CONCURRENCY IMPACT STATEMENT

Burger King @ 16130 NW US HWY 441, Alachua, Florida

January 23, 2020

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City of Alachua Planning
15100 NW 142nd Terrace
Alachua, FL 32616 -0009

This application is for a 3,349 SF Burger King Restaurant on 1.193-acre parcel within the City of Alachua County designated as Tax Parcel 03061-004-001. The Burger King site is located on the south side of US 441, just West of Interstate 75. The onsite Future Land Use (FLU) category is Commercial and the Zoning District classification is Commercial Intensive (CI).

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development.

ROADWAY/TRANSPORTATION

TABLE 1.0 TRIP GENERATION ESTIMATE SUMMARY

ITE LUC	Land Use Description	Size	Daily		PM Peak Hour			
			Rate	Trips	Rate	Trips	Enter	Exit
934	Fast-Food Rest. w/DT	3,349 s f	470.95	1,578	32.67	109	57	52
Pass-By Trips			40.0%	630	50.0%	54	27	27
New Externa l Trips			--	948	--	55	30	25

The distribution of new external project generated trips was estimated pursuant to discussions with the FDOT District Two Traffic Operations Office, resulting in a distribution of 20% westerly and 80% easterly from the project site. In addition, 10% of new external project traffic was assigned to I-75, both north and south of U.S. Highway 441, as recommended by City staff. The

distribution of pass-by project traffic will be estimated based on current traffic patterns, which will subsequently be documented in the FDOT Site Access Traffic Analysis; noting that pass-by traffic does not add new traffic to the roadway network and is thus not included in this transportation concurrency analysis.

Conclusion: Approval of this application may generate 1,578 daily vehicle trips. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways as demonstrated in Table 2 below.

TRANSPORTATION CONCURRENCY STUDY AREA:

Pursuant to the City of Alachua LDR §2.4.14(H)(2)(a): For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

In consideration that the subject development is estimated to generate 948 new external average daily trips (i.e., less than 1,000 external average daily trips), based on the above-referenced requirement, the transportation concurrency study area was determined to include the following roadway segments, as defined by the City of Alachua Comprehensive Plan:

- Segment 1: Interstate 75 from NCL Alachua to U.S. Highway 441
- Segment 2: Interstate 75 from U.S. Highway 441 to SCL Alachua
- Segment 5: U.S. Highway 441 from State Road 235 to NCL Alachua

TRANSPORTATION CONCURRENCY ANALYSIS

The traffic data identified herein was evaluated in consideration of existing capacities, existing demand, and reserved capacities pursuant to the City of Alachua, January 2020 Development Monitoring Report, as provided by City staff as an attachment to the "Completeness Review" letter issued by the City on January 22, 2020 for the subject development. Table 2.0 documents the transportation concurrency analysis, which identifies that the subject development will not cause the study area roadways to fall below their applicable level of service (LOS) standards.

TABLE 2.0 TRANSPORTATION CONCURRENCY ANALYSIS

Traffic System Category	Segment 1: I-75 (NCL Alachua to US 441)		Segment 2: I-75 (US 441 to SCL Alachua)		Segment 5: US 441 (SR 235 to NCL Alachua)	
	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume[1]	91,600	8,250	91,600	8,250	39,000	3,510

Existing Traffic[1]	36,000	3,780	59,457	6,243	25,926	2,463
Reserved Trips [1]	759	86	565	48	3,637	383
Available Capacity	54,841	4,384	31,578	1,959	9,437	664
Project Generated Traffic[2]	95	6	95	6	948	55
Available Capacity w/ Application Approval	54,746	4,378	31,483	1,953	8,489	609

[1] *Source: City of Alachua January 2020 Development Monitoring Report*

[2] *Note: Project trip distribution (new external trips) is estimated to be 10% for Segments 1 & 2, and 100% for Segment 5.*

PROPOSED POTABLE WATER IMPACT:

Table 3a. Potable Water Impacts - Final Development Orders

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,603
Reserved Capacity[2]	135,767
Residual Capacity	**868,630**
Percentage of Permitted Design Capacity Utilized	**62.23%**
Projected Potable Water Demand from Proposed Project	**2,100**
Residual Capacity After Proposed Project	**866,530**

Sources:

1. *City of Alachua Public Services Department, April 2019*
2. *City of Alachua January_2020_Development_Monitoring_Report*
3. *64E-6.008 System Size Determinations*

Per FAC 64E-6.008 System Size Determinations Table I, a Restaurant using single service articles only and operating more than 16 hours per day will use approximately 35 gallons of Water per seat, per day. The Proposed Burger King restaurant will have 60 seats for service. 60 x 35=2100. Approval of this application may require **2,100 gallons** per day. Therefore, the proposed development will not cause the City's potable water facilities to fall below LOS standards.

PROPOSED SANITARY SEWER IMPACT:

Table 4a. Sanitary Sewer Impacts - Final Development Orders

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	729,000
Reserved Capacity[2]	127,878
Residual Capacity	**643,122**
Percentage of Permitted Design Capacity Utilized	**57.13%**
Projected Potable Water Demand from Proposed Project	**2,100**
Residual Capacity After Proposed Project	**641,022**

Sources:

1. City of Alachua Public Services Department, April 2019
2. City of Alachua January_2020_Development_Monitoring_Report
3. 64E-6.008 System Size Determinations

Per FAC 64E-6.008 System Size Determinations Table I, a Restaurant using single service articles only and operating more than 16 hours per day will generate approximately 35 gallons per seat, per day. The Proposed Burger King restaurant will have 60 seats for service. 60 x 35=2100. Approval of this application may generate **2,100 gallons** of Wastewater per day. Therefore, the proposed development will not cause the City's facilities to fall below LOS standards.

Proposed Solid Waste Impact:

Table 6a. Solid Waste Impacts - Final Development Orders

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	40,620.00	7,413.15
Reserved Capacity[2]	9,324.03	1,701.64
New River Solid Waste Facility Capacity[3]	**50 years**	
Solid Waste Generated By Proposed Project		24.82

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element

Formula: 10,155 persons x 0.73 tons per year

2. Table 1

3. New River Solid Waste Association, April 2019

Restaurant with Limited Service: 17lbs of Solid Waste/Employee. Restaurant will have 8 employees. 17 x 8= 136lbs/day. 136 x 365= 49,640 lbs/yr. 49,640/2000 = 24.82 Tons/Yr.

Approval of this application may generate **24.82 tons** of solid waste per year. Therefore, the proposed development will not cause the City's solid waste facilities to fall below LOS standards.