61% entering/39% exiting).

Table 4. Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	SR 235 Segment 9 (109/4109) ¹	US 441 Segment 3/4 (106) ¹	US 441 Segment 5 (107/1407) ¹
Maximum Service Volume ²	13,300	35,500	35,500
Existing Traffic ³	6,189	17,295	24,411
Reserved Trips ⁴	0	1,661	7,316
Available Capacity ⁴	7,111	16,554	3,773
Potential Impact Generated by Amendment	62	31	31
Residual Capacity after Proposed Amendment⁵	7,049	16,523	3,742
PM Peak Hour Traffic Analysis	SR 235 Segment 9 (109/4109) ¹	US 441 Segment 3/4 (106) ¹	US 441 Segment 5 (107/1407) ¹
Maximum Service Volume ²	1,200	3,200	3,200
Existing Traffic ³	588	1,643	2,319
Reserved Trips ⁴	0	239	637
Available Capacity ⁴	612	1,318	244
Potential Impact Generated by Amendment	6	3	3
Residual Capacity after Proposed Amendment⁵	607	1,315	242

¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
² Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Florida State Highway System Level of Service Report 2015, Florida Department of Transportation, District Two (published September 2016).
⁴ Source: City of Alachua May 2017 Development Monitoring Report.
⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

Evaluation: As shown in Table 4, the proposed amendment would result in a potential demand of 62 AADT and 6 PM Peak Hour trips on Segment 9; 31 AADT and 3 PM Peak Hour trips on Segment 3/4; and 31 AADT and 3 PM Peak Hour trips on Segment 5. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segments, and the potential impact of 9 multi-family residential dwellings is therefore acceptable. Should a multi-family redevelopment of the site be proposed at a later time, concurrency and impacts to the City’s transportation network will be reevaluated at the final development order (i.e. Site Plan) review stage.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
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Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,301,000
Reserved Capacity*	59,789
Potential Potable Water Demand from Proposed Amendment **	2,200
Residual Capacity	937,011
Percentage of Permitted Design Capacity Utilized	59.26%
<i>Sources:</i> <i>* City of Alachua May 2017 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day</i>	

Evaluation: As shown in Table 5, the proposed amendment would result in a potential demand to the potable water system of 2,200 gallons per day. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for potable water facilities. Should a multi-family redevelopment of the site be proposed at a later time, concurrency and impacts to the City’s utility systems will be reevaluated at the final development order (i.e. Site Plan) review stage.

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*	654,000
Reserved Capacity*	57,364
Projected Potential Wastewater Demand from Proposed Amendment **	2,000
Residual Capacity	786,636
Percentage of Permitted Design Capacity Utilized	47.56%
<i>Sources:</i> <i>* City of Alachua May 2017 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day</i>	

Evaluation: As shown in Table 6, the proposed amendment would result in a potential demand to the sanitary sewer system of 2,000 gallons per day. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for sanitary sewer facilities. Should a multi-family redevelopment of the site be proposed at a later time, concurrency and impacts to the City’s utility systems will be reevaluated at the final development order (i.e. Site Plan) review stage.

Recreational Impacts

Table 7a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ²	49.46
Reserved Capacity ¹	0.60
Potential Demand Generated by Development ³	0.11
Residual Recreational Capacity After Impacts	38.43
<i>Sources:</i> ¹ City of Alachua May 2017 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 9 dwellings / [5 acres/1,000 persons])	

Table 7b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.01 acres
Acreage Required to Serve Demand Generated by Development ²	0.11 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.12 acres
Existing Improved Passive Park Space ¹	27.73 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	36.46%
¹ Source: City of Alachua May 2017 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (0.11 acres) x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: As shown in Table 7a, the proposed amendment would result in a potential demand to the recreation system of 0.11 acres. As shown in Table 7b, adequate passive park space exists to serve the development in accordance with the provisions of the City’s Comprehensive Plan. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for recreation facilities. Should a multi-family redevelopment of the site be proposed at a later time, concurrency and impacts to the City’s recreation facilities will be reevaluated at the final development order (i.e. Site Plan) review stage.

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,568.00	7,221.16
Reserved Capacity ²	5,201.87	949.34
Projected Solid Waste Demand from Application ³	85.32	15.57
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2016</i> ; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per year) ² City of Alachua May 2017 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 143 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, May 2017		

Evaluation: As shown in Table 8, the proposed amendment would result in a potential demand to solid waste facilities of 85.32 pounds per day. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for solid waste facilities. Should a multi-family redevelopment of the site be proposed at a later time, concurrency and impacts to solid waste facilities will be reevaluated at the final development order (i.e. Site Plan) review stage.

Public School Impact

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment. This determination, dated June 14, 2017, was issued in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element.

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

Should redevelopment of the site for multi-family residential use be proposed at a later time, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT “A”

TO

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

**15803 NW 140th STREET
TAX PARCEL 03131-103-000**

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