



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: July 10, 2018
Quasi-Judicial Hearing

SUBJECT: A request to amend the Official Zoning Atlas from Planned Unit Development (“PUD”) to Planned Development – Residential (“PD-R”)

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

PROPERTY OWNER: Waco of Alabama, Inc.

LOCATION: North of Savannah Station Phase I and Pilot Forest subdivisions, west of the Shady Lane Acres unrecorded survey and Interstate 75, and east of NW County Road 235

PARCEL ID NUMBERS: Portions of Parcel Numbers 03980-002-001 and 03905-002-000

ACREAGE: ±45.1 acres

PROJECT PLANNER: Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 25 conditions provided in Exhibit “A” of this Staff Report.

RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff’s recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development 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, subject to the 25 conditions provided in Exhibit “A” and located on page 34 of July 10, 2018, Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Waco of Alabama, Inc., property owner, for the consideration of the rezoning of the subject property from Planned Unit Development (“PUD”) to Planned Development – Residential (“PD-R”).

The subject property is comprised of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000, and is approximately 45.14 acres in size. The subject property is located to the north of Savannah Station Phase I and Pilot Forest subdivisions, west of the Shady Lane Acres unrecorded survey and Interstate 75, and east of NW County Road 235. The subject property is currently undeveloped.

The subject property presently has a Moderate Density Residential Future Land Use Map (FLUM) Designation. The Moderate Density Residential FLUM Designation would permit a density of 0 – 4 dwellings per acre (a maximum of 180 dwelling units for the subject property). The proposed PD-R zoning district would permit a maximum of 180 single-family residential units on the subject property, which is consistent with the maximum density of the proposed FLUM Designation.

Development of the subject property would place residential areas throughout the site, with common area, open space, and stormwater management facilities located primarily in three areas. Two of these areas would be located at perimeter of development site and one located in the interior. Access to the proposed development would be provided at five locations. Three connections would be made to the existing Savannah Station development (Phase I), one new connection to County Road 235 would be made, and one new, limited access connection would be made to NW 157th Street. The limited access connection to NW 157th Street would be for emergency vehicle access only.

The proposed development would be constructed in one phase. This phase would include associated infrastructure, stormwater management facilities for the entire project, open space, and recreation uses, and would be required to commence construction within one (1) year of the approval of Construction Plans.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(1) *Increasing Flexibility*

Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;

- (2) ***Greater Freedom to Provide Access, Open Space, and Amenities***
Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
- (3) ***Greater Freedom to Provide Mix of Uses and Housing Types***
Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
- (4) ***Providing Greater Opportunity for More Efficient Land Use Patterns***
Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
- (5) ***Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics***
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (6) ***Quality Design Through Density Increases***
In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

While Section 3.6.1(B)(1) permits commercial uses within the PD-R zoning district, the Savannah Station Phase II PD-R does ***NOT*** propose any commercial uses. Such areas must be shown on the PD Master Plan for a PD-R, and no such areas are shown/proposed on the PD Master Plan for the Savannah Station Phase II PD-R.

EXISTING USES

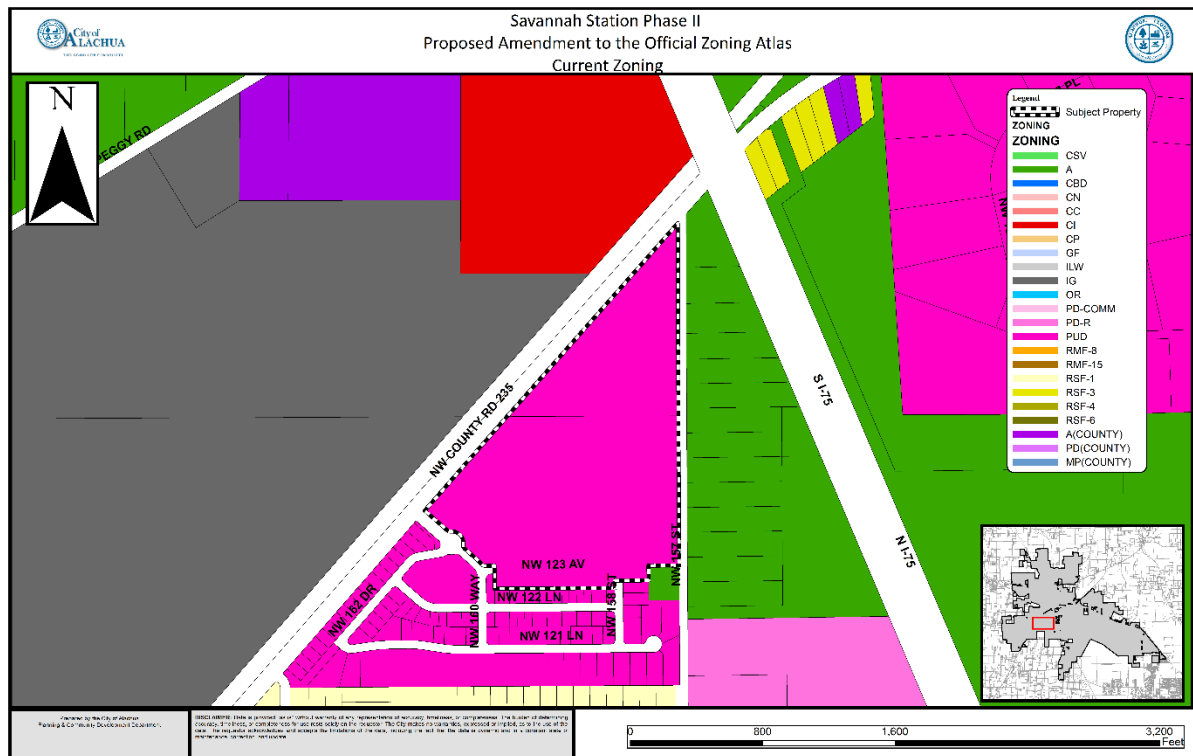
The subject property is currently undeveloped.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

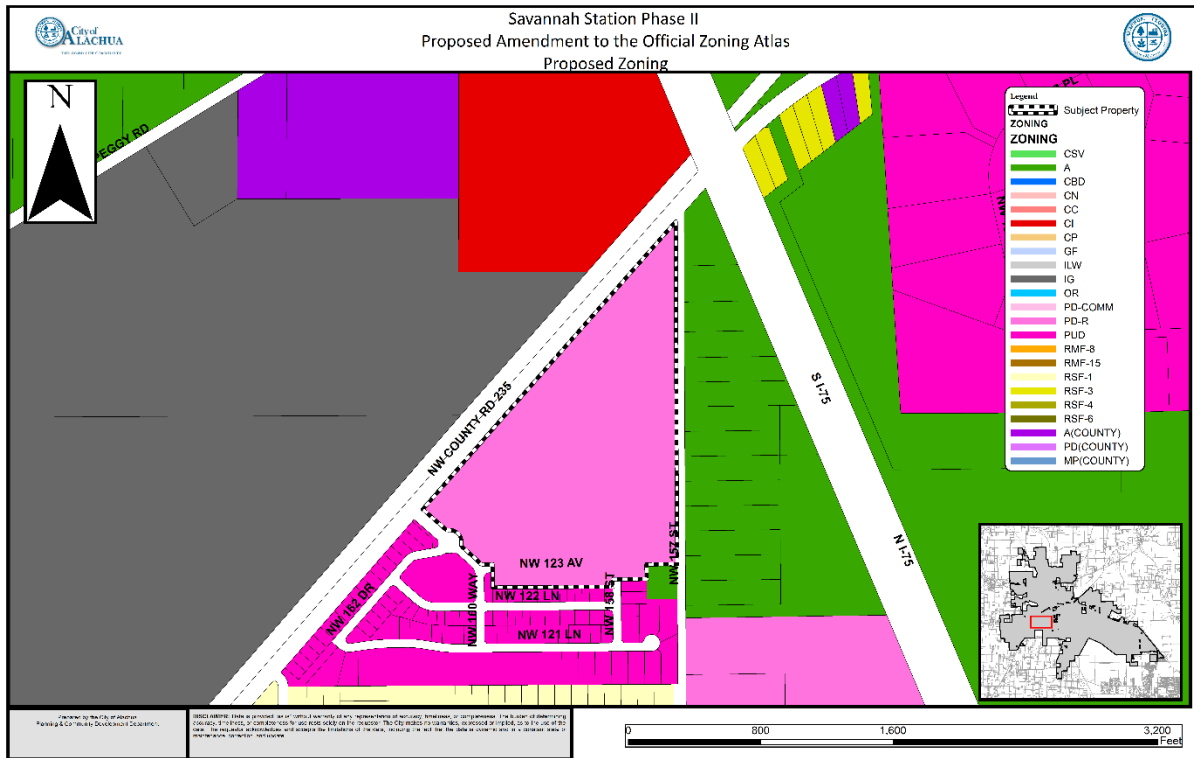
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District
Zoning District:	Planned Unit Development (PUD) – Expired	Planned Development – Residential (PD-R)
Max. Gross Density:	4 dwelling units per acre <i>Maximum 286 dwelling units on the subject property</i>	Established by PD Master Plan <i>180 dwelling units for entire development</i>
Floor Area Ratio:	N/A	N/A
Permitted Uses:	Multiple-Family Dwellings; Single-Family Detached Dwellings; General Commercial (66,000 square feet)	Single Family Detached Dwellings; Recreational Uses as Further Specified on PD Master Plan

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 to the north of Savannah Station Phase I and Pilot Forest subdivisions, west of the Shady Lane Acres unrecorded survey and Interstate 75, and east of NW County Road 235.

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	Vacant Lands	Industrial; Commercial	General Industrial (IG); Commercial Intensive (CI)
South	Single Family Residential	Moderate Density Residential	PUD
West	Vacant Lands; Industrial	Industrial	General Industrial (IG)
East	Single Family Residential	Agricultural	Agriculture (A);

Map 3. Vicinity Map



Table 2. Parcels Subject to this Rezoning

Parcel No.	Existing Use(s)	Existing FLUM Designation	Acreage
Portion of 03980-002-001	Vacant	Moderate Density Residential	±31.2
Portion of 03905-002-000	Vacant	Moderate Density Residential	±13.9

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 January 3, 2018, at the CHW, Inc. offices located in Progress Park, 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, the meeting was attended by 8 members of the public.

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.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional 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. Townhomes;
7. Residential Planned Developments;
8. 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.a: The proposed rezoning would comply with this Policy as the maximum number of dwelling units per acre would not be exceeded, and the uses proposed are consistent with the uses allowed under this policy.

GOAL 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Objective 2.1: Planned Development (PD) Standards

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This application proposes to rezone the subject property to PD-R, which is a zoning district established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, and Policy

2.1.a are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report.

- 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: The applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent

Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

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, and will be required to connect to the City of Alachua's potable water and wastewater system.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

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 rezoning would not result in a failure of the City's adopted level of service for recreation and park area.

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 result in a decrease in the level of service for transportation facilities monitored for concurrency.

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 $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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

FACILITY TYPE
Solid Waste Landfill

LEVEL OF SERVICE STANDARD
.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 result in a decrease in the level of service for solid waste disposal facilities.

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

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 located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, and location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a - e: The applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY 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

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. 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.

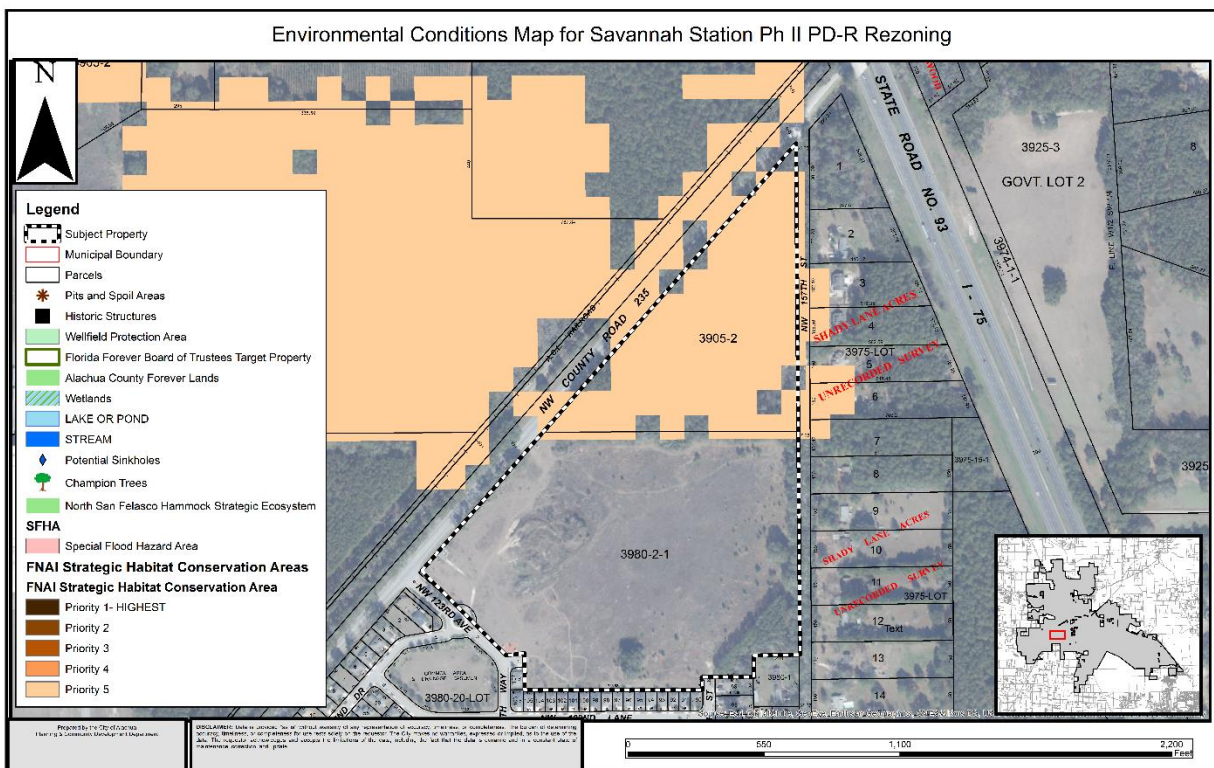
Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

Evaluation: Staff has proposed a condition (Condition #3 of Exhibit "A" to this report) that would require, prior to the submittal for Final PD plan (Preliminary Plat) occurring, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

Map 4. Environmental Features



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 five (5) soil types found on the subject property:

Arredondo Fine Sand (0-5% slopes)

Hydrologic Group: A

This soil is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Kendrick Sand (2% – 5% slopes)

Hydrologic Soil Group: A

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

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Pits and Dumps

Hydrologic Soil Group: N/A

This soil type is found in areas where surface mining has taken place or where overburden material from associated mining operations have been placed. Also known as borrow pits, these areas are not generally suitable for urban or agricultural uses without reshaping and/or revegetating.

Gainesville Sand(0% to 5% slopes)

Hydrologic Soil Group: B

This soil type is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Evaluation: Except for area designated as Pits and Dumps soil, the soil types located within the subject property do not pose any significant limitations for development. The location of the borrow pit has been set aside as open space and no residential uses or roads will be located on the area with this soil classification. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property 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. Please reference those sections of this report for further analysis of compliance with the City’s LDRs.

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

Evaluation: The proposed amendment would be adjacent to existing development of similar density (Savannah Station Phase I) and in proximity to major employment centers (distribution centers and Progress Park).

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

Evaluation: Areas immediately to the east and south of the subject property are developed with residential uses. Lands to the west and north include developed and undeveloped industrial and commercial areas.

- (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: The uses permitted by the proposed PD-R zoning district are comparable to those presently located on nearby properties. Areas immediately to the east and south of the subject property are developed with residential uses. The industrial and commercial lands located proximate to the property will provide employment opportunities for the residents of the proposed development.

- (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 single-family 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. The location of proposed ingress/egress to County Road 235 is subject to review and approval by Alachua County Public Works.

- (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: The use proposed by the PD-R zoning designation is single-family residential dwellings, which is a use that is consistent with development located to the east and south of the subject property.

- (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 proximate to lands zoned PUD (Savannah Station Phase I) and Agricultural (“A”) (Shady Lane Acres). These properties, however, are primarily single-family residential in use. . The primary use proposed by the requested PD-R zoning is also single-family residential use.

The subject property is located proximate to existing water and wastewater facilities. Existing water and wastewater mains are located along the subject property’s frontage of County Road 235 and along NW 157th Street. 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 single-family residential use proposed by the PD-R is consistent with surrounding area, which consists primarily of residential and commercial/industrial uses.

- (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 to the south are zoned PUD and were developed under the PUD ordinance that was approved for the subject property. However, since this property was not developed before the PUD agreement expired, it is necessary for the property owners to rezone the property. The proposed PD-R zoning classification is similar to the original PUD in terms of number of units and lot sizes, however, there are no commercial associated with the proposed PD-R zoning. The previous PUD had approved the construction of 66,000 square feet of commercial 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 located proximate to existing water and wastewater facilities. Existing water and wastewater mains are located along the subject property's frontage of County Road 235 and NW 157th Street. 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.

- (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: The applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

Staff has proposed a condition (Condition #3 of Exhibit "A" to this report) that would require, prior to any construction activity occurring on site, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) Master Plan

The PD Master Plan:

- (a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Evaluation: The PD Master Plan identifies five (5) development areas: Single-Family, Detached Area A; Single-Family, Detached Area B; Single-Family, Detached Area C; Single-Family, Detached Area D; and Common Area. The allowable uses within each development area have been defined on the PD Master Plan, and the permitted land uses are stated on the PD Master Plan.

- (b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Evaluation: The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and residential densities for the PD-R and each development area.

- (c) Identifies the general location of open space;

Evaluation: The applicant has shown the location of open space by a identifying Stormwater/Open Space area on the PD Master Plan.

- (d) Identifies the location of environmentally-sensitive lands, wildlife habitat, and stream corridors;

Evaluation: The applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

- (e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Evaluation: The PD Master Plan identifies the location of the on-site transportation circulation system. No roads within the proposed development are classified as arterial or collector roads. In accordance with the provisions of Section 7.2.5(D), the proposed development provides for a future access to the lands west of the subject property.

- (f) Identifies on-site potable water and wastewater facilities; and

Evaluation: The PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

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

Evaluation: The applicant has identified on the PD Master Plan the location of internal circulation. The PD Master Plan identifies the general location of stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools, as noted on the PD Master Plan.

(2) *Consistency with the Comprehensive Plan*

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

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

(3) *Compatibility with Surrounding Residential Areas*

Development along the perimeter of a PD District is 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. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation: The uses permitted by the proposed PD-R zoning district are comparable to those presently located on nearby properties. Areas to the east of the subject property are developed with residential uses. The proposed Development Areas adjacent to existing development have been so designed so as to provide complimentary character. The building setbacks for Development Area B are larger to more closely match the building setbacks provided in Savannah Station Phase 1.

The lot sizes for Development Area D have been increased to provide for compatibility with the lots in Phase One of Savannah Station that Development Area D is adjacent to. The proposed lot sizes in Development Area C are 50% larger than the interior lots so as to provide compatibility with the lots in the Shady Lane Acres unrecorded subdivision.

(4) ***Development Phasing Plan***

If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation: The proposed development would be constructed in one phase. This phase would include associated infrastructure, stormwater management facilities for the entire project, open space, and recreation uses, and would be required to commence construction within one (1) year of the approval of Construction Plans.

(5) ***Conversion Schedule***

The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of non-residential uses (i.e., residential to residential, or non-residential to non-residential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation: The applicant has not proposed the utilization of a conversion schedule.

(6) ***Public Facilities***

- (a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the three (3) roadway segments affected by this project and monitored for concurrency (CR 235A, south of US 441; CR 235, from SCL to CR 241; and CR 2054 West, west of SR 235). The analysis of the project's impacts upon the affected roadway segments indicates that the project's impacts are acceptable, and would not degrade the Level of Service (LOS) Standard for transportation facilities to an unacceptable level. A final

determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

- (b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water and sanitary sewer facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

- (c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

- (d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

- (e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The applicant has identified the location of stormwater facilities on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD).

(7) ***Planned Development Agreement***

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:

- (a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit "B"). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

- (b) Conditions related to the approval of the PD Master Plan.

Evaluation: Conditions related to the approval of the PD Master Plan will be incorporated into the PD Ordinance which will be attached as an Exhibit to the PD Agreement.

- (c) Conditions related to the form and design of development in the PD.

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be included as an Exhibit to the PD Agreement.

- (d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit "A" to this report. The conditions of the development will be incorporated into the PD Ordinance. These documents will be included as Exhibits to the PD Agreement.

- (e) Provisions related to environmental protection and monitoring.

Evaluation: The applicant has provided evidence that there are no significant environmental features that would be adversely affected by this proposed development. During the subdivision process which will follow the PD

rezoning process, a professional environmental assessment will be completed to confirm the applicant's evaluation and compliance with any pertinent Comprehensive Plan Goals, Objectives, or Policies or any Land Development Regulations will be required.

Staff has proposed a condition (Condition #3 of Exhibit "A" to this report) that would require, prior to any construction activity occurring on site, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

- (f) Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

- (g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation: Staff's recommended conditions are provided in Exhibit "A" to this report.

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) *Minimum Area*

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 45.14 acres in area, exceeding the minimum 10 acre size requirement.

(2) *Uses*

The uses allowed in the PD-R District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-R District.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

(3) *Densities/Intensities*

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-R District designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone district(s) being replaced by the PD designation.

Evaluation: The density of the residential development area is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the proposed Moderate Density Residential Future Land Use Map Designation concurrently proposed with this amendment.

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*

Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property.

(5) *Development Standards*

Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards*, and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*

Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT	
Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in a Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

- a. The reduction or modification is necessary as a traffic-calming measure;
- b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
- c. Access for emergency service vehicles is not substantially impaired;
- d. Adequate off-street parking is provided for the uses proposed; and
- e. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv). Design standards regarding block length have been modified due to the constraints of the property including the portion of the property with the “pits and dumps” soil classification and shape of parcel. Block lengths may exceed 600’ if there are mid-block pedestrian cuts connected with each other through traffic calming measures such as raised pedestrian crossings, change in materials, bulb-outs, etc.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner’s association.

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:	Planned Development Residential (PUD)- Expired	Planned Development – Residential (PD-R)
Max. Gross Density:	-	4 du/acre
Floor Area Ratio:	-	N/A
Maximum Density:	0 dwelling units	180 dwelling units

The analysis of each public facility provided below represents an analysis of the gross impacts (180 dwelling units) generated by the proposed FLUM Designation. Existing and proposed impacts 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 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235A South (CR 235A South of US 441)	2U	County Maintained Major Collector	N/A	D
NA	CR 235 (from South City Limits to CR 241)	2U	County Maintained Major Collector	NA	D
NA	CR 2054 West (west of SR 235)	2U	County Maintained Major Collector	NA	D

¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.

² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].

³ FDOT roadway segment number shown in parenthesis. 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 4. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed PD-R Zoning	Single- Family, Detached ² (ITE Code 230)	1,714 (831/831)	139 (24/115)	184 (123/61)

¹ Source: ITE Trip Generation, 9th Edition.

² Formulas: AADT – 9.52 trips per dwelling unit x 180 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling unit x 180 dwelling units (17% entering/83% exiting); PM Peak Hour – 1.02 trips per dwelling unit x 180 dwelling units (67% entering/33% exiting).

Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	CR 235 (from SCL to CR 241) ¹	CR 235A South (South of US 441) ¹	CR 2054 West (west of SR 235) ¹
Maximum Service Volume ²	15,120	15,120	15,120
Existing Traffic ³	6,341	3,780	1,774
Reserved Trips ⁴	0	217	1,338
Available Capacity ⁴	8,779	11,123	12,008
Potential Impact Generated by Proposed FLUM Designation	1,714	857	86
Residual Capacity after Proposed Amendment⁵	7,065	10,266	11,922
PM Peak Hour Traffic Analysis	CR 235 (from SCL to CR 241) ¹	CR 235A South (South of US 441) ¹	CR 2054 West (west of SR 235) ¹
Maximum Service Volume ²	1,359	1,359	1,359
Existing Traffic ³	602	359	169
Reserved Trips ⁴	0	30	133
Available Capacity ⁴	757	970	1,057
Potential Impact Generated by Proposed FLUM Designation	184	92	9
Residual Capacity after Proposed Amendment⁵	573	878	1,048

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 2018 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 2016, Florida Department of Transportation, District Two (published August 2017).

⁴ Source: City of Alachua May 2018 Development Monitoring Report.

⁵ The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.

Evaluation: 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 180 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 180 single-family residential dwellings. Concurrency and impacts to the City’s transportation network will be reevaluated at the Final PD Plan review stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	52,485
Potential Potable Water Demand from Proposed Amendment **	49,500
Residual Capacity	962,015
Percentage of Permitted Design Capacity Utilized	58.17%
<i>Sources:</i> * City of Alachua March 2018 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 49,500 gallons per day. This analysis is based on the maximum development potential of 180 single-family residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City’s utility systems will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	48,457
Projected Potential Wastewater Demand from Proposed Amendment **	45,000
Residual Capacity	719,543
Percentage of Permitted Design Capacity Utilized	52.03%
<i>Sources:</i> * City of Alachua March 2018 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 45,000 gallons per day. This analysis is based on the maximum development potential of 180 single-family residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City’s utility systems will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.62
Potential Demand Generated by Development ³	2.34
Residual Recreational Capacity After Impacts	65.01

Sources:
¹ City of Alachua May 2018 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: 9,936 persons / [5 acres/1,000 persons])
³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 180 dwellings / [5 acres/1,000 persons])

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.06 acres
Acreage Required to Serve Demand Generated by Development ²	0.47 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.53 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	30.24%

¹ Source: City of Alachua May 2018 Development Monitoring Report.
² Formula: Recreation Demand Generated by Development (2.34 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: The proposed amendment would increase the maximum potential demand from the development of the subject property acres by 2.34 acres, and for passive park space by 0.47 acres. Concurrency and impacts to the City’s recreation system will be reevaluated at the Final PD Plan stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ²	4,016.77	733.06
Projected Solid Waste Demand from Application ³	1,874.00	342.00
New River Solid Waste Facility Capacity⁴	50 years	

Sources:
¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per year)
² City of Alachua May 2018 Development Monitoring Report
³ Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 180dwellings x 0.73 tons per year)
⁴ New River Solid Waste Facility, April 2018

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 342 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of recreational facilities; therefore, the impacts are acceptable.

Public School Impact

A School Capacity Review has been submitted to The School Board of Alachua County (SBAC) 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, but a formal determination has not yet been received by the City of Alachua.

If a determination concludes that the students generated by the proposed amendment cannot be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels, then the policies governing proportionate fair share and payments by the developer for additional student stations will be triggered. City Staff does not anticipate this to be necessary.

Upon submittal of a final subdivision plat, 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
WACO OF ALABAMA, INC.**

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

**SAVANNAH STATION PHASE II DEVELOPMENT – RESIDENTIAL (PD-R)
STAFF REPORT**

- The development shall consist of single-family residential development, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
<p>Development Areas ‘A’ – ‘D’</p> <p style="text-align: center;">4du/acre</p>	<p>Single Family Residential; Trails, and Parks, Stormwater Management Facilities</p>	<p>180 dwelling units</p>	<p>±29.7</p>	<p><i>Minimum Lot Area</i> 5,000 square feet (Areas ‘A’ & ‘B’) 7,500 square feet (Area ‘C’) 10,000 square feet (Area ‘D’)</p> <p><i>Minimum Lot Width</i> 50 feet (Areas ‘A’, ‘B’ & ‘C’) 75 feet (Area ‘D’)</p> <p><i>Setbacks</i> Front (Primary) = 10’ Front (Secondary) = 10’ Side = 5’ Rear=5’ (Areas ‘A’ & ‘C’) Rear = 10’ (Area ‘B’) Rear= 15’ (Area ‘D’)</p> <p><i>Maximum Building Height</i> 45 feet</p> <p><i>Maximum Lot Coverage</i> 60%</p> <p><i>Arterial Street Building Setback</i> 75’ from ROW Centerline of CR 235</p> <p><i>Minimum Living Area</i> 750 square feet (per dwelling unit)</p>	<p>±66%</p>

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Common Area ('E') N/A	Recreational Trails, Parks, and Stormwater Management Facilities	N/A	±7.2	N/A	±16%
Buffer ('F') N/A	Recreational Trails, Parks, and Stormwater Management Facilities	N/A	±0.5	N/A	1%
Rights-of-Way ('G') N/A	Roadways, Parking, Driveways, Bicycle & Pedestrian Pathways, and Supportive Infrastructure Improvements	N/A	±7.7	Streets with Curb and Gutter Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet Streets with Swales Minimum Right-of-Way Width - 60 feet Minimum Wearing Surface - 24 feet	17%

2. The Project shall be developed in one (1) phase: Construction of the Phase shall commence within one (1) year of the approval of Construction Plans for the Project.
3. The applicant shall provide a listed species and habitat survey as part of the Final PD Plan for the Project. The updated survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies.
4. If any wetlands are identified on the Property defined in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas.
5. The Final PD Plan shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, related to the eradication of invasive exotic plant species.
6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property defined in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be

implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.
9. The Final PD Plan consists of development requiring Preliminary Plat review (single-family detached residential development). The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision.
10. Development on the Property defined in Exhibit "A" shall include the following requirements:
 - a. The ingress/egress points to the Property defined in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans). The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs. The ingress/egress point at NW 157th Street as depicted on the PD Master Plan shall meet the following minimum standards:
 - i. A gate shall be provided permitting access only to emergency vehicles.
 - ii. The gate shall be located at least 15' from the eastern property line as depicted in PD Master Plan.
 - iii. No portion of the gate shall consist of chain link, barbed wire, or similar materials.
 - b. The Owner, or its successors and/or assigns, shall design, permit, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.
 - c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements granting access and maintenance of such infrastructure.
 - d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site

improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in its sole discretion.

- e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

11. Electric System Requirements:

- a. The Owner, or its successors and/or assigns, shall be responsible to connect to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

- a. The Owner, or its successors and/or assigns, shall be responsible to connect to the City's potable water as necessary to serve the Project.
- b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

- a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project, except that the City shall design, permit, and construct an improvement to Lift Station Number 23.
- b. The Owner, or its successors and/or assigns, shall contribute funding in the amount of \$37,500 ("Contribution") for the improvement to Lift Station Number 23, or other improvements to the wastewater system as deemed necessary to serve the development by the City of Alachua Public Services Department. The Owner, or its successors and/or assigns, shall provide the Contribution to the City upon the earliest of the following events:
 - i. Prior to the Submission of Construction Plans pursuant to the Section 2.4.10 (G)(3) of the LDRs
 - ii. Two (2) months after the City Commission's final adoption of this Ordinance.
- c. The owner, or its successors and/or assigns, shall provide the "Contribution" in lieu of upgrading offsite sanitary sewer improvements that include force mains, gravity mains, and/or manholes.

14. Pedestrian and Street Improvements:
 - a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards*, and any other pertinent section of the City's LDRs except that block lengths may exceed 600 feet when all of the following conditions are met:
 - i. An easement intended for pedestrian access through blocks longer than 600 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.
 - ii. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.
 - iii. Where these pedestrian access easements intersect with any common area, a trail or path must be provided that connects in at least one location with another pedestrian access easement or sidewalk located in the right-of-way.
 - iv. In no instance, shall a block length exceed 900 feet.
15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of the Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, *Landscaping Standards* or Section 6.3, *Fencing Standards*, of the City's LDRs, or any amendments thereto. The owner, or its successors and/or assigns shall construct a 15' wide dense vegetated buffer along the site's eastern boundary along NW 157th Street where residential lots are adjacent to the right-of-way. The buffer shall be consistent with Type C (Semi-Opaque) Buffer requirements, per City LDR Table 6.2-1. Prior to introducing new vegetation, invasive exotic species shall be removed. Existing vegetation shall be preserved to the maximum extent practicable and supplemented to produce a dense, semi-opaque screen within three (3) growing seasons.
16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of the new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.
17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.
18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.
19. The Final PD Plan shall be a Preliminary Plat for single-family detached residential development, and shall adhere to all requirements of this PD Ordinance, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

20. The Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.
21. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.
22. The development parameters defined herein do not inordinately burden the development of the Property defined in Exhibit "A".
23. The rezoning of the Property defined in Exhibit "A" does not reserve concurrency for the Project.
24. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
25. All development, including but not limited to the Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

**EXHIBIT “B”
TO
WACO OF ALABAMA, INC.**

**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
SAVANNAH STATION PHASE II DEVELOPMENT – RESIDENTIAL (PD-R)
STAFF REPORT**

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



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, 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.

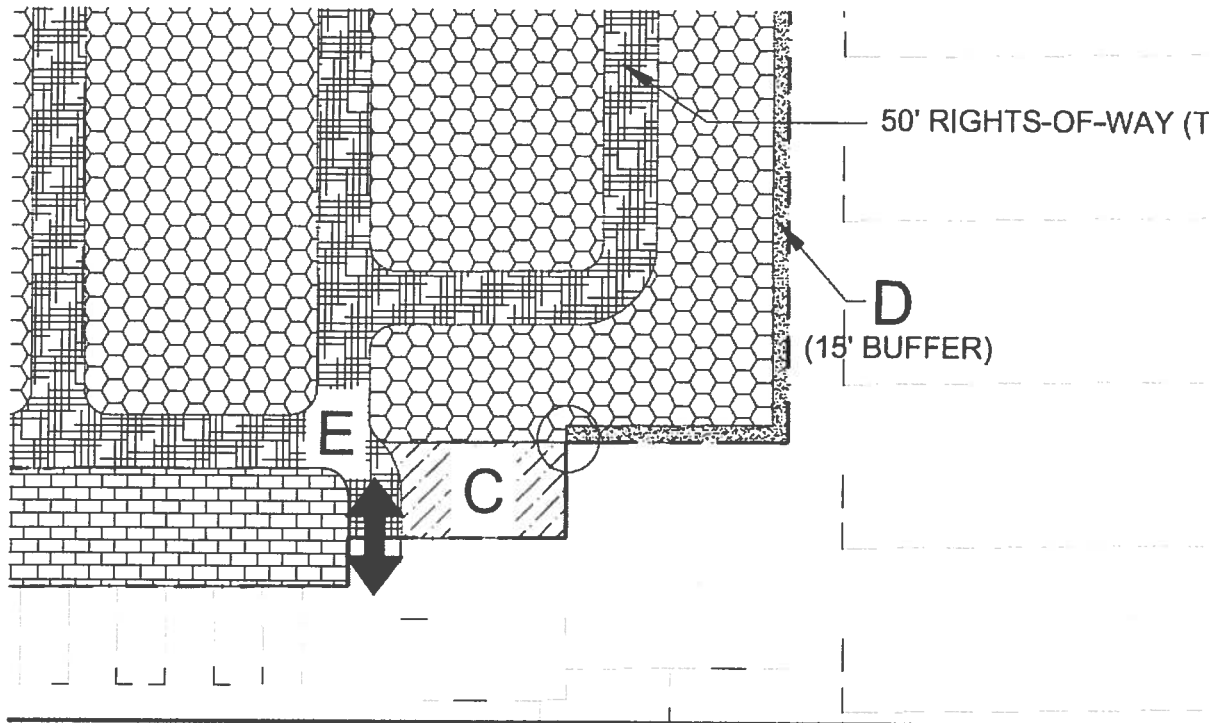
Please address the following insufficiencies (begins on next page):

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)

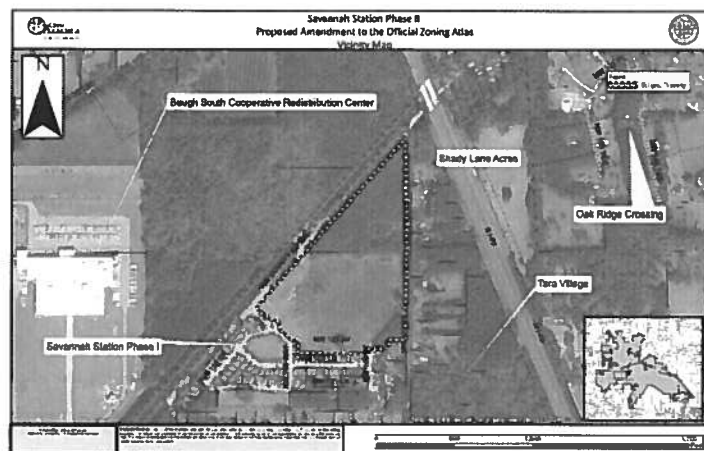
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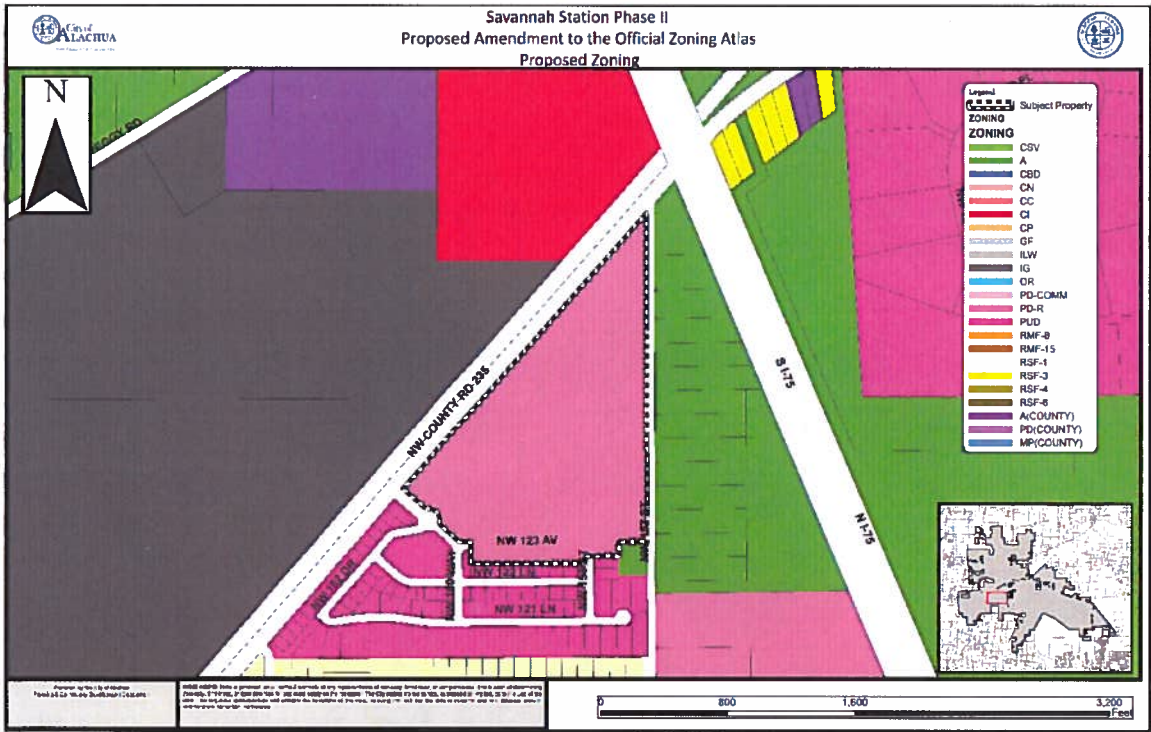
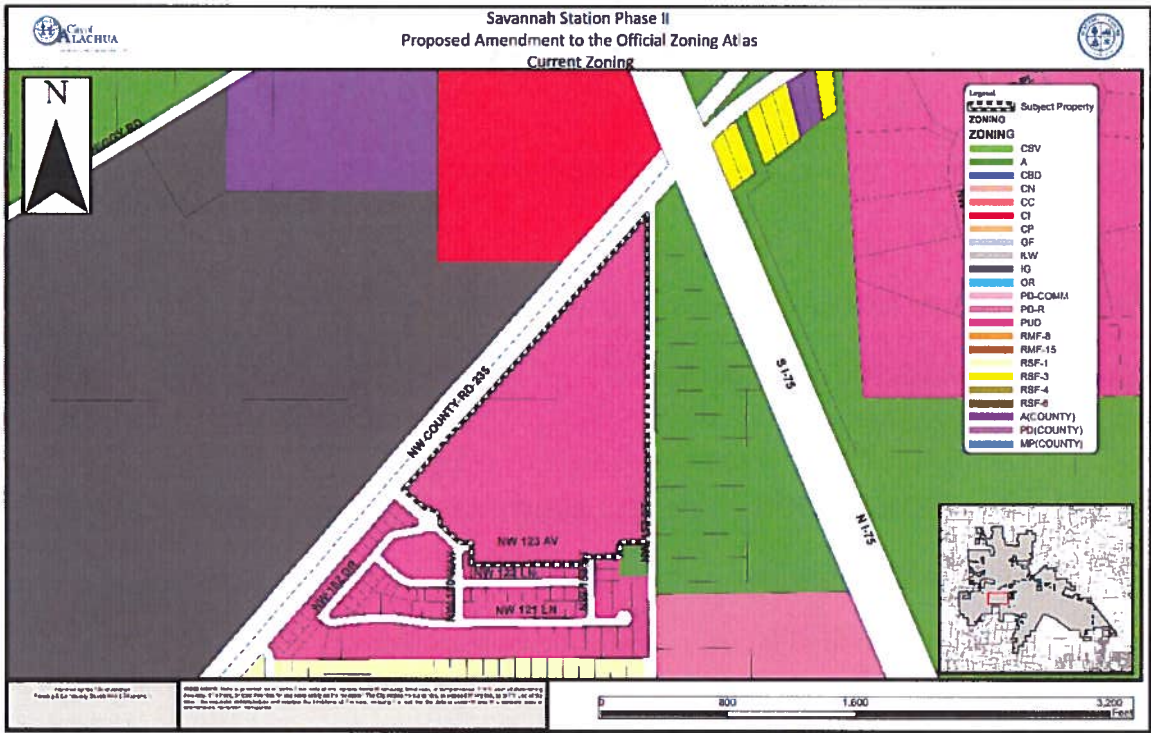
ACREAGE: ±45.1 acres

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. *RVV*
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



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