



# City of Alachua

## Planning & Community Development Department Staff Report

**Planning & Zoning Board Hearing Date:**

October 9, 2018

### Quasi-Judicial Hearing

**SUBJECT:**

A request to amend the Official Zoning Atlas from Commercial Intensive (CI) ( $\pm 21.2$  acres), Residential Multiple Family – 8 (RMF-8) ( $\pm 36$  acres), and Residential Single Family – 4 (RSF-4) ( $\pm 40$  acres) to Commercial Intensive (CI) ( $\pm 2.11$  acres), Corporate Park (27.88 acres), Residential Multiple Family – 15 (RMF-15) ( $\pm 27.88$  acres), and Residential Single Family – 4 (RSF-4) ( $\pm 39.36$  acres)

**APPLICANT/AGENT:**

Ryan Thompson, AICP, Causseaux, Hewett, & Walpole, Inc.

**PROPERTY OWNER:**

Alachua A One, LLC

**LOCATION:**

West of Interstate 75; East of the Heritage Oaks Subdivision, Holiday Inn Express, & Hungry Howie's; North of the HighPoint Crossing Subdivision and US 441

**PARCEL ID  
NUMBER(S):**

A portion of 03049-000-000

**ACREAGE:**

$\pm 97.23$  acres

**OVERLAY:**

I-75/441 Gateway Overlay

**PROJECT PLANNER:**

Adam Hall, AICP

**RECOMMENDATION:**

Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve the application.

**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 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.*

## 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 Alachua A One, LLC., property owner, for the consideration of the rezoning of the subject property from from Commercial Intensive (CI) (±21.2 acres), Residential Multiple Family – 8 (RMF-8) (±36 acres), and Residential Single Family – 4 (RSF-4) (±40 acres) to Commercial Intensive (CI) (±2.11 acres), Corporate Park (27.88 acres), Residential Multiple Family – 15 (RMF-15) (±27.88 acres), and Residential Single Family – 4 (RSF-4) (±39.36 acres).

The subject property is comprised of a portion of Tax Parcel Number 03049-000-000, and is approximately 97.23 acres in size. The subject property is located west of Interstate 75, east of the Heritage Oaks subdivision, and north of US Highway 441 and the HighPoint Crossing subdivision. The subject property is currently undeveloped.

The subject property presently has Moderate Density Residential, Medium Density Residential and Commercial Future Land Use Map (FLUM) Designations. A companion Large Scale Comprehensive Plan Amendment application has been submitted concurrently with this rezoning application. The proposed zoning designations are compatible with the proposed Future Land Use Map designations.

The Commercial Intensive (“CI”), Corporate Park (“CP”), Residential Multiple Family – 15 (RMF-15) and Residential Single Family – 4 (RSF-4) are described as follows in Section 3.5.2 of the City of Alachua Land Development Regulations.

***CI, Commercial Intensive District.*** *The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.*

***CP, Corporate Park District.***

*(1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and limited residential uses. By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.*

*(2) Clustered residential development criteria. Development within the Corporate Park zoning district that consists of greater than 100 acres of contiguous land may provide clustered residential development. The amount of residential development available on any property zoned Corporate Park is further limited by subsections (a) and (b) below and as set forth in Table 5.1-3.*

*(a) Clustered residential development:*

- (i) *Consist of at least 60 percent of the total allowed residential units within the contiguous area zoned Corporate Park.*
  - (ii) *Must be developed at a net density of six to 12 dwelling units per acre.*
- (b) *For purposes of calculating available residential density, the maximum number of dwelling units permitted in a contiguous area shall be determined by the acreage contained in the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park.*

***RMF-15, Residential Multiple Family District-15.*** *The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre.*

***RSF-4, Residential Single-Family-4.*** *The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is 7,500 square feet and the maximum density allowed is four dwelling units an acre.*

The US Highway 441/Interstate 75 Gateway Overlay District is described as follows in Section 3.7.2 (C) of the City of Alachua Land Development Regulations.

***U.S. Highway 441/Interstate 75 Gateway Overlay District.***

(1) *General purposes. In recognition of the importance of promoting the City as an attractive, vibrant, and economically prosperous community, and in accordance with the requirements of Future Land Use Element Policy 1.3.f.1 of the City's Comprehensive Plan, the City hereby creates the U.S. Highway 441/Interstate 75 Gateway Overlay District for the purpose of:*

- (a) *Welcoming existing and future residents and visitors to the City;*

- (b) Promoting Alachua as an attractive, vibrant, and economically prosperous community;
- (c) Establishing consistent and harmonious design standards in order to unify the visual quality of the Gateway Overlay District;
- (d) Creating an enhanced visual gateway to an area that serves as a main entrance to the City;
- (e) Improving the sense of place and community;
- (f) Creating a positive impression of the City, reflecting community values;
- (g) Maintaining and enhancing property values; and
- (h) Protecting the public health, safety, and welfare.

## EXISTING USES

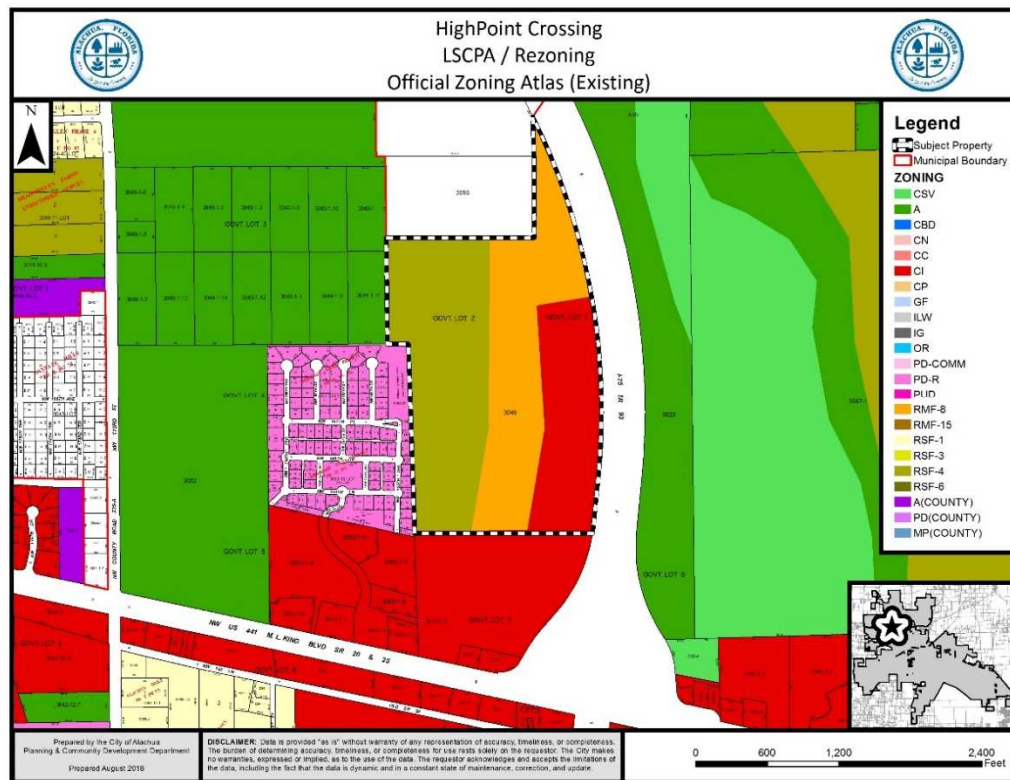
The subject property is currently undeveloped.

## EXISTING/PROPOSED ZONING DISTRICT COMPARISON

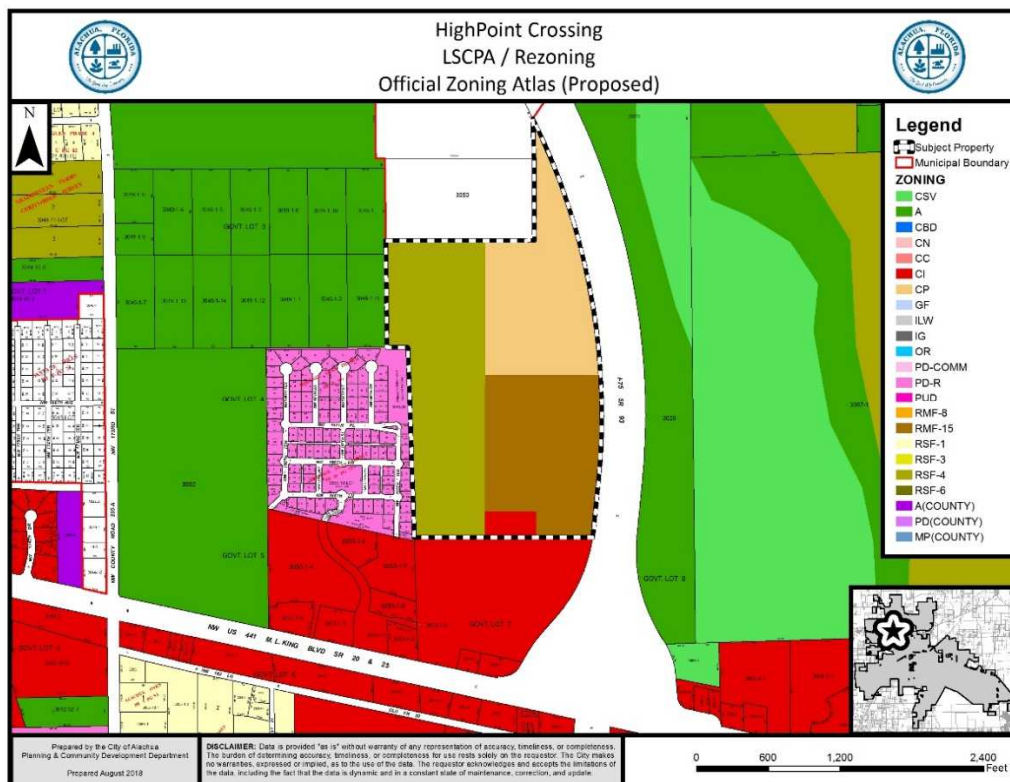
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District
<b>Zoning District:</b>	Commercial Intensive ("CI"), Residential Multiple Family – 8 ("RMF-8"), Residential Single Family -4 ("RSF-4")	Commercial Intensive (CI), Corporate Park, Residential Multiple Family – 15 (RMF-15), and Residential Single Family – 4 (RSF-4)
<b>Max. Gross Density:</b>	CI: NA RMF-8: 8 du/acre RSF-4: 4 du/acre	CI: NA CP: NA RMF-15: 15 du/acre RSF-4: 4 du/acre
<b>Floor Area Ratio:</b>	CI: .5 FAR	CI/ CP: .5 FAR
<b>Permitted Uses:</b>	CI : Eating establishments, offices, retail sales and services, vehicle sales and services RMF -8: Single family detached, single family attached, multiple family, two-four family residential dwellings RMF-4: Single family detached residential dwellings	CI : Eating establishments, offices, retail sales and services, vehicle sales and services CP: Medical and dental labs, restaurants with indoor seating only, business, financial, and professional services, financial institution, light manufacturing RMF -15: Single family detached, single family attached, multiple family, two-four family residential dwellings RMF-4: Single family detached residential dwellings

**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 west of Interstate 75; East of the Heritage Oaks Subdivision, Holiday Inn Express, & Hungry Howie's; North of the HighPoint Crossing Subdivision and US 441

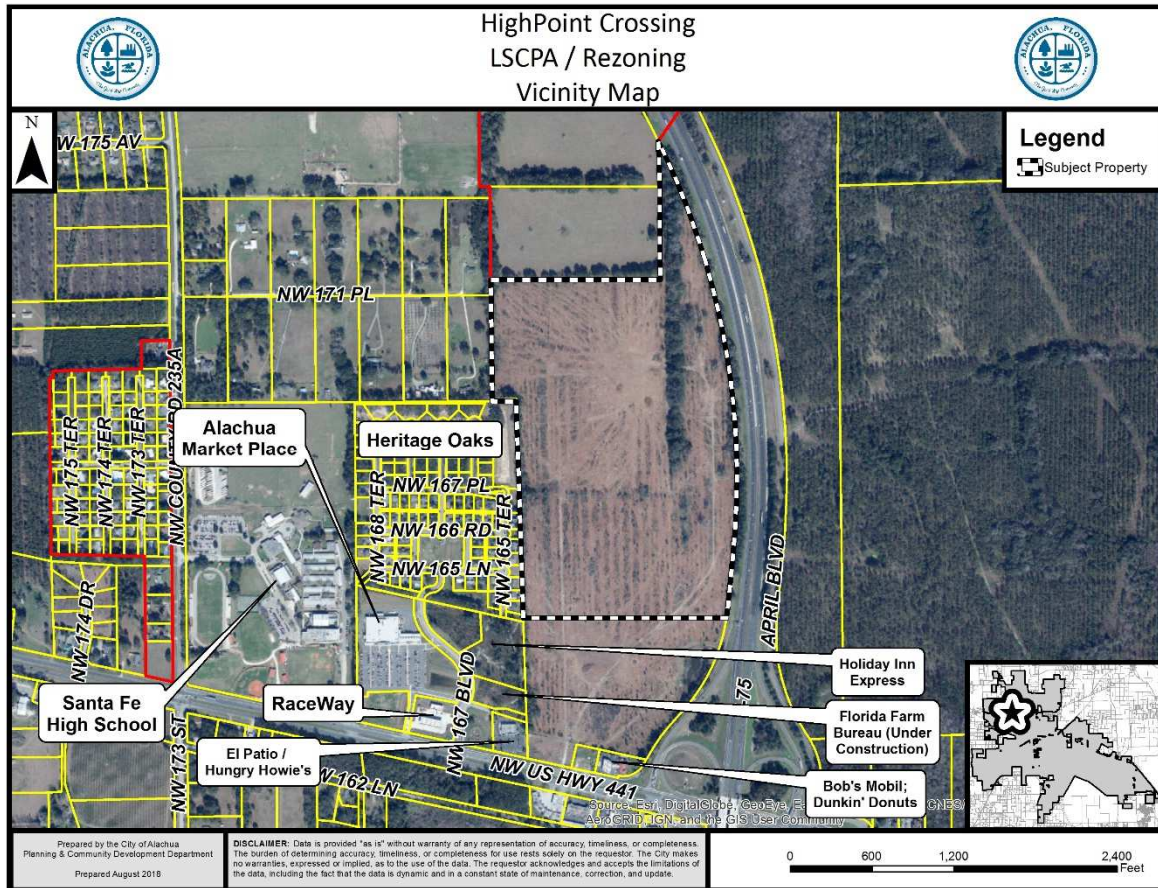
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

*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	Rural / Agriculture (Alachua County)	Agriculture (Alachua County)
South	HighPoint Crossing Subdivision / Vacant Commercial Lands / US Highway 441	Commercial	Commercial Intensive (CI)
East	Interstate 75	N/A	N/A
West	Heritage Oaks Subdivision; Rural Residential Uses	Moderate Density Residential; Agriculture	Planned Development – Residential (PD-R); Agriculture

### Map 3. Vicinity Map



## NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on May 23, 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 5 (five) 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**

#### 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

Policy 1.2.c: High density residential (8 to 15 dwelling units per acre): The high density residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are allowed within the high density residential land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Mixed-use Neighborhood Planned Developments;



8. Group living;
1. Neighborhood-scale retail and services under 30,000 square feet designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience store without gas pumps, dry cleaners, pharmacies, green grocers, or business and professional offices.
2. Supporting community services, such as schools, houses of worship, parks, and community centers.

***Analysis of Consistency with Objective 1.2, Policy 1.2.a, and Policy 1.2.c:*** The subject property is presently designated for urban land uses on the Future Land Use Map. Approximately 36 acres of the subject property is designated as Medium Density Residential (4 – 8 dwellings per acre), and an additional 40 acres is designated as Moderate Density Residential (0-4 dwellings per acre). The companion Future Land Use Map amendment would increase the maximum density permitted on the subject property by ±127 dwelling units, and is consistent with surrounding development patterns. The companion Future Land Use Map Amendment application proposes to locate lower density residential areas near existing single family residential and agricultural uses, with higher density located closer to nonresidential uses and Interstate 75.

#### Objective 1.3: Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

**Policy 1.3.b: Commercial:** The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

***Analysis of Consistency with Objective 1.3 and Policy 1.3.b:*** The applicant states that the intention of the amendment is to reconfigure the FLUM Designations of the subject property “... to permit a larger variety of nonresidential uses than what is currently permitted by introducing uses permitted within corporate parks.” The companion Future Land Use Map amendment would retain approximately 2 acres of lands designated as Commercial, and apply the Corporate Park land use category to approximately 27 acres of the subject property.

**Objective 1.4: Corporate Park**

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

- (1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses at a low to medium density; and,
- (2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region

**Policy 1.4.a:** The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

***Analysis of Consistency with Objective 1.4 and Policy 1.4.a:*** The applicant states that the intention of the amendment is to reconfigure the FLUM Designations of the subject property “... to permit a larger variety of nonresidential uses than what is currently permitted by introducing uses permitted within corporate parks.” The companion Future Land Use Map amendment would apply the Corporate Park land use category to approximately 27 acres of the subject property.

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

**Policy 5.1.a: Topography:** The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain.

An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

- Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
- Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

***Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e:*** An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the subject property will be required to comply with all applicable environmental protections as set forth in the City of Alachua Comprehensive Plan and Land Development Regulations.

- 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, and as such must connect to those 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 future development and 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, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for recreational facilities.

## **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:*** At the maximum development potential, the proposed amendment would degrade the level of service standard of a segment of US Highway 441. Concurrency and impacts to the City's transportation network will be reevaluated at each phase of development review. Facility capacity must be available at the time a final development order is issued. If facility capacity would be degraded below the Level of Service mandated by the Transportation Element, an acceptable mitigation strategy must be determined prior to the approval of the development. A complete analysis can be found in the Public Facilities Impact analysis in this report.

## **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:

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

***Analysis of Consistency with Objective 2.1.a:*** An analysis of the impacts to solid waste facilities has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for solid waste 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, 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:*** An environmental conditions and site suitability analysis is provided in this report. No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

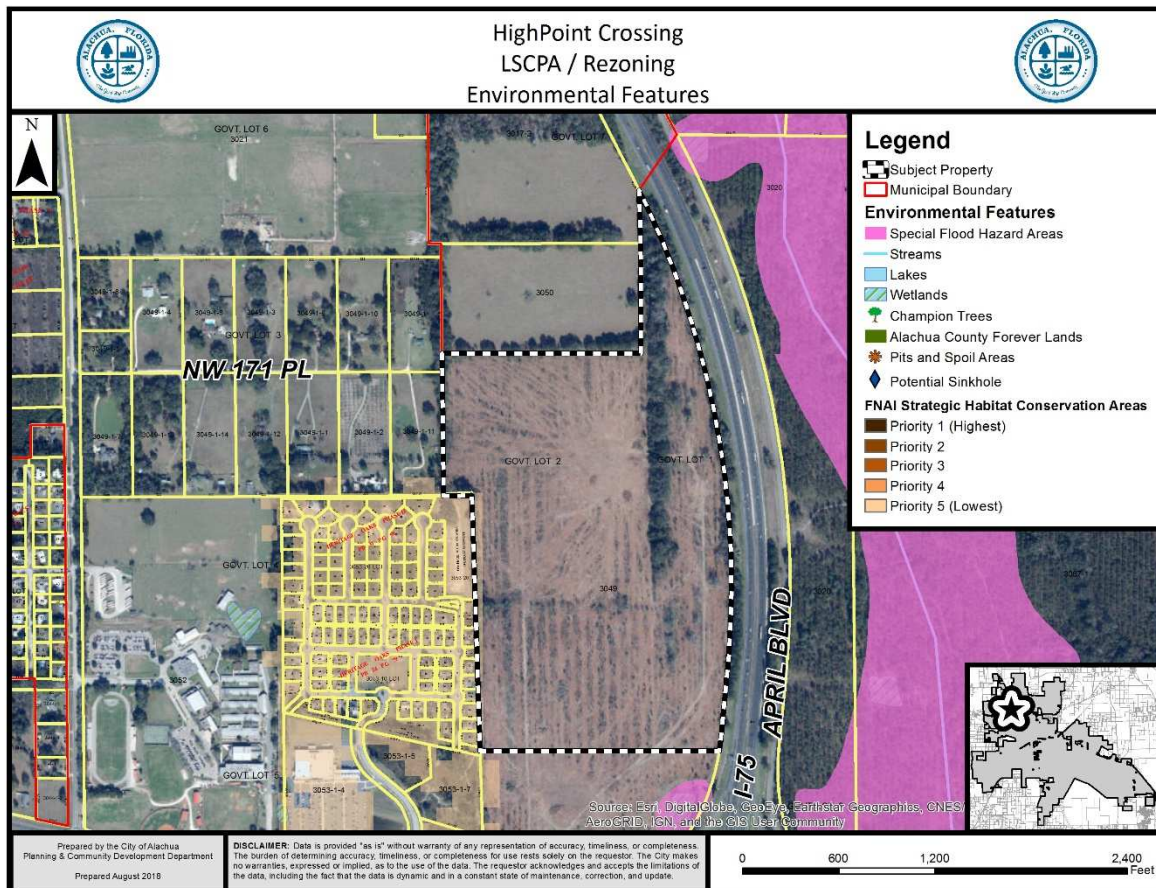
# ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

## Wetlands

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

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

### Map 4. Environmental Features



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

**Evaluation:** No species identified as endangered, threatened, or of special concern are known to exist on the subject property. Lands to the west of the subject property are identified as "Priority 5" in the PNA data layer, which is the lowest priority category. This area has been previously developed.

While the FNAI PNA data layer indicates that the potential for lands that could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

## **Soil Survey**

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-

producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are 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.

*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.

*Kendrick Sand (2% – 5% slopes)*

Hydrologic Soil Group: B

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.

*Kendrick Sand (5% – 8% slopes)*

Hydrologic Soil Group: B

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

*Bivans Sand (5% to 8% slopes)*

Hydrologic Soil Group: C/D

This soil type is poorly drained with rapid surface runoff. Permeability is moderate. This soil poses severe limitations for most urban uses.

**Evaluation:** All soils, with the exception of Bivans Sand (which consists of a small area in the northwest corner of the subject property), pose only slight or moderate limitations for local roads and streets and commercial buildings. Where moderate limitations are presented by soils, the limitations are due to the slope. A more detailed geotechnical analysis will be performed prior to any commercial development of the site to further evaluate any potential limitations of the lands which may be presented by soils.

## **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.

**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 retain single family detached development adjacent to existing single family residential development, and maintain non-residential/ multiple family development closer to existing commercial areas near US Highway 441 and Interstate 75.

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

**Evaluation:** The subject property is located adjacent to existing development and near the intersection of two major roads (US Highway 441 and Interstate 75).

- (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 zoning districts are comparable to those presently located on nearby properties. Generally, the single family residential uses will be adjacent to existing single family uses, and commercial uses will be adjacent to existing commercial uses or commercial designated lands. Where incompatibilities may exist, impacts are mitigated by the City’s buffering and setback requirements.

- (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 a variety of residential and non-residential uses in areas where both uses are present. The Intersection of US Highway 441 and Interstate 75 is a major hub for commercial and residential activity. No adverse effect on local character is expected.

- (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 proposed amendment would permit a variety of residential and non-residential uses in areas where both uses are present. The Intersection of US Highway 441 and Interstate 75 is a major hub for commercial and residential activity. No adverse effect on local character is expected.

- (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 CI and RSF-3 and will be served by short connections to existing infrastructure including water, wastewater, and roads.

The subject property is located proximate to existing water and wastewater facilities. Existing water and wastewater mains will be extended as part of the Highpoint Crossing Plat to serve the subject property.

- (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 proposed zoning amendment is not considered spot zoning as it consists of a large tract of land with compatible zoning categories proposed to be adjacent.

- (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 will be extended as part of the Highpoint Crossing Plat to serve the subject property.

- (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:** An environmental conditions and site suitability analysis has been provided with this report.

## PUBLIC FACILITIES IMPACT

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

	Existing Zoning Designations	Proposed Zoning Designations
<b>Zoning Designations:</b>	CI (±21.2 acres); RMF-8 (±36 acres); RSF- 4 (±40 acres)	CI (±2.11 acres); CP (±27.88 acres); RMF-15(±27.88 acres); RSF- 4 (±39.36 acres)
<b>Max. Gross Density:</b>	4 dwellings / acre (RSF-4) 4 – 8 dwellings / acre (RMF-8)	4 dwellings / acre (RSF-4) 8 – 15 dwellings / acre (RMF-15)
<b>Floor Area Ratio:</b>	Parcels 5 acres or greater: 0.50; Parcels < 5 acres but greater than 1 acre: 0.75; Parcels less than 1 acre: 1.0	Parcels 5 acres or greater: 0.50; Parcels < 5 acres but greater than 1 acre: 0.75; Parcels less than 1 acre: 1.0
<b>Maximum Density</b>	<b>448 dwelling units</b>	<b>575 dwelling units</b>
<b>Maximum Intensity</b>	<b>461,736 square feet</b>	<b>653,182 square feet</b>

The analysis of each public facility provided below represents an analysis of the maximum development potential proposed by the amendment.

At the maximum development potential, the proposed amendment would degrade the level of service standard of a segment of US Highway 441. Concurrency and impacts to the City's

transportation network will be reevaluated at each phase of development review. Facility capacity must be available at the time a final development order is issued. If facility capacity would be degraded below the Level of Service mandated by the Transportation Element, an acceptable mitigation strategy must be determined prior to the approval of the development. Impacts to all other public facilities that would be generated by the amendment (at a maximum development potential) are acceptable.

This rezoning is a Preliminary Development Order so a Certificate of Concurrency Compliance will not be issued at this time. Per Section 2.4.14 (I) (1), of the City of Alachua Land Development Regulations, a Certificate of Level of Service Standard will be issued with this Preliminary Development Order. Because the concurrency requirements are currently anticipated to not be met for Segment 5, the Certificate of Level of Service Standard will notify applicant of this anticipated deficiency that may prevent Final Development Orders from being issued in the future.

## **Traffic Impact**

**Table 5. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

<b>Segment Number<sup>2, 3</sup></b>	<b>Segment Description</b>	<b>Lanes</b>	<b>Functional Classification</b>	<b>Area Type</b>	<b>LOS</b>
1	Interstate 75 from North City Limits to US 441	6D	Freeway	COMM	C
2	Interstate 75 from US 441 to South City Limits	6D	Freeway	COMM	C
5	US 441 from SR 235 to North City Limits	4D	Principle Arterial	Urban Trans.	D
8	SR 235 from 235/241 Intersection to US 441	2U	Principle Arterial	Urban Trans.	D
CR 235A South	CR 235A south of US 441	2U	County Maintained Major Collector	Urban	D

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Transportation Element.

<sup>2</sup> 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 those on which the development's impacts are five percent or greater of the maximum service volume of the roadway [Section 2.4.14(H)(2) of the LDRs].

<sup>3</sup> 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 6. Proposed Potential Trip Generation Impact<sup>1</sup>**

Land Use*	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Single-Family Detached Housing <sup>2</sup> (ITE Code 210)	1,482 (741/741)	121 (31/90)	157 (100/57)
Multifamily Housing <sup>3</sup> (ITE Code 221)	2,274 (1,137/1,137)	134 (36/98)	171 (103/68)
Shopping Center <sup>4</sup> (ITE Code 820)	867 (433/434)	69 (37/32)	97 (48/49)
Single Tenant Office Building <sup>5</sup> (ITE Code 715)	256 (128/128)	41 (36/5)	39 (6/33)
General Light Industrial <sup>6</sup> (ITE Code 110)	753 (376/377)	140 (122/18)	126 (23/103)
General Office Building <sup>7</sup> (ITE Code 710)	2,366 (1,183/1,183)	357 (314/43)	345 (62/283)
Research & Development Center <sup>8</sup> (ITE Code 760)	2,393 (1,146/1,147)	258 (214/44)	236 (38/198)
<b>Totals</b>	<b>10,391 (5,144/5,147)</b>	<b>1,120 (790/330)</b>	<b>1,171 (380/791)</b>

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.  
<sup>2</sup> Formula: ITE Code 210: AADT – 9.44 trips per dwelling x 157 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 157 dwellings (26% entering/74% exiting); PM Peak Hour – 1.00 trips per dwelling x 157 dwellings (64% entering/36% exiting).  
<sup>3</sup> Formula: ITE Code 221: AADT – 5.44 trips per dwelling x 418 dwellings (50% entering/50% exiting); AM Peak Hour – 0.32 trips per dwelling x 418 dwellings (27% entering/73% exiting); PM Peak Hour – 0.41 trips per dwelling x 418 dwellings (60% entering/40% exiting).  
<sup>4</sup> Formula: ITE Code 820: AADT – 37.75 trips per 1,000 square feet x 22,978 square feet (50% entering/50% exiting); AM Peak Hour – 3.00 trips per 1,000 square feet x 22,978 square feet (54% entering/46% exiting); PM Peak Hour – 4.21 trips per 1,000 square feet x 22,978 square feet (50% entering/50% exiting).  
<sup>5</sup> Formula: ITE Code 715: AADT – 11.15 trips per 1,000 square feet x 22,978 square feet (50% entering/50% exiting); AM Peak Hour – 1.78 trips per 1,000 square feet x 22,978 square feet (89% entering/11% exiting); PM Peak Hour – 1.71 trips per 1,000 square feet x 22,978 square feet (15% entering/85% exiting).  
<sup>6</sup> Formula: ITE Code 110: AADT – 4.96 trips per 1,000 square feet x 151,807 square feet (50% entering/50% exiting); AM Peak Hour – 0.92 trips per 1,000 square feet x 151,807 square feet (87% entering/13% exiting); PM Peak Hour – 0.83 trips per 1,000 square feet x 151,807 square feet (18% entering/82% exiting).  
<sup>7</sup> Formula: ITE Code 710: AADT – 9.74 trips per 1,000 square feet x 242,890 square feet (50% entering/50% exiting); AM Peak Hour – 1.47 trips per 1,000 square feet x 242,890 square feet (88% entering/12% exiting); PM Peak Hour – 1.42 trips per 1,000 square feet x 242,890 square feet (18% entering/82% exiting).  
<sup>8</sup> Formula: ITE Code 760: AADT – 11.26 trips per 1,000 square feet x 212,529 square feet (50% entering/50% exiting); AM Peak Hour – 1.22 trips per 1,000 square feet x 212,529 square feet (83% entering/17% exiting); PM Peak Hour – 1.11 trips per 1,000 square feet x 212,529 square feet (16% entering/84% exiting).

**Table 7a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

Traffic System Category	Segment 1 I-75 from NCL to US 441 <sup>1</sup>	Segment 2 I-75 from US 441 to SCL <sup>1</sup>	Segment 5 US 441 from SR 235 to NCL	Segment 8 SR 235 from 235/241 to US 441	CR 235A S (South of US 441)
Average Annual Daily Trips					
Maximum Service Volume <sup>2</sup>	91,600	91,600	39,000	14,400	15,120
Existing Traffic <sup>3</sup>	36,000	59,457	25,926	10,305	3,780
Reserved Trips <sup>4</sup>	346	152	2,367	0	233
Available Capacity <sup>4</sup>	55,254	31,991	10,707	4,095	11,107
Maximum AADT Generated by Amendment <sup>5</sup>	1,039	5,196	10,391	1,039	1,039
<b>Residual Capacity After Potential Development's Impacts<sup>6</sup></b>	54,215	26,795	316	3,056	10,068

<sup>1</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.  
<sup>2</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.  
<sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.  
<sup>4</sup> Source: City of Alachua May 2018 Development Monitoring Report.  
<sup>5</sup> Trip Distribution: Segment 1 – 10%; Segment 2 – 50%; Segment 5 – 100%; Segment 8 – 10%; CR 235A S – 10%.  
<sup>6</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.



**Table 7b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)**

Traffic System Category	Segment 1 I-75 from NCL to US 441 <sup>1</sup>	Segment 2 I-75 from US 441 to SCL <sup>1</sup>	Segment 5 US 441 from SR 235 to NCL	Segment 8 SR 235 from 235/241 to US 441	CR 235A S (South of US 441)
PM Peak Hour Trips					
Maximum Service Volume <sup>2</sup>	8,250	8,250	3,510	1,290	1,359
Existing Traffic <sup>3</sup>	3,780	6,243	2,463	979	359
Reserved Trips <sup>4</sup>	55	17	244	0	31
Available Capacity <sup>4</sup>	4,415	1,990	803	311	969
Maximum PM Peak Hour Trips Generated by Amendment <sup>5</sup>	117	586	1,171	117	117
<b>Residual Capacity After Potential Development's Impacts<sup>6</sup></b>	4,298	1,404	<b>-368</b>	194	852
<sup>1</sup> <i>FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.</i> <sup>2</sup> <i>AADT &amp; Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.</i> <sup>3</sup> <i>Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District II, August 2017.</i> <sup>4</sup> <i>Source: City of Alachua August 2018 Development Monitoring Report.</i> <sup>5</sup> <i>Trip Distribution: Segment 1 – 10%; Segment 2 – 50%; Segment 5 – 100%; Segment 8 – 10%; CR 235A S – 10%.</i> <sup>6</sup> <i>The application is for a Preliminary Development Order. Facility capacity and concurrency will <b>not</b> be reserved.</i>					

**Evaluation:** As shown in Table 6, the maximum potential trips generated by the proposed amendment would be 10,391 average daily trips and by 1,171 PM peak hour trips. At build-out, Segment 5 (US 441 from SR 235 to NCL) would be operating below the Level of Service mandated by the Comprehensive Plan Transportation Element. This analysis is based on upon impacts that could be anticipated to occur on the subject property at the maximum development potential. Concurrency and impacts to the City's transportation network will be reevaluated at each phase of development review. Facility capacity must be available at the time a final development order is issued. If facility capacity would be degraded below the Level of Service mandated by the Transportation Element, an acceptable mitigation strategy must be determined prior to the approval of the development.

## Potable Water Impacts

**Table 8. Potable Water Impacts**

System Category	Gallons Per Day
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,236,000
Reserved Capacity <sup>2</sup>	37,817
Available Capacity	1,026,183
Projected Potable Water Demand from Amendment <sup>3</sup>	256,102
<b>Residual Capacity</b>	<b>770,081</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>66.52%</b>
<b>Sources:</b> <sup>1</sup> City of Alachua Public Services Department, March 2018. <sup>2</sup> City of Alachua August 2018 Development Monitoring Report. <sup>3</sup> Source: City of Alachua Comprehensive Plan Chapter 64E-6, Florida Administrative Code; Formula: (575 dwellings x 275 gpd) + (15 gallons per day per 100 square feet x 653,182 square feet).	

**Evaluation:** This analysis is based on the maximum development potential proposed by the amendment. 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. Concurrency and impacts to the City’s utility systems will be reevaluated at site plan review or preliminary plat review stage.

## Sanitary Sewer Impacts

**Table 9. Sanitary Sewer Impacts**

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	687,000
Reserved Capacity <sup>2</sup>	33,789
Available Capacity	779,211
Projected Sanitary Sewer Demand from Amendment	241,727
<b>Residual Capacity</b>	<b>537,484</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>64.17%</b>
<b>Sources:</b> <sup>1</sup> City of Alachua Public Services Department, March 2018. <sup>2</sup> City of Alachua August 2018 Development Monitoring Report. <sup>3</sup> Source: City of Alachua Comprehensive Plan Chapter 64E-6, Florida Administrative Code; Formula: (575 dwellings x 250 gpd) + (15 gallons per day per 100 square feet x 653,182 square feet).	

**Evaluation:** This analysis is based on the maximum development potential proposed by the amendment. 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. Concurrency and impacts to the City’s utility systems will be reevaluated at site plan review or preliminary plat review stage.

## Recreational Impacts

**Table 10a. Recreational Impacts**

System Category	Acreage
Existing City of Alachua Recreation Acreage <sup>1</sup>	117.65
Acreage Required to Serve Existing Population <sup>2</sup>	49.68
Reserved Capacity <sup>1</sup>	0.62
Potential Demand Generated by Amendment <sup>3</sup>	6.81
<b>Residual Recreational Capacity After Impacts</b>	<b>60.54</b>
<b>Sources:</b> <sup>1</sup> City of Alachua August 2018 Development Monitoring Report. <sup>2</sup> Bureau of Economic & Business Research, University of Florida, <i>Estimates of Population by County and City in Florida (2017)</i> ; Policy 1.2.b, Recreation Element (Formula: 9,936 persons / [5 acres/1,000 persons]) <sup>3</sup> US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 575 dwellings / [5 acres/1,000 persons])	

**Table 10b. Improved Passive Park Space Analysis**

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>	10.06 acres
Acreage Required to Serve Demand Generated by Amendment <sup>2</sup>	1.36 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Amendment	11.42 acres
Existing Improved Passive Park Space <sup>1</sup>	34.82 acres
<b>Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, &amp; Demand Generated by Amendment<sup>3</sup></b>	<b>32.79%</b>
<b>Sources:</b> <sup>1</sup> Source: City of Alachua August 2018 Development Monitoring Report. <sup>2</sup> Formula: Recreation Demand Generated by Development x 20%. <sup>3</sup> Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Amendment.)	

**Evaluation:** This analysis is based on the maximum development potential proposed by the amendment. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for recreational facilities, and the impacts are therefore acceptable. Concurrency and impacts to the City’s utility systems will be reevaluated at site plan review or preliminary plat review stage.

## Solid Waste Impacts

**Table 11. Solid Waste Impacts**

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development <sup>1</sup>	39,744	7,253.28
Reserved Capacity <sup>2</sup>	2,908.79	530.85
Demand Generated by Application <sup>3</sup>	2,881.49	526.22
New River Solid Waste Facility Capacity <sup>4</sup>	50 years	
Sources: <div><div>1</div><div>University of Florida, Bureau of Economic &amp; Business Research, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per person per year).</div></div> <div><div>2</div><div>City of Alachua August 2018 Development Monitoring Report.</div></div> <div><div>3</div><div>Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996</div></div> <div><div>4</div><div>New River Solid Waste Facility. April 2018.</div></div>		

**Evaluation:** This analysis is based on the maximum development potential proposed by the amendment. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for solid waste facilities, and the impacts are therefore acceptable. Concurrency and impacts to the City’s utility systems will be reevaluated at site plan review or preliminary plat review stage.

### **Public School Impact**

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment. This determination, dated September 6, 2018, was issued in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element.

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

Upon submittal of a final subdivision plat or site plan, 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”

Table 4.1-1. Table of Allowed Uses

Table 4.1-1. Table of Allowed Uses																								
P = Permitted use					S = Special exception permit					A = Allowed in the PD districts					Blank cell = Prohibited									
Use Category/Use Type	CSV	A	Residential								Business								Planned Development				Use Specific Standards (Sec. 4.3)	
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND		EC
			1	3	4	6	5	P	8	15														
RESIDENTIAL USES																								
Household living																								
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																4.3.1(A)(1)
Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)



Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P				A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A	4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A	4.3.1(A)(3)
Mobile home park								P															4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A
Group living																							
Co-housing		P				P	P	P															4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P						A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S			P	P	P												4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S				A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S										A		
Roominghouse				S	S	S			P	P													
PUBLIC AND INSTITUTIONAL USES																							
Community services																							
Community center		S				S	S	S	S	S		P		P				P	A	A	A		4.3.2(A)

Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)	
Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)	
Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)	
Youth club facility						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)	
Day care																									
Adult care center			S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
Child care center			S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)			S	S	S	S	S	S	S	S	S	P	P	P	P							A			
Overnight child care center			S				S	S	S	P	P	P	P	P	P								A	4.3.2(B)(1)	
Educational facilities																									
College or university								S		P	P	S		P	P	P	P	P	P	P	A	A	A	A	
School			P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)
Vocational school							S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																									
Government maintenance, storage, and distribution facility														S	S	P		P	P	P	A			A	4.3.2(D)

Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
Institutions																								
Assisted living facility		S			S	S			P	P	S									A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P											
Nursing home		S							S	S	P		P	P						A		A		

Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)	
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A		
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A		
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P			P						
Community garden		P	P	P	P	P	P	P	P	P						P		P		A	A	A		
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		

Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)
Passenger terminal, surface transportation													S		P	P	P	P	P	A				
Utilities																								
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)



Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(l)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(l)(3)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(l)(4)
AGRICULTURE																									
Agriculture																									
General use category		P																							
Medical marijuana cultivation																									
Non-medical marijuana cultivation																									
Animal husbandry																									
General use category		P																							
Horticulture																									
General use category		P																							
Agriculture support and services (directly related)																									
Agricultural processing		P																							4.3.3(A)(1), (2)



Pet farm		P																								4.3.3(A)(1)
Sawmill		S																								4.3.3(A)(1), (5)
Stable		P																								4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																										
Agricultural research facility		P													P	P	P									4.3.3(B)(1)
Animal care business		P														P										
Auction arena for livestock		S														S	S									
Central farm distribution hub for agricultural products		P														P	P									4.3.3(B)(1)
Equestrian facility		P																								4.3.3(B)(2)
Fair grounds		S																		A						
Farm machinery repair		P												P		P										
Farm machinery sales, rental, and service		P												P		P			A							
Stable		P																								4.3.3(B)(3)
Animal sales, service and care																										

Animal hospital		P										P		S					A				4.3.3(C)(1)
Animal shelter		S										S							A				4.3.3(C)(2)
Animal grooming		P										P	P	P			P		A				
Kennel, indoor		P						S	S		S	P		S	P	P			A		A		4.3.3(C)(3)
Kennel, outdoor		P										P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P										P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																							
Eating establishments																							
Ice cream shop								S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only								S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating								S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service												P		P	S	S			A			A	4.3.4(A)(2)
Specialty eating establishment								S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																							
Conference center		S						S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)





Manufacturing, light																P	P	P			A			A			
Medical marijuana processing																											
Medical radioisotope laboratory																P											
Non-medical marijuana processing																											
Offices																											
Business services												P	P	P	P	P	P					A			A	A	
Financial services												P	P	P	P	P	P					A			A	A	
Professional services											S	P	P	P	P	P	P					A			A	A	
Radio and television broadcasting studio														P	P	P	P	P	P			A				A	
Sales														P	P	P	P					A			A	A	
Parking, commercial																											
Parking lot														P	P	P	P	P	P	P		A	A	A	A	4.3.4(E)(1)	
Parking structure														P	P	P	P	P	P	P		A	A	A	A	4.3.4(E)(2)	
Recreation/entertainment, indoor																											
Banquet hall														P	P	P	P			P		A			A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S				P	P	P	P			P	P	A	A	A	A		

Internet Café/simulated gaming establishment																									
Neighborhood recreation center				S	S	S			P	P		P				P			P	A	A	A			
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A		
Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A		
Theater												S	P	P	P	P	P		S	A		A	A		
Recreation/entertainment, outdoor																									
Archery range		P													P				P						
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)	
Commercial recreation, outdoor		S													P				P	A		A	A		
Golf course, private		P	P	P	P	P	P	P	P	P						P	P					A	A	A	
Retail sales and services																									
Auction house		P													P					A				4.3.4(G)	
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)	

Convenience store								S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)
Department or discount store												P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)												P	P	P	P				A				4.3.4(G)(3)
Crematory		S												S		P	P					A	4.3.4(G)
Entertainment establishment												P	P	P	P				A				4.3.4(G)
Financial institution									S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home										S		P	P	P					A				4.3.4(G)
General media store												P	P	P	P				A	A	A		4.3.4(G)
Liquor store												S	P	P	P				A		A		4.3.4(G)
Laundromat														P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																							
Pawn shop														P					A				4.3.4(G)(8)
Precious metals dealer														P					A				4.3.4(G)(9)
Personal services establishment								S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment											S	P	P	P					A				4.3.4(G)
Sales establishment								S	S		S	P	P	P	P				A	A	A		4.3.4(G)

Tattoo parlor/Body-piercing studio														P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P	P					A		A		4.3.4(G)(7)
Large-scale retail establishments ≥ 80,000 sf													S	S					A				4.3.4(G)(7)
Self-service storage																							
All uses													P	P	S		P		A				4.3.4(H)
Sexually oriented business																							
Sexually oriented cabaret														P									4.3.4(I)
Sexually oriented media store														P									4.3.4(I)
Sexually oriented motion picture theater														P									4.3.4(I)
Sex shop														P									4.3.4(I)
Vehicles, sales and services																							
Automobile body shop														P		P	P						4.3.4(J)(1)
Automobile parts sales													S	P		P	P		A				
Automobile rental and sales													S	P					A				4.3.4(J)(2)
Automobile repair and servicing		S												S		P	P		A				4.3.4(J)(3)

Automobile service station													S	S	P	P		P	P		A				
Automobile service station with wash and detail																P					A				
Boat and marine rental and sales														P		P					A				4.3.4(J)(4)
Carwash or auto detailing																P					A				4.3.4(J)(5)
Gasoline sales													S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales																P			P		A				4.3.4(J)(2)
Taxicab service														P	P	P					A				
Tire sales and mounting														P		P					A				4.3.4(J)(7)
Towing service																P					A				4.3.4(J)(8)
Transmission or muffler shop																P					A				4.3.4(J)(7)
Truck or tractor rental or sales																P			P						4.3.4(J)(2)
Visitor accommodations																									
Bed and breakfast			P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P					A		A		4.3.4(K)(2)
Hotel or motel													S	P	P	P	P				A		A	A	4.3.4(K)(4)



Warehouse and freight movement																			
Cold storage plant																	P		
Parcel services														P	P	P	P	A	4.3.4(L)(1)
Truck or freight terminal																S	P		4.3.4(L)(1)
Warehouse (distribution)															P	P	P		4.3.4(L)(1)
Warehouse (storage)															P	P	P	A	4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S	4.3.4(L)(2)
Waste-related services																			
Energy recovery plant		S																	
Hazardous waste collection sites																	P		
Incinerator		S															S		
Landfill		S															S	S	
Landspreading of wastes		S															S		
Recycling dropoff center													S		S	S		A	4.3.4(M)(1)
Recycling and salvage center		S															P		4.3.4(M)(2)
Salvage and junkyard																	P		4.3.4(M)(3)

Tire disposal or recycling																		S						4.3.4(M)(3)
Waste composting		S																P						
Wholesale sales																								
All uses																S	P	P	P					
<sup>1</sup> This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.																								

**EXHIBIT “A”**

**EXHIBIT “B”**

**TO**

**ALACHUA A ONE, LLC**

**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS**

**HIGHPOINT CROSSING REZONING  
STAFF REPORT**

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