



# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

May 14, 2019

- SUBJECT:** A request to amend the Official Zoning Atlas from Commercial Intensive ("CI"), Light and Warehouse Industrial ("ILW") and Industrial Services and Manufacturing ("MP")(Alachua County) to Corporate Park ("CP") on a  $\pm 82.40$  acre subject property
- PROPERTY OWNER:** The Laser Investment Group, LLC.
- LOCATION:** 13025 NW US Highway 441
- PARCEL ID NUMBER(S):** 05962-002-000, 05855-005-000, and a portion of 05855-004-000
- ACREAGE:**  $\pm 82.40$
- PROJECT PLANNER:** [Adam Hall, AICP](#)
- RECOMMENDATION:** Staff recommends that the Planning & Zoning Board transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of Approval.
- 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.*

## SUMMARY

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Commercial Intensive ("CI"), Light and Warehouse Industrial ("ILW") and Industrial Services and Manufacturing ("MP") (Alachua County) to Corporate Park ("CP") on the subject property.

The subject property currently has the Industrial, Commercial and Rural Employment Center (Alachua County) Future Land Use Map designations. A companion application proposes an amendment to the City's Comprehensive Plan that would amend the subject property to the Corporate Park Future Land Use designation. This application is currently under review by the Florida Department of Economic Opportunity under the Expedited State Review process.

The Corporate Park ("CP") Zone District is described as follows in Section 3.5.2 of the Land Development Regulations (LDRs):

*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.*

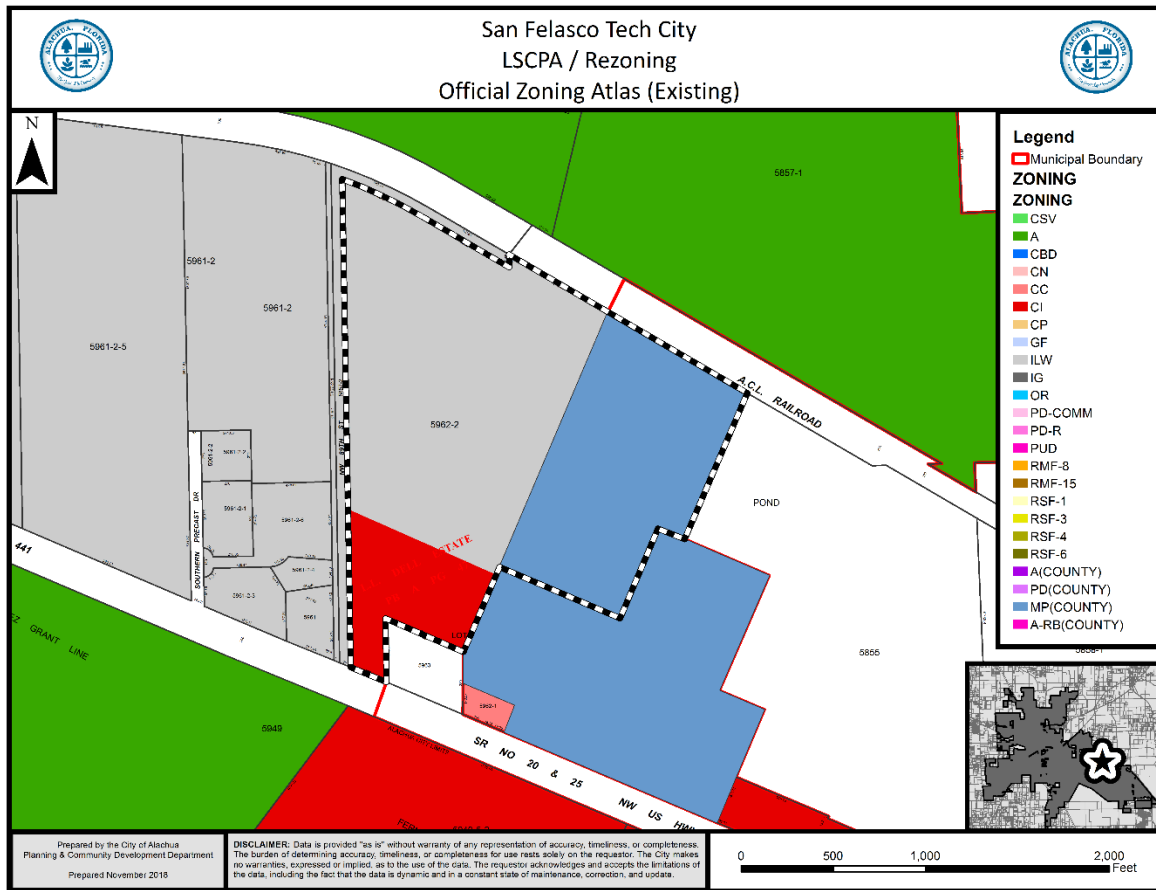
*(a) Clustered residential development:*

*(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.*

## Map 1. Current Official Zoning Atlas with Subject Property



## ZONING DESIGNATION COMPARISON

	Existing Districts			Proposed District
<b>Zoning District:</b>	Industrial Services and Manufacturing ("MP")(Alachua County)	Light and Warehouse Industrial ("ILW")	Commercial Intensive ("CI")	Corporate Park ("CP")
<b>Max. Gross Density:</b>	N/A	N/A	N/A	N/A
<b>Floor Area Ratio:</b>	N/A	.50 (989, 247 square feet)	.75 (323, 433 square feet)	.50 (1,792, 292 square feet)
<b>Typical Uses*:</b>	Wholesaling, warehouse, storage, and distribution, building supply and lumber sales, manufactured and mobile home sales, light industrial, heavy industrial	Building, heating, plumbing contractors, general industrial service, automobile parts sales, automobile repair and servicing, parcel services, warehouse, light manufacturing	Restaurants, retail sales, business, financial and professional services, pharmacy, financial institution, large scale retail establishments, automobile rental and sales, gasoline sales, hotel/motel	Restaurants, general industrial services, light manufacturing, business, financial and professional services, sales, pharmacy, warehouse
<i>* The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs, also attached as Exhibit A to this Report.</i>				

## SURROUNDING USES

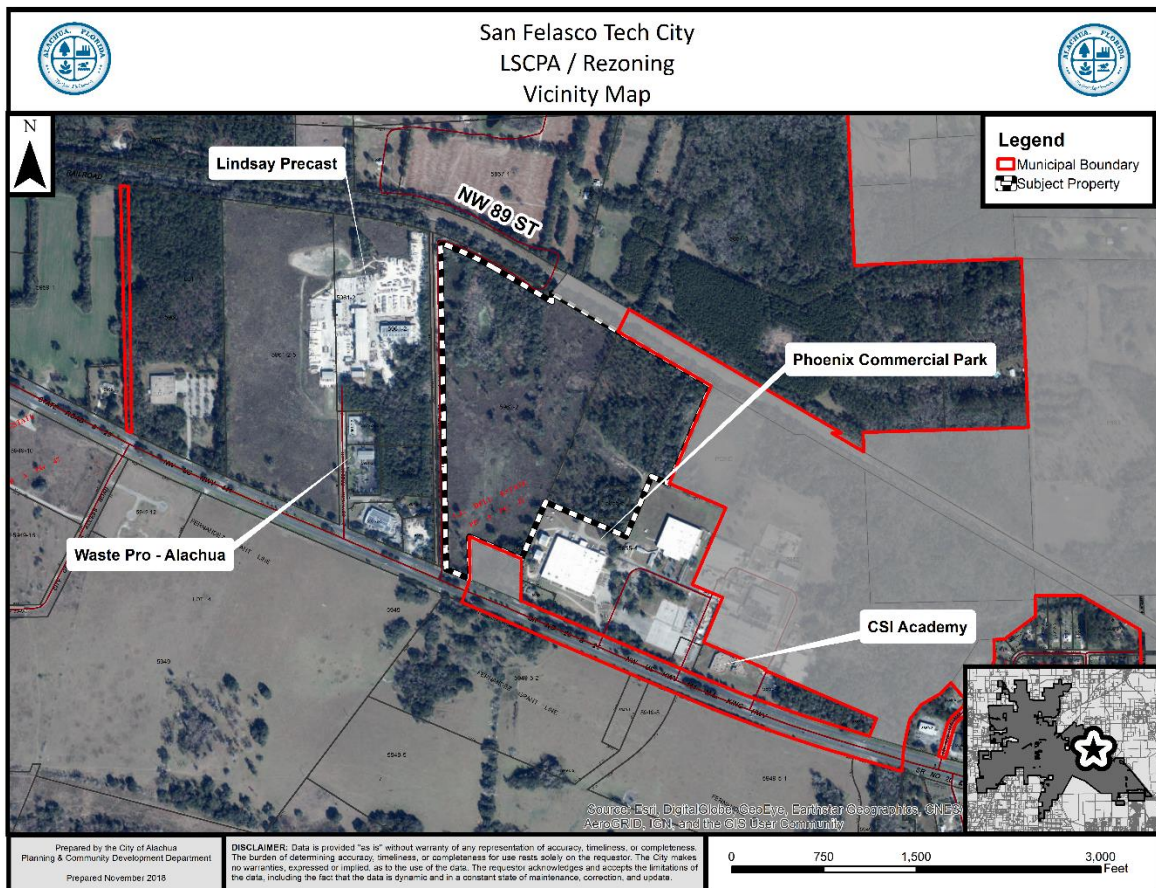
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

*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.*

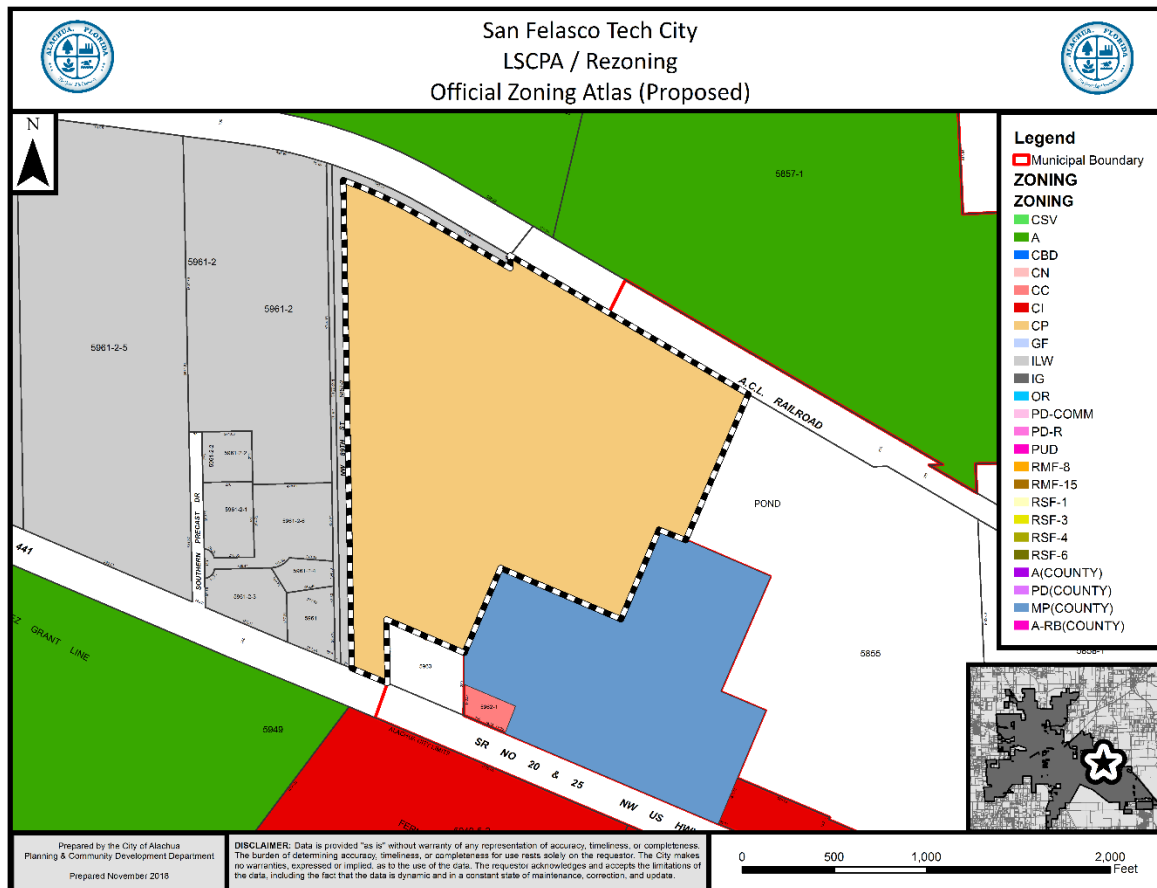
**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agriculture	Agriculture	Agricultural ("A")
East	Industrial/ Vacant Industrial	Rural Employment Center (Alachua County)	Industrial Services and Manufacturing ("MP") (County)
West	Industrial	Industrial	Light and Warehouse Industrial ("ILW")
South	Vacant Commercial, Residential, and Industrial	Commercial, Moderate Density Residential and Rural Employment Center (Alachua County)	Commercial Intensive ("CI"), Community Commercial ("CC"), Industrial Services and Manufacturing ("MP") (County)

**Map 2. Vicinity Map**



### Map 3. Proposed Amendment to the Official Zoning Atlas



**Table 2. Parcels Subject to this Application**

Parcel No.	Existing Use(s)	Existing Zoning Designation	Proposed Zoning Designation	Acreage
A portion of 05855-004-000	Industrial	Industrial Services and Manufacturing ("MP")(County)	Corporate Park ("CP")	±25.81
05962-002-000	Light industrial, office and retail (under construction)	Commercial Intensive ("CI") and Light and Warehouse Industrial ("ILW")	Corporate Park ("CP")	±55.17
05855-005-000	Industrial	Industrial Services and Manufacturing ("MP")(County)	Corporate Park ("CP")	±1.32



## NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on November 20, 2018 at the First Baptist Church of Alachua (14005 NW 146<sup>th</sup> Ave) to educate the owners of nearby land and any other interested members of the public about the proposed rezoning application. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in the Alachua County Today. According to the minutes, there was 1 individual from the public that attended the meeting. A summary of the questions that were asked at the meeting has been provided by the applicant.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the Official Zoning Atlas of the City of Alachua from Industrial Services and Manufacturing ("MP") (County), Commercial Intensive ("CI"), and Light and Warehouse Industrial ("ILW") to Corporate Park ("CP"). Through a companion application, the applicant proposes to also amend the FLUM Designation from Rural Employment Center, Industrial, and Commercial to Corporate Park on the subject property. Table 3 below shows the existing and proposed FLUM designations and the proposed corresponding zoning designations.

**Table 3. Proposed Zoning Designation**

Parcel No.	Existing FLUM	Proposed FLUM	Proposed Zoning Designation	Consistent
A portion of 05855-004-000	Rural Employment Center (County)	Corporate Park	Corporate Park ("CP")	<input checked="" type="checkbox"/>
05962-002-000	Industrial and Commercial	Corporate Park	Corporate Park ("CP")	<input checked="" type="checkbox"/>
05855-005-000	Rural Employment Center (County)	Corporate Park	Corporate Park ("CP")	<input checked="" type="checkbox"/>

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed amendment's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis

and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

## **Future Land Use Element**

### 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.

Policy 1.4.b Development within the Corporate Park land use category should be designed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to .50 floor area ratio (F.A.R.) for parcels 5 acres or greater, .75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 100 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 0.5 dwelling units per gross acre. Clustered residential



development must be developed consistent with the specific criteria identified within the Land Development Regulations for clustered residential development in the Corporate Park zoning district.

Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

1. The Corporate Park land use category may include material distribution facilities and manufacturing facilities subject to the following standards and maximums:

Type of Use	Manufacturing Area/Storage	Size of Building	Building Area Coverage
Regional Warehouse	None permitted	100,000 sq.ft	50%
Manufacturing / Assembly	75% of total area	100,000 sq.ft	40%

2. The Corporate Park land use category may include flex facilities subject to the following standards and maximums:

Type of Flex	Building Size	Manufacturing	Warehousing	Building Area Coverage
Research and Development	150,000 sq.ft.	75% of total area (may include labs and offices)	75% of total area	50%
Office Showroom	150,000 sq.ft.	None permitted	60% warehousing / 20% retail showroom	50%
Multitenant	120,000 sq.ft.	None permitted	60% retail / 40% warehousing	50%

Policy 1.4.f: The City shall develop performance standards for Corporate Park uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;

4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
12. Clustering of residential uses.

***Analysis of Consistency with Objective 1.4:*** The proposed amendment may result in an increase in the maximum permitted intensity of the subject property. The proposed allowable uses are similar to existing allowable uses. Any future development would be required to conform with all Goals, Objectives and Policies of the City's Comprehensive Plan.

GOAL 3: Historic, Cultural and Archeological Preservation: The City shall encourage the preservation of historic, cultural and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.

***Analysis of Consistency with Goal 3:*** A cemetery is identified to be on the subject property. The applicant has indicated in submittal materials that this area shall be avoided for any future development on the site.

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:*** A separate analysis of the environmental conditions can be found below in this report.

- 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:*** Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

**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:*** Potable water is currently available to the property.

## **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.

## **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 currently served by the City's wastewater system. Future development, will be required to connect to

the existing system.

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

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

***Analysis of Consistency with Objective 2.1.a:*** An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing impacts to 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 not currently served by the City's potable water system, but may be located within the City's potable water service area. If located within the City's potable water service area, connection to the City's potable water system would be required at time of development.

## **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.

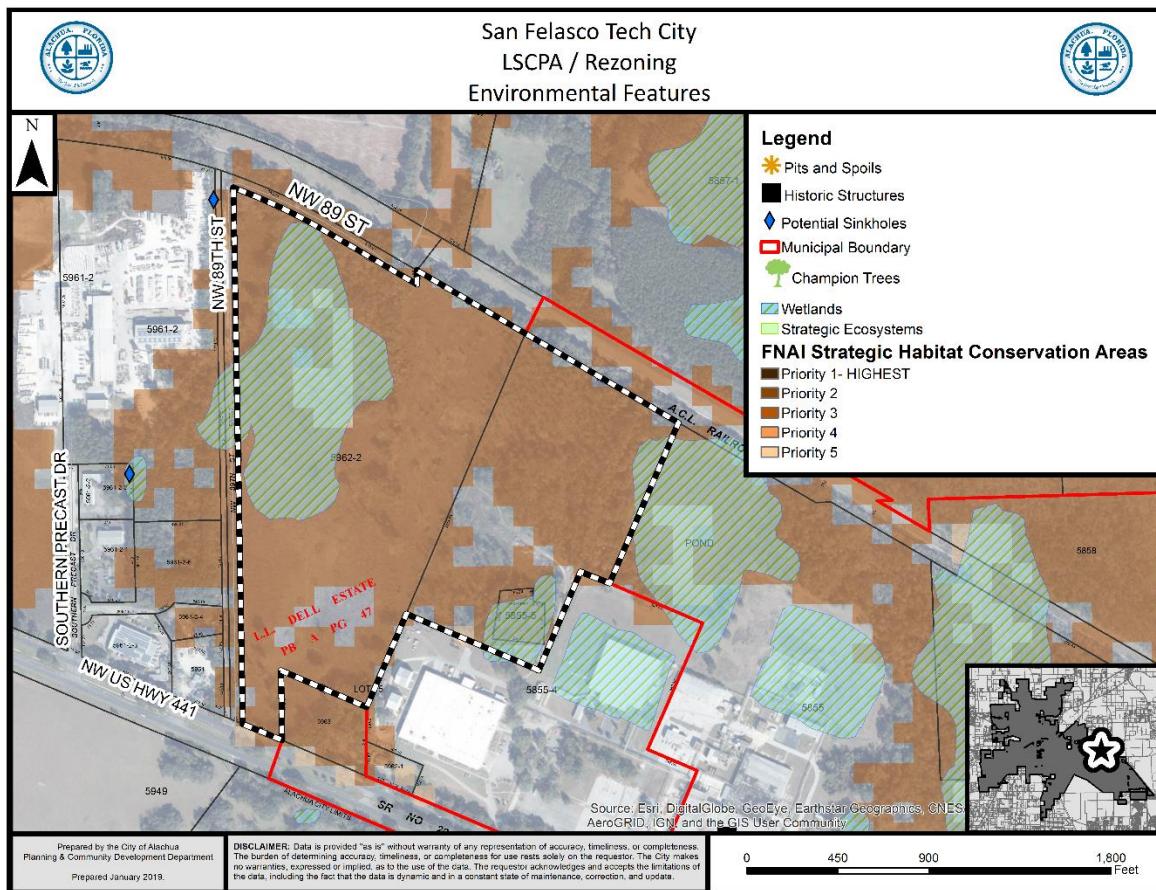
***Analysis of Consistency with Objective 1.3 and Policies 1.3.a - e:***

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

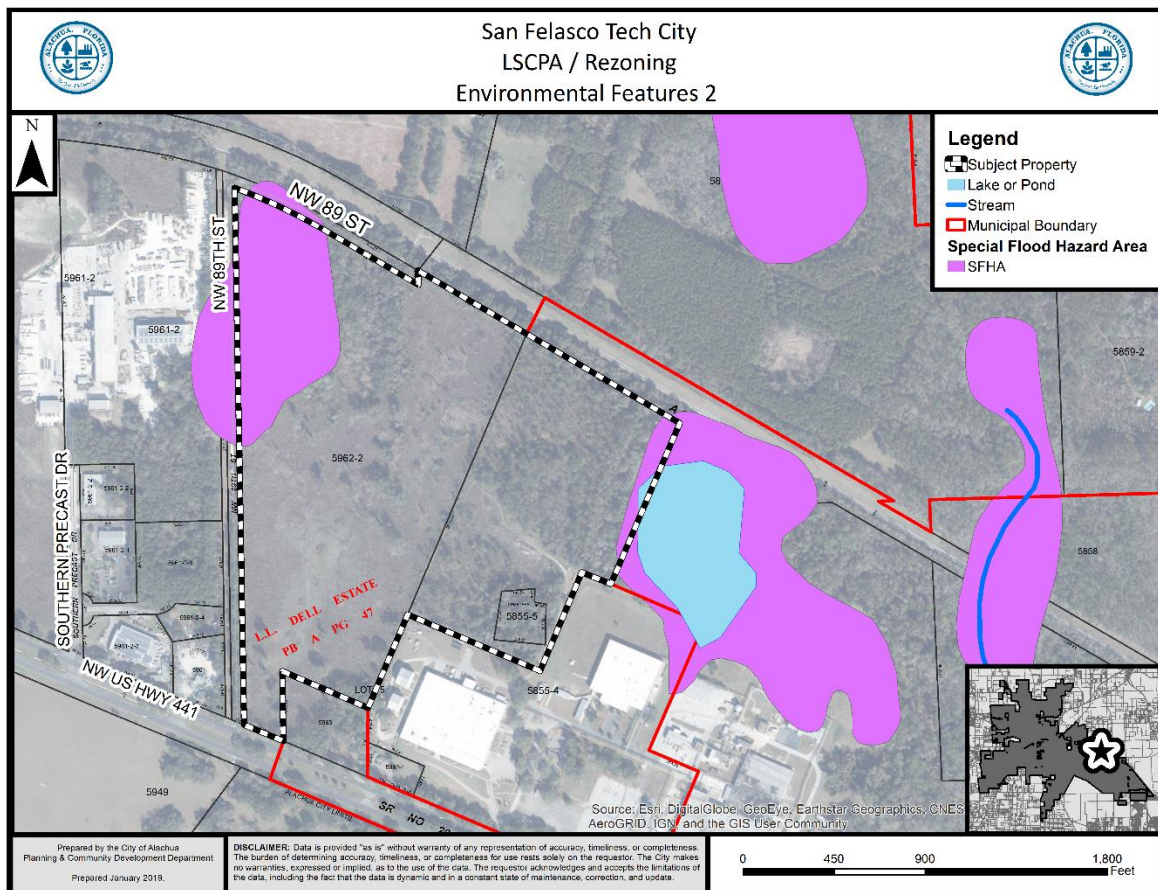


# ENVIRONMENTAL CONDITIONS ANALYSIS

## Map 4. Environmental Features 1



## Map 5. Environmental Features 2



## Wetlands

According to National Wetlands Inventory, potential wetlands appear to be located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

**Evaluation:** Based on GIS analysis, potential wetlands appear to be located on the subject property. Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations 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 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 an environmental assessment complete by Environmental Research Corporation. Gopher tortoise burrows have been identified on site, and a 100% burrow survey will be required prior to any future development of the subject property. The subject property is not known to contain any other 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:** Gopher tortoise burrows have been identified on site, and a 100% burrow survey will be required prior to any future development of the subject property. No other species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does contain lands identified in the PNA data layer as potentially important. If any other 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 seven (7) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Small Commercial Buildings	% of Subject Property (may not total to 100% due to rounding)
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	35.9%
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	15.40%
Monteocha loamy sand	A/D	Very poorly drained	Very limited	8.1%
Tavares sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	37.1%
Chipley sand	A	Somewhat poorly drained	Not limited	0.6%
Lochloosa fine sand, 2 to 5 percent slopes	A	Somewhat poorly drained	Somewhat limited	0.1%
Bivans sand, 2 to 5 percent slopes	C/D	Poorly drained	Very limited	2.7%

**Evaluation:** A majority of the site (approximately 89%) is not limited for small commercial buildings. Most, if not all, of the areas identified as being very limited or somewhat limited are within areas that are precluded from development. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

## **Flood Potential**

Panels 0143E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property contains areas with Flood Zone "A" designations (areas determined to be within the 500-year floodplain).



**Evaluation:** Any proposed development would be required to conform with applicable requirements found in the City of Alachua Land Development Regulations. 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 there are no sinkholes or known indicators of sinkhole activity located on the subject property.

**Evaluation:** No potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

### **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 currently 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. A small cemetery is identified on site; the applicant has indicated that the area will be avoided and protected in future development plans. Florida Statutes (872.02) includes provisions related to disturbance of cemeteries.

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

## COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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 and Findings:** An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. The proposed amendment would render the property's zoning designation consistent with the property's proposed Future Land Use Designation.

- (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 and Findings:** An analysis of the application's compliance with the Land Development Regulations has been provided in this report. The application does not conflict with the City's Code of Ordinances.

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

**Evaluation and Findings:** The proposed amendment would permit a range of uses including light industrial uses in a unified and campus like pattern. The amendment would permit this development to occur adjacent to existing industrial and commercial development.

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

**Evaluation and Findings:** The amendment would permit this development to occur adjacent to existing industrial and commercial development.

- (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 and Findings:** The subject property is located adjacent to existing uses that are similar in character. The applicant is proposing zoning designations that are consistent with the proposed Future Land Use Map ("FLUM") Designation.

- (f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely affect 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 and Findings:** The proposed amendment will not create excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.



- (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 and Findings:** The proposed amendment would permit a range of uses including light industrial uses in a unified and campus like pattern. The amendment would permit this development to occur adjacent to existing industrial and commercial development.

- (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 and Findings:** 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.” It is staff’s opinion that the proposed amendment does not constitute urban sprawl.

- (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 and Findings:** The proposed amendment would permit a range of uses including light industrial uses in a unified and campus like pattern. The amendment would permit this development to occur adjacent to existing industrial and commercial development.

- (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 and Findings:** The subject property may be located within the City of Alachua’s utility service area and development will be required to connect to public utility infrastructure.

At the time of site plan review or subdivision plat review, concurrency will be re-evaluated. It should also be noted that the City of Alachua Comprehensive Plan places the burden of showing compliance with the adopted levels of service and meeting the concurrency requirements upon the applicant.

- (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 and Findings:** A comprehensive analysis of environmental features has been provided in this report.

## PUBLIC FACILITIES IMPACT

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

	Existing Future Land Use Map Designations			Proposed Future Land Use Map Designation
FLUM Designation:	Rural Employment Center	Industrial	Commercial	Corporate Park
Max. Gross Density:	N/A	N/A	N/A	N/A
Floor Area Ratio:	N/A	.50 FAR	.75 FAR	.50 FAR
Maximum Density/Intensity	N/A	989,247 square feet non residential	323,433 square feet non residential	1,792,494 square feet non residential

The analysis of each public facility provided below represents an analysis of the maximum development potential generated by the proposed FLUM Designation. An exact description of existing development potential cannot be currently determined as the Alachua County Comprehensive Plan requires development of Rural Employment Centers through Planned Development Zoning, which would create density and intensity limits for the subject property.

***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.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

## Traffic Impact

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2, 3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS	Trip Distribution
3 and 4 (106)	US 441 (from NW 126 <sup>th</sup> to SR 235)	4D	Arterial	Urban Trans	D	100%
6 (106)	US 441 (from CR25A to NW 126 <sup>th</sup> Ave)	4D	Arterial	Urban Trans	D	60%
5 (107/1407)	US 441 (from SR235 to NCL)	4D	Arterial	Urban Trans	E	24%
8 (108)	SR 235 (from 235/241 Intersection to US 441)	2U Bays	Major Collector	COMM	D	8%
9 (109/4109)	SR 235 (from US 441 to NCL)	2U Bays	Major Collector	COMM	D	8%

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Traffic Circulation 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 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].

<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 4. Potential Trip Generation<sup>1</sup>**

	Land Uses	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Designation (Corporate Park)	Shopping Center <sup>2</sup> (ITE Code 820 (10th ed.)) 90,000 square feet	3,398 (1,699/1,699)	270 (146/124)	379 (190/189)
Proposed FLUM Designation (Corporate Park)	Office <sup>3</sup> (ITE Code 710 (10th ed.)) 807,000 square feet	7,860 (3,930/3,930)	1,186 (1,044/142)	928 (167/761)
Proposed FLUM Designation (Corporate Park)	General Light Industrial <sup>4</sup> (ITE Code 110 (10th ed.)) 896,000 square feet	4,444 (2,222/2,222)	824 (717/107)	744 (134/610)
Total	1,793,000 square feet	15,702 (7,851/7,851)	2,280 (1,907/373)	2,051 (491/1,560)

<sup>1</sup> Source: ITE Trip Generation, 10<sup>th</sup> edition

<sup>2</sup> Formulas: AADT – 37.75 trips per 1000 sqft (90 x 37.75 = 3,398) (50% entering/50% exiting); AM Peak Hour – 3.00 trips per 1000 sqft (90 x 3.00 = 270) (54% entering/46% exiting); PM Peak Hour – 4.21 trips per 1000 sqft (90 x 4.21 = 379) (50% entering/50% exiting).

<sup>3</sup> Formulas: AADT – 9.74 trips per 1000 sqft (807 x 9.74 = 7,860) (50% entering/50% exiting); AM Peak Hour – 1.47 trips per 1000 sqft (807 x 1.47 = 1,186) (88% entering/12% exiting); PM Peak Hour – 1.15 trips per 1000 sqft (807 x 1.15 = 928) (18% entering/82% exiting).

<sup>4</sup> Formulas: AADT – 4.96 trips per 1000 sqft (896 x 4.96 = 4,444) (50% entering/50% exiting); AM Peak Hour – 0.92 trips per 1000 sqft (896 x .92 = 824) (87% entering/13% exiting); PM Peak Hour – 0.83 trips per 1000 sqft (896 x .83 = 744) (18% entering/82% exiting).

**Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

Traffic System Category	US 441 (from NW 126 <sup>th</sup> to SR 235) <sup>1</sup>	US 441 (from CR25A to NW 126 <sup>th</sup> Ave) <sup>1</sup>	US 441 (from SR235 to NCL) <sup>1</sup>	SR 235 (from 235/241 Intersection to US 441) <sup>1</sup>	SR 235 (from US 441 to NCL) <sup>1</sup>
<b>Average Annual Daily Trips</b>					
Maximum Service Volume <sup>2</sup>	45,700	45,700	39,000	14,400	14,400
Existing Traffic <sup>3</sup>	18,579	18,579	25,926	10,305	7,537
Reserved Trips <sup>4</sup>	1,425	23	2,367	0	29
Available Capacity <sup>4</sup>	25,696	27,098	10,707	4,095	6,834
Increase/Decrease in Daily Trips Generated by Development	15,702	9,421	3,768	1,256	1,256
<b>Residual Capacity After Development's Impacts<sup>5</sup></b>	9,994	17,677	6,939	2,839	5,578
<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> 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. <sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). <sup>4</sup> Source: City of Alachua August 2018 Development Monitoring Report. <sup>5</sup> The application is not for a Final Development Order. Facility capacity and concurrency will not be reserved.					

**Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM)**

Traffic System Category	US 441 (from NW 126 <sup>th</sup> to SR 235) <sup>1</sup>	US 441 (from CR25A to NW 126 <sup>th</sup> Ave) <sup>1</sup>	US 441 (from SR235 to NCL) <sup>1</sup>	SR 235 (from 235/241 Intersection to US 441) <sup>1</sup>	SR 235 (from US 441 to NCL) <sup>1</sup>
Maximum Service Volume <sup>2</sup>	4,110	4,110	3,510	1,290	1,290
Existing Traffic <sup>3</sup>	1,765	1,765	2,463	979	716
Reserved Trips <sup>4</sup>	199	2	244	0	2
Available Capacity <sup>4</sup>	2,146	2,343	803	311	572
Increase/Decrease in PM Peak Hour Trips Generated by Development <sup>5</sup>	2,051	1,231	492	164	164
<b>Residual Capacity After Development's Impacts<sup>5</sup></b>	154	1,112	711	147	408
<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> 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. <sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). <sup>4</sup> Source: City of Alachua August 2018 Development Monitoring Report.					

**Evaluation:** This analysis is based on maximum development potential of the proposed Future Land Use Designation. There are no definitive development plans associated with this proposed amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order is made.

## 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*	47,917
Potential Potable Water Demand from Proposed Amendment **	268,874
<b>Residual Capacity</b>	<b>747,209</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>67.51%</b>
<i>Sources:</i> <i>* City of Alachua August 2018 Development Monitoring Report</i> <i>**15 gallons per 100 sqft x 1,792,494 square feet ( FAC64E-6)</i>	

**Evaluation:** This is analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the site 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*	43,889
Projected Potential Wastewater Demand from Proposed Amendment **	268,874
<b>Residual Capacity</b>	<b>500,237</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>66.66%</b>
<i>Sources:</i> <i>* City of Alachua August 2018 Development Monitoring Report</i> <i>**15 gallons per 100 sqft gfa x 1,792,494 square feet ( FAC64E-6)</i>	

**Evaluation:** This analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the site 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**

**Evaluation:** There is no associated residential development from this proposed amendment; therefore there are no impacts to the recreational level of service.

## **Solid Waste Impacts**

**Table 9. Solid Waste Impacts**

<b>System Category</b>	<b>Lbs Per Day</b>	<b>Tons Per Year</b>
Existing Demand <sup>1</sup>	39,744.00	7,253.28
Reserved Capacity <sup>2</sup>	2,908.79	530.85
Projected Solid Waste Demand from Application <sup>3</sup>	21,507	3,925
<b>New River Solid Waste Facility Capacity<sup>4</sup></b>	<b>50 years</b>	
<b>Sources:</b> <sup>1</sup> University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida</i> , April 1, 2018; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per year) <sup>2</sup> City of Alachua August 2018 Development Monitoring Report <sup>3</sup> Policy 2.1.a, CFNGAR Element (Formula: 12 lbs per 1,000 sqft gfa (1,792 x 12 = 3,925 tons per year) <sup>4</sup> New River Solid Waste Facility, April 2018		

**Evaluation:** Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

## **Public School Impact**

There is no associated residential development from this proposed amendment; therefore there are no impacts to the public school level of service.



## 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	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		P	A	A	A	A	
Botanical garden		P	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	P	A	A	A	A	
Public square		S	S	S	S	S	P	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	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	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	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	P	A	A	A	A	4.3.2(I)(3)
Utility, minor		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)(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)

[illegible]

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		





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 “B”  
TO  
APPLICATION FOR A  
SITE SPECIFIC AMENDMENT TO THE CITY’S OFFICIAL ZONING ATLAS  
ON BEHALF OF  
THE LASER INVESTMENT GROUP, LLC.**

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