



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 9, 2017

Ryan Thompson, AICP
Project Manager
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also submitted electronically to ryant@chw-inc.com.

RE: Completeness Review for Meeks Site Specific Amendment to the Official Zoning Atlas (a portion of parcel 05936-001-000)

Dear Mr. Thompson:

On October 4, 2017 the City of Alachua received your application for the site specific amendment to the Official Zoning Atlas for an ±9.9 acre subject property located at 9900 NW US Highway 441 (a portion Tax Parcel 05936-001-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete.

Please note, the contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
Justin Tabor, AICP, Principal Planner
File

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Meeks Rezoning

APPLICATION TYPE: Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

APPLICANT/AGENT: Ryan Thompson, AICP, CHW, Inc.

PROPERTY OWNER: DM Alachua Investments, LLC.

DRT MEETING DATE: October 23, 2017

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Commercial

CURRENT ZONING: A (Agricultural)

PROPOSED ZONING: CI (Commercial Intensive)

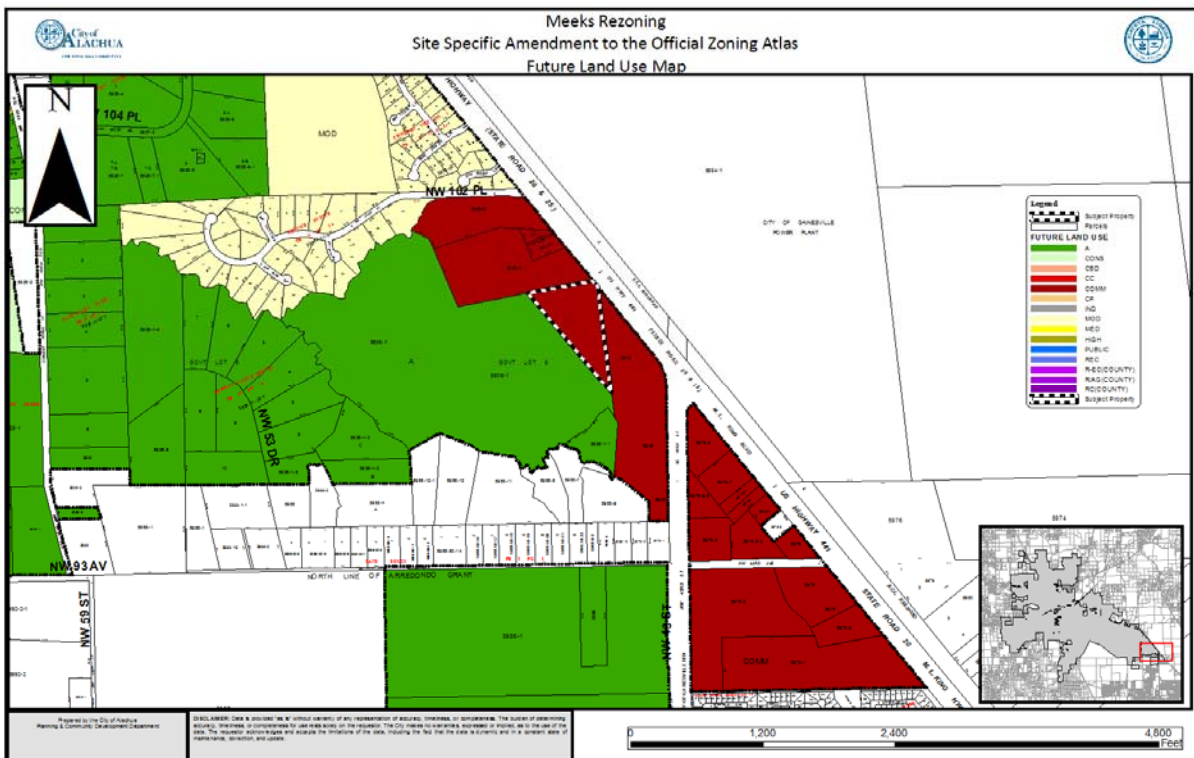
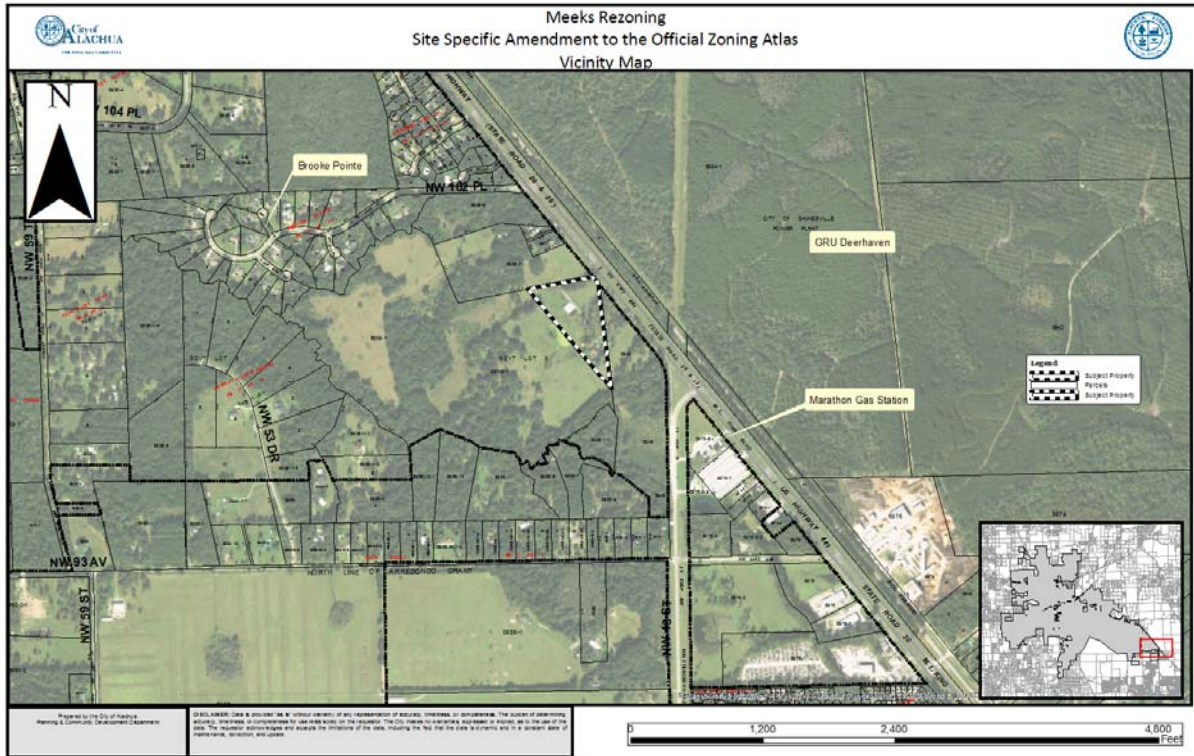
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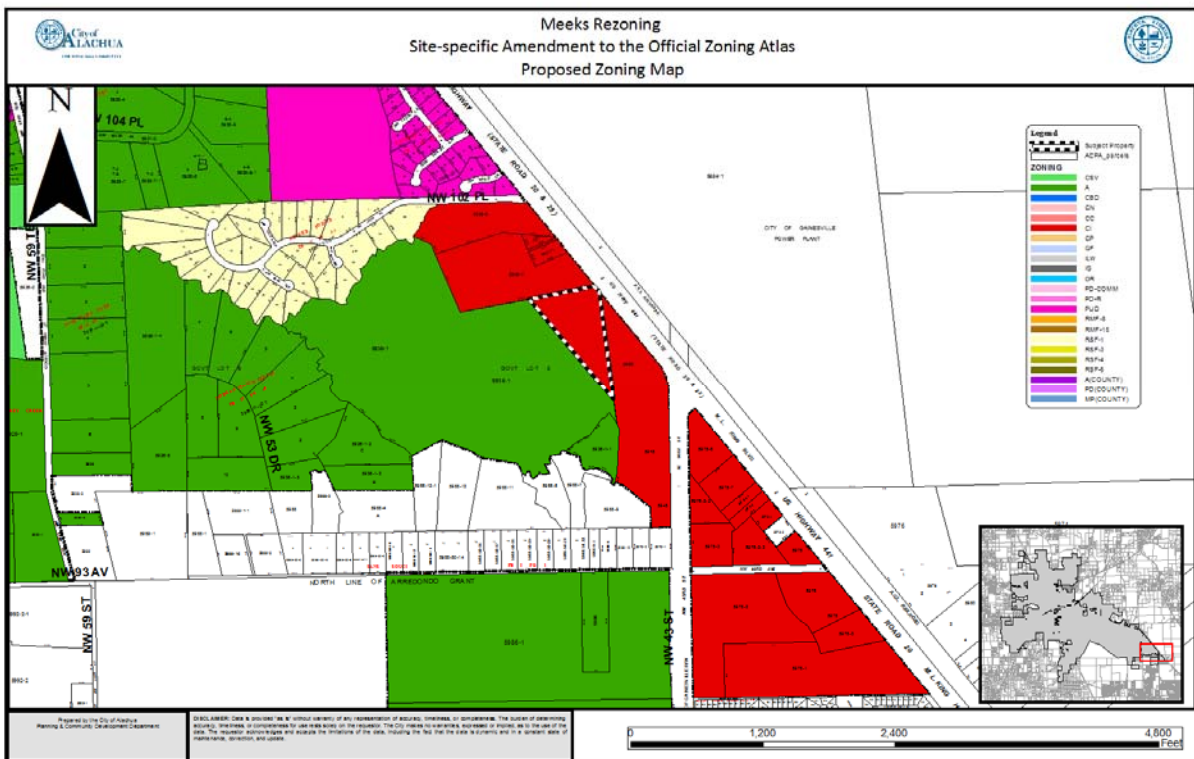
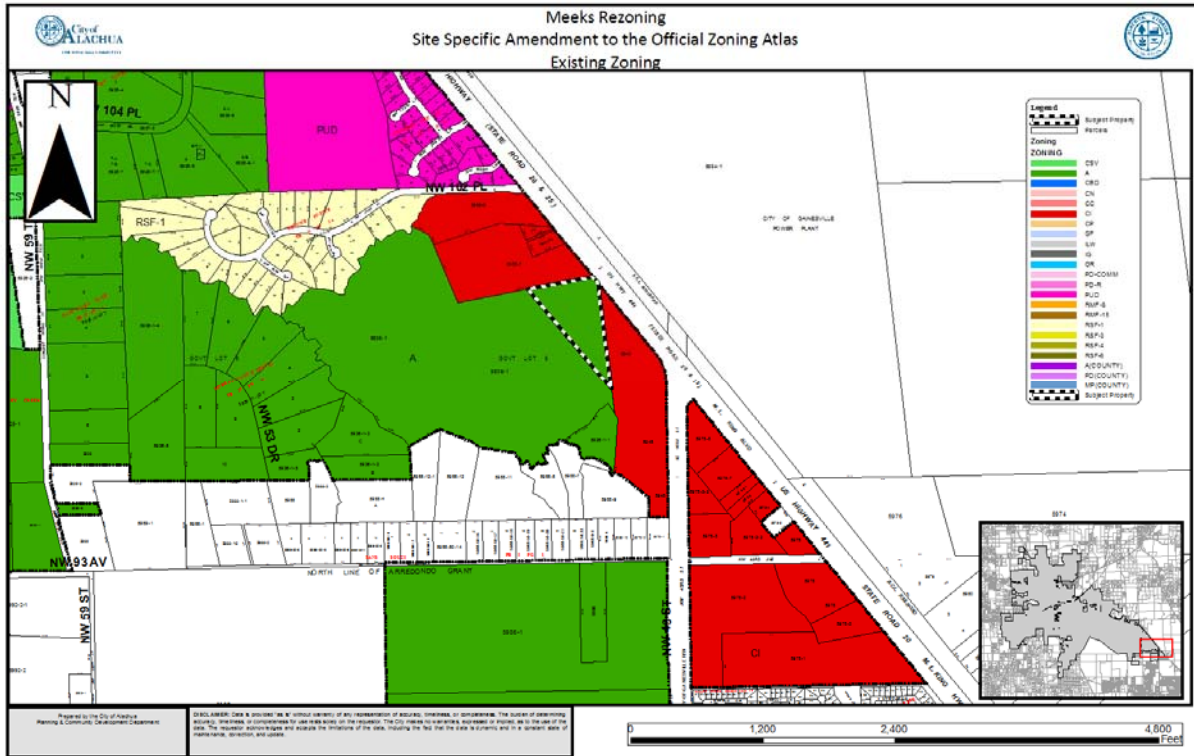
ACREAGE: ±9.99 acres

PARCELS: A portion of 05936-001-000

PROJECT SUMMARY: Site-Specific Amendment to the Official Zoning Atlas (Rezoning), to amend the zoning of the subject property from A (Agricultural) to CI (Commercial Intensive)

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Thursday, November 2, 2017.**





Deficiencies to be Addressed

1. *Standards for Site Specific Amendment to the Official Zoning Atlas*
 - a. Remainder of parcel would remain zoned A (Agricultural) in addition to adjacent properties currently zoned CI (Commercial Intensive). Please provide response that includes compatibility with A (Agricultural) zoning designation. (Section 2.4.2(E)(e))
 - b. GIS analysis indicates presence of wetlands and floodplains on property. Please revise application indicating how these natural features will be addressed or provide evidence that no wetlands or floodplain are present on subject property. (Section 2.4.2 (E)(k))
2. *Comprehensive Plan Consistency Analysis*
 - a. Comprehensive Plan Consistency Analysis refers in several locations to an existing commercial “node”, please elaborate and/or define node.
 - b. Please address Objective 1.10 of the Conservation and Open Space Element of the City of Alachua Comprehensive Plan regarding wetlands.
 - c. Please address Objective 1.5 of the Conservation and Open Space Element of the City of Alachua Comprehensive Plan regarding soils. The soil types identified on the subject property may pose limitations on development that would need to be addressed in greater detail at site plan and building permit stages.
3. *Concurrency Impact Analysis*
 - a. Per Section 6.4.14 (H)(2)(b), City of Alachua Land Development Regulations, for projects that are 1,000 AADT or more, affected roadways include those on which the development’s impacts are 5% or more of the maximum service volume (MSV) of the roadway. Please identify and evaluate any segment that meets this threshold.
 - b. Maximum gross density for current zoning is inaccurately calculated at .5 du/ac. Minimum lot size for A (Agricultural) zoning district is 5 acres, which is .2 du/ac (Article 5, City of Alachua Land Development Regulations). Please revise concurrency analysis with correct current density.
4. *Public Services/ Building Official/Fire Marshall/ Outside Review*
 - a. Please coordinate any future utility design with City of Alachua Public Services. They can be reached at 386-418-6140.
5. *Miscellaneous*
 - a. Evidence showing David Meeks has authority to grant agency to CHW, Inc for application.
 - b. Location is described as ‘east of NW 102nd PL’ may be confusing; please clarify.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE
COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE
5:00 PM ON THE RESUBMISSION DATE OF NOVEMBER 2, 2017.**

Development Review Team (DRT) Meeting

Project Name: Meeks Rezoning

Meeting Date: October 23, 2017 10 AM (Applicant)

PLEASE PRINT CLEARLY

[illegible]



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 21, 2017

Ryan Thompson, AICP
Project Manager
CHW, Inc.
132 NW 76th Drive
Gainesville, FL 32607

Also submitted electronically to ryant@chw-inc.com.

**RE: Scheduling of Public Hearing for:
Meeks Rezoning (PZB)**

Dear Mr Thompson:

On November 2, 2017 the City of Alachua received your revised application for the site specific amendment to the Official Zoning Atlas for an ±9.9 acre subject property located at 9900 NW US Highway 441 (a portion Tax Parcel 05936-001-000).

Based on review of the materials submitted, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format on a CD *no later than 8 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **December 12, 2017** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday, November 28, 2017**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning Director
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