



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 19, 2018

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

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

RE: Hearing to be scheduled for Savannah Station Phase II PD-R Rezoning Application
(Portions of Parcel Numbers 03905-002-000 and 03980-002-001)

Dear Mr Thompson:

On June 19, 2018 the City of Alachua received your updated application for the above referenced application.

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 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **July 10, 2018** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Monday, June 25, 2018**. 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
Justin Tabor, AICP, Principal Planner
File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 14, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Outstanding Development Review Team (DRT) Comments for Savannah Station Phase II Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr Thompson:

On June 7, 2018, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from PUD (expired) to PD-R on a ±45.1 acre property, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000. The application was first submitted on February 20, 2018 and a DRT meeting was held to address compliance with the City's Land Development Regulations and Comprehensive Plan was held on March 22, 2018. An additional meeting was held on Monday, June 4, 2018 to review outstanding DRT comments.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 10:00 AM on Tuesday, June 19, 2018, in order to be scheduled for the July 10, 2018 meeting of the Planning and Zoning Board. If submitted after this date, but before 5:00 PM on Thursday, July 5, 2018, the project would be eligible to be heard before the August 14, 2018 Planning and Zoning Board meeting. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

1. PD Master Plan: Compliance with Applicable LDR Provisions

- f. Section 3.6.2(A)(3) states, “[d]evelopment along the perimeter of a PD district (shall be) compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complementary character shall be identified based on densities/intensities; lot size and dimensions...” Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must establish a Residential Development Area/Pod which provides for larger lot sizes along the project’s eastern boundary to provide complementary character to the lands located east of the project site. Page 15 of Justification Report must also be updated to address any changes proposed.
- As previously stated in DRT comments issued on March 22, 2018, the proposed minimum lot size (5,000 square feet) does not adequately provide compatibility enough with 2 acre parcels located to east of subject property. To address, either a more substantial natural buffer would be required or minimum lot sizes for this area would need to be increased. Depending on proposed minimum lot size for this area, the 15’ buffer may or may not be required.
- *New comment: Proposed minimum lot sizes do adequately provide compatibility and/or buffering with 2 acre parcels to east of subject property. Please review required minimum lot sizes for Phase 1 lots adjacent to development with larger lots sizes. Also, please ensure that any proposed buffer is provided for entire length of appropriate property line.*
 - i. The block located in the central portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, “*block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length.*”
- *New Comment: Proposed General Note on Master Plan cites Section 7.3.2 (B) (2), but Staff believe this was intended to be 7.2.3(B) (2). Please verify. Additionally, specify that this shall be a 10’ easement for a pedestrian way through the block and identify those traffic calming measures that may be used to connect these midblock cuts with each other or other elements of the pedestrian circulation network, such as raised pedestrian crossings, change in materials, bulb-outs, etc. Also, please note that unless a separate understanding has been reached with Public Services, these pedestrian ways will be privately maintained.*

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 17, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Outstanding Development Review Team (DRT) Comments for Savannah Station Phase II Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr Thompson:

On May 3, 2018, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from PUD (expired) to PD-R on a ±45.1 acre property, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000. The application was first submitted on February 20, 2018 and a DRT meeting was held to address compliance with the City's Land Development Regulations and Comprehensive Plan was held on March 22, 2018.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on Monday, June 4, 2018. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

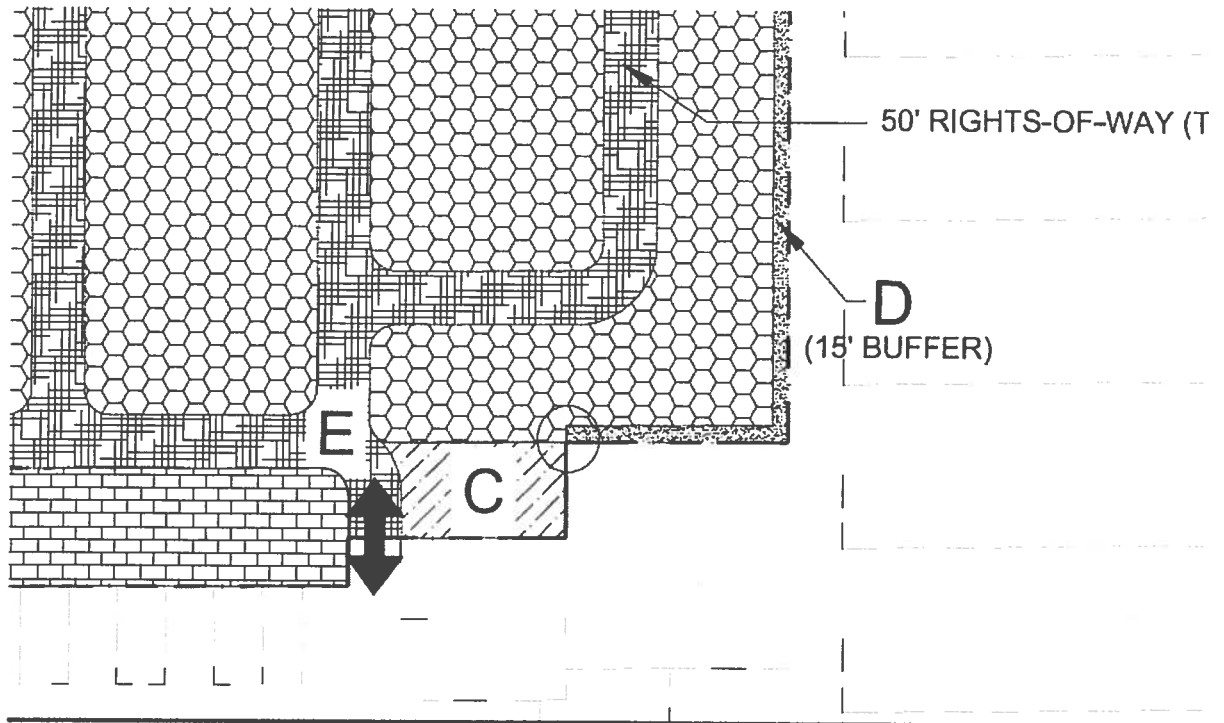
Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

1. *PD Master Plan: Compliance with Applicable LDR Provisions*

- b. Per Section 3.6.2 (A)(1)(a), general location of land uses with development areas must be identified. Currently, plan identifies three areas associated with development: A- "developable area", B- "buffers/open space", and C- "rights-of-way". General Note 1 states that the following uses are allowed in areas A and B: "Community Center, Public Safety Uses, Recreational Trails, Parks, and Storm water Management Facilities". Residential uses are not identified as a proposed use in any Development Area.
- Allowable uses in Areas A and B are stated as "Residential Units". This description is not specific enough. Please refer to Table 4.1-1, Table of Allowed Uses, for allowable residential uses permitted in the PD-R Zoning Category and identify any and all residential use types being proposed for Areas A and B (e.g., "Single family detached dwellings").
- f. Section 3.6.2(A)(3) states, "[d]evelopment along the perimeter of a PD district (shall be) compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complementary character shall be identified based on densities/intensities; lot size and dimensions..." Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must establish a Residential Development Area/Pod which provides for larger lot sizes along the project's eastern boundary to provide complementary character to the lands located east of the project site. Page 15 of Justification Report must also be updated to address any changes proposed.
- As previously stated in DRT comments issued on March 22, 2018, the proposed minimum lot size (5,000 square feet) does not adequately provide compatibility enough with 2 acre parcels located to east of subject property. To address, either a more substantial natural buffer would be required or minimum lot sizes for this area would need to be increased. Depending on proposed minimum lot size for this area, the 15' buffer may or may not be required. Also, any proposed buffer for the area shown below should be measured from property line (developable area corner should not adjacent property corner line.



- i. The block located in the central portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, *"block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length."*
- Proposed block lengths appear to exceed 600' in length. Please address.
 - l. Address compliance with Section 7.3.2 of the City of Alachua Land Development Regulations regarding internal sidewalk locations.
- Sidewalks may be required along right of way of CR 235 per standards found in Article 7 and Transportation Element of the City's Comprehensive Plan.

5. Public Services Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director in attached memorandum dated March 20, 2018.
- Prior to proceeding to a public hearing on this application, an indication from the Developer regarding this requirement will be needed.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Savannah Station Phase II

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

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

PROPERTY OWNER: Waco of Alabama, Inc./ Waco Properties, Inc.

DRT MEETING DATE: March 22, 2018

DRT MEETING TYPE: Applicant

CURRENT FLUM DESIGNATION: Moderate Density Residential (0 – 4 units/acre)

CURRENT ZONING: PUD (Expired)

PROPOSED ZONING: Planned Development – Residential (PD-R)

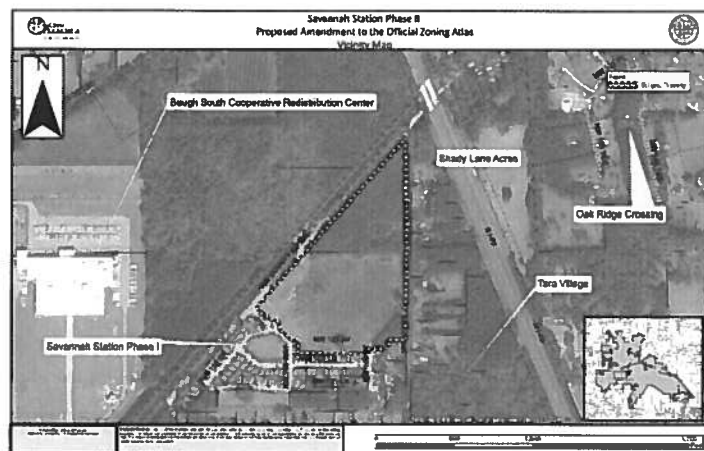
OVERLAY: N/A

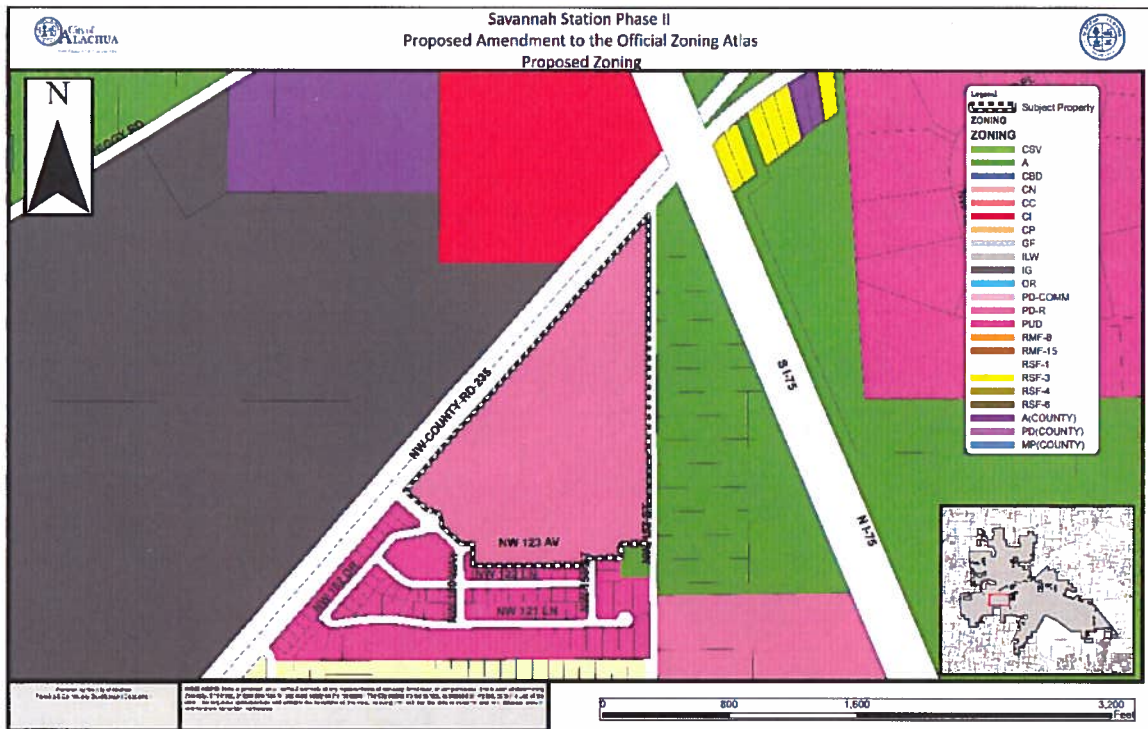
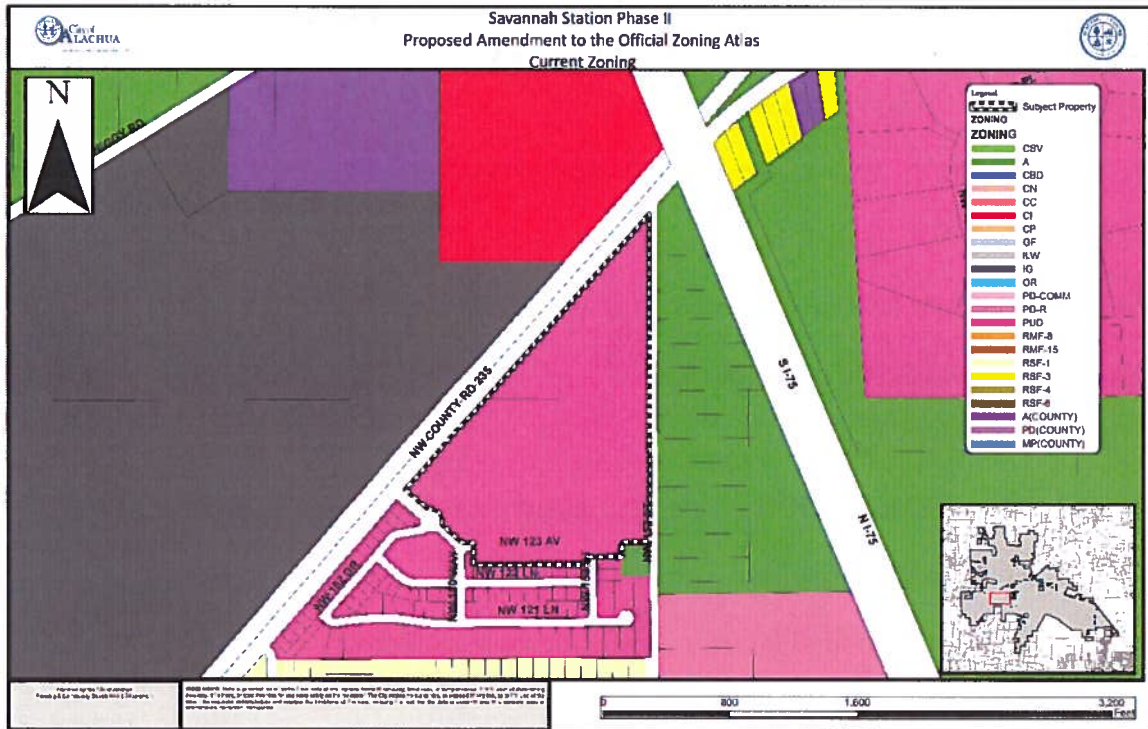
ACREAGE: ±45.1 acres

PARCELS: Portions of Parcel Nos. 03980-002-001 and 03905-002-000

PROJECT SUMMARY: Site-Specific Amendment to the Official Zoning Atlas (Rezoning), to amend the zoning of the subject property from PUD (expired) to Planned Development – Residential (PD-R) (180 units maximum)

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before 4:00 PM on Wednesday, April 4, 2018.





Deficiencies to be Addressed

1. PD Master Plan: Compliance with Applicable LDR Provisions

- a. Per Section 3.6.2(A)(1)(f), the PD Master Plan must identify on-site potable water and wastewater facilities. In addition, Section 3.6.3(A)(5)(b)(i) and (ii) require the PD Master Plan to establish the general location of on-site potable water/wastewater facilities, how they will connect to the City's systems consistent with City laws, and how construction of facilities/improvements will occur in a manner that complies with City laws. Revise the PD Master Plan to identify the location of:
 - i. All on-site potable water mains;
 - ii. All on-site sanitary sewer mains;
- b. Per Section 3.6.2 (A)(1)(a), general location of land uses with development areas must be identified. Currently, plan identifies three areas associated with development: A- "developable area", B- "buffers/open space", and C- "rights-of-way". General Note 1 states that the following uses are allowed in areas A and B: "Community Center, Public Safety Uses, Recreational Trails, Parks, and Storm water Management Facilities". Residential uses are not identified as a proposed use in any Development Area.
- c. Per Section 3.6.2 (A)(1)(b), the total number of allowed units must be clearly stated on PD Master Plan.
- d. Per Section 3.6.2 (A)(1)(b), the total amount of non-residential uses must be clearly stated (i.e., maximum square footage for community center).
- e. Per Section 3.6.2 (A)(1)(e), transportation circulation system in the PD Master Plan must be identified with all proposed rights-of-way. Currently, proposed master plan indicates that not all road ways have been identified on Plan.
- f. Section 3.6.2(A)(3) states, "[d]evelopment along the perimeter of a PD district (shall be) compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complementary character shall be identified based on densities/intensities; lot size and dimensions..." Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must establish a Residential Development Area/Pod which provides for larger lot sizes along the project's eastern boundary to provide complementary character to the lands located east of the project site. Page 15 of Justification Report must also be updated to address any changes proposed.
- g. Section 3.6.2(A)(3) states, "[d]evelopment along the perimeter of a PD district (shall be) compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses." Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must create separate areas intended for B-"buffers/open space" in areas proximate to low density single residential uses, as all uses currently proposed in Area B - buffers/open space (e.g., community centers) may not be appropriate areas for such uses or may require substantial buffering.
- h. Section 3.6.2(A)(3) states, "[d]evelopment along the perimeter of a PD district (shall be) compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complementary character shall be identified based on densities/intensities; lot size and

dimensions..." Lots in the existing Phase I of Savannah Station have a rear minimum building setback of 15'. The proposed rear setback of 5' is incompatible with existing setbacks. Potential solutions include creating minimum 15' setback for all residential areas within Phase II or creating separate development pod for those lots immediately adjacent to Phase I, and a proposed rear setback similar to existing adjacent development.

- i. The block located in the central portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, "*block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length.*"
- j. Identify on the PD Master Plan the dimensional standards for nonresidential uses (i.e., setbacks, minimum lot area, minimum lot width, maximum lot coverage, and maximum building height) proposed.
- k. Identify on the PD Master Plan parking requirements for proposed residential and non-residential uses. Parking standards are provided in Table 6.1-1 of the LDRs.
- l. Address compliance with Section 7.3.2 of the City of Alachua Land Development Regulations regarding internal sidewalk locations.
- m. Right-of-way width must be dimensioned and basic profile and geometric design information must be provided.
- n. Section 6.2.5 (H) mandates a maximum cul-de-sac length of 600'. Proposed cul-de-sac appears to exceed this maximum.
- o. Section 5.2.2 (B)(2) mandates a minimum 75' setback from the centerline of arterial and collector roads. This required setback may impact the minimum setbacks for lots adjacent to CR 235 on the north west side of project area. Please dimension and acknowledge that this required setback has been considered.

2. Comprehensive Plan Consistency Analysis

- a. The applicant should provide a response to the following Goals, Objectives, and Policies of the Future Land Use Element: Goal 5, Objective 5.1 and related policies; Goal 5, Objective 5.2 and related policies.
- b. Multiple locations within Justification report state that no non-residential uses are being proposed, however, Master Plan identifies Community Center and Public Safety as allowed uses. Please clarify.
- c. P 12 of Justification report references 20' natural buffer adjacent to commercially zoned properties. This does not appear to be illustrated on Master Plan. Please clarify.

3. Concurrency Analysis

- a. Provided concurrency analysis does not calculate recreation impacts from proposed development. Please provide impact to recreational facilities and demonstrate sufficient capacity exists.
- b. Student generation form must be updated and resubmitted.
- c. PD Master Plan states that proposed development would result in decrease in student stations to the Alachua County Public School system. Please clarify.
- d. March 2018 Development Monitoring Report data is available. Please update Concurrency Analysis.

- e. CR235A South is monitored for concurrency. Please update analysis to include this segment and verify Level of Service will not be reduced. CR235 A South and CR 235 is nearest major intersection to proposed development. See Section 2.4.14(H)(2)(b)(ii).

4. Miscellaneous

- a. Property taxes appear to be outstanding on both tax parcels. Prior to scheduling of any public hearing, evidence that all taxes have been paid must be provided.
- b. Please confirm property owner name (Waco Properties, Inc vs Waco of Alabama, Inc). Revise application as necessary to reflect current ownership and corporate information.
- c. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of the Final PD Plan (preliminary plat). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements or design requirements.
- d. Land Use Data Table does not include any acreage for rights-of-way.
- e. Planned Development Agreement and Ordinance to be prepared by City Staff and provided for review and agreement by the applicant upon satisfaction of review comments.
- f. Multiple references to "Pilot Village" should be changed to "Pilot Forest".

5. Public Services Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director in attached memorandum dated March 20, 2018.

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00 PM ON THE RESUBMISSION DATE OF WEDNESDAY, APRIL 4, 2018.



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: March 20, 2018

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E. *RV*
Public Services Director

RE: Savannah Station Phase II

Public Services have reviewed the Savannah Station Phase II Site Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p><u>Wastewater.</u></p> <p>Given the submitted projected sanitary sewer impact, improvements are necessary within the City collection system.</p> <p>Developer shall make a onetime payment of \$37,500 dollars to the City that will address the required upgrades to allow for build out of the PD. Upon receipt, the City will utilize the funds for improvements to the system at a time determined by the City as necessary to guarantee system capacity for the project.</p> <p>Funds are due as stipulated within the Planned Development Agreement.</p>
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Adam Hall – AICP Planner
Harry Dillard – Lead Engineering Technician

Project Name: Savannah Station Ph 2

Meeting Date: March 22, 2018 (Applicant)

Name

Email

Mailing Address

Phone

[illegible]



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 28, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Savannah Station Phase II Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr. Thompson:

On March 6, 2018, the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from PUD (expired) to PD-R on a ±45.1 acre property, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000.

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**. Detailed comments will be provided at a later date by separate cover or at a DRT Meeting.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 28, 2018

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Savannah Station Phase II Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr. Thompson:

On February 20, 2018, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from PUD (expired) to PD-R on a ±45.1 acre property, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000.

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 following information is needed.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting. A DRT Meeting will be scheduled upon satisfaction of the application's completeness review deficiencies, as indicated below.

In order to provide a complete application, you must address the following:

Rezoning Attachment #D.3

Concurrency Impact Analysis showing impact on public facilities shows net impacts to public facilities based on the difference between development potential of the expired PUD and proposed development.

Action Needed to Address Deficiency: Please provide an updated concurrency impact analysis showing actual projected impacts to public facilities based on number of residential dwelling units proposed.

Rezoning Attachment #D.5

Analysis of compliance with Section 3.6.2 (A)(1) of the City's Land Development Regulations does not include the following information:

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, storm water, solid waste and schools.

Action Needed to Address Deficiency: Please provide an updated master plan addressing the general location of all public facilities listed in Section 3.6.2 (A)(1)(g) of the City's Land Development Regulations.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File