COMPREHENSIVE PLAN CONSISTENCY

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

February 17, 2020

Mr. Justin Tabor, Principal Planner
Planning & Community Development
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 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 identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Comprehensive Plan text is provided in normal font while consistency statements are provided in **bold**.

Future Land Use Element
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

The FLU designation is Commercial. The proposed use is permitted within this category. This application intends to develop a commercial use for Eating Establishments. This development shall be consistent with the standards set forth by the Commercial FLU and CI Zoning District standards.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

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;

The existing site contains two access points off of US 441. The application proposes to eliminate the western most access point, and reconstruct the second access to align with proposed FDOT median improvements. The proposed FDOT Median will prevent a left turn movement from the proposed development. The proposed access will therefore be a Full IN, and Right Out only. FUTURE cross access connections are proposed to the property on the East and West boundaries.

2. Buffering from adjacent existing/potential uses;

The project site is bound by US 441 to the North, and NW 162nd Lane to the South which is to be Vacated in the future. A 15' buffer is proposed along US 441, and a 7.5' buffer is proposed along NW 162nd Lane. FUTURE cross access connections are proposed to the property on the East and West boundaries.

3. Open space provisions and balance of proportion between gross floor area and site size;

The proposed development will have 37.3% of pervious/landscaped area, including 17% open space. This exceeds the required 10% of open space (Land Development Regulations (LDR) Table 6.7-1.) The 1.193 acre site has a proposed building area of 3,349 sq. ft.

4. Adequacy of pervious surface area in terms of drainage requirements;

The proposed development will have an overall Impervious Area of 32,552 SF, which is a reduction of 15.9 % from the existing Impervious Area of 40,837 SF. An onsite stormwater management system is proposed.

5. Placement of signage;

All proposed internal signage will be designed and will adhere to the policies stated in Section 6.5 of Article 6 in the City of Alachua LDR.

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;

Proposed lighting will be designed and will adhere to the policies stated in Section 6.4 of Article 6 in the City of Alachua LDR.

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;

The site's internal vehicular circulation is accessed from US 441. 24 foot Drive aisles wrap around the proposed building. There is a proposed 5' sidewalk along the US 441 frontage, and a ADA pedestrian route from US 441 to the proposed building to provide safe pedestrian access from the parking area and street to the building. A 7' sidewalk is proposed along the east side of the building as the Main entrance, and a 6' sidewalk wraps around the North side of the building. A loading zone is proposed in front of the dumpster enclosure, with deliveries taking place at off peak hours.

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;

Per Future Land Use Element (FLUE), Policy 2.4.a states that the minimum landscaped area shall be 30% of the site. The proposed development will have 37.3% of landscaping and open space, exceeding the required 30% of landscaping and 10% of open space (Land Development Regulations (LDR) Table 6.7-1.).

9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and

The project site consists of two (2) soils conditions: Arrendondo-Fine Sand, 0 to 5% slopes (hydro group: A) and Arrendondo-Urban Land Complex 0 to 5% slopes (hydro group: A). There are no concerns with these soils for the type of proposed nonresidential development. There is no significant vegetation existing onsite and the site is not within a historic district or have identified historic structures.

10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

The site currently retains Commercial FLU and CI Zoning District designations. The proposed development is consistent with Comprehensive Plan policies and LDR regulations.

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 to parcels 1 acre or less.

The 1.193-acre project site has a proposed building area of 3,349 sq. ft., which has a Floor Area Ratio (FAR) of 0.03. Proposed development onsite will not exceed the permitted FAR.

Policy 1.3.f: The City of Alachua shall pursue the establishment of activity centers to guide the placement and design of commercial and business areas.

1. The City of Alachua shall maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.

The proposed site falls within the limits of the Gateway Activity Center. The site will be provide additional dining options to residents and visitors alike. The site development will also vastly improve the aesthetics of this portion of US 441 within the limits of the Gateway Activity Center, with the goal of attracting residents and visitors to this location.

2. The City of Alachua shall establish the US 441 corridor as a Corporate Corridor Activity Center. The City shall consider establishing the boundaries of the activity center and relevant regulations through a public planning process. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

The proposed site redevelopment will improve a vacant commercial property within the Gateway Activity Center which is in line with the goal of a coordinated development plan for this area. The development is consistent with the existing and future land use patterns for the Gateway Activity Center.

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.

The project site is located along the southern R.O.W. line of US 441. The proposed development will not cause US 441 to fall below the Level of Service (LOS) standards. Further explanation is provided in the companion concurrency report submitted with this application.

Policy 1.2.b: The City shall establish the following access point requirements for City streets:

1. permitting 1 access point for ingress and egress purposes to a single property or development;
2. permitting 2 access points for ingress and egress to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress to a single property or development if the minimum distance between each access point is at least 100 feet for residential and non-residential development; or
4. permitting more than 3 access points for ingress and egress to a single property or development where a minimum distance of 1000 feet is maintained between each access point.

One Access point is proposed to the development off of US 441 which is a FDOT roadway. Median improvements are proposed per FDOT review.

Conservation and Open Space Element

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

The site has two underlying types of soils:
- **Arrendondo-Fine Sand, 0 to 5% slopes (hydro group: A) and**
- **Arrendondo-Urban Land Complex 0 to 5% slopes (hydro group: A)**

According to the NRCS soil database, the two soil types mentioned above are conducive to the proposed development with minimal limitations.

GOAL 4: Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

The site is NOT located within the Central City Area as well as the Community Redevelopment Area.

Objective 4.1 Infill development: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

The site's redevelopment will be consistent with adjacent uses, and increase the overall open space onsite. Existing curb cuts will be reduced, and pedestrian sidewalks will be constructed which improves both vehicular and pedestrian safety. All Existing improvements will be replaced with modern, new construction consistent with the commercial developments along US 441.

Objective 4.2: Community Redevelopment Area: The City of Alachua shall encourage development and redevelopment within the Community Redevelopment Area in accordance with the adopted redevelopment plan.

The site does NOT fall within the Community Redevelopment Area. Redevelopment will be compatible with adjacent properties.

Objective 4.3: Redevelopment: The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

The site does NOT fall within the Central City Area or the Community Redevelopment Area.

Objective 4.4: Central City Area: The City shall encourage infill, redevelopment and neighborhood preservation within an area that shall be designated the Central City Area.

The site does NOT fall within the Central City Area or the Community Redevelopment Area.

COMMUNITY FACILITIES AND 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 exists within 100 ft of the property line of any residential subdivision lot or single family residence and wastewater 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.
2. A gravity wastewater system exists with 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system 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.
3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ 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.

The site is currently and will continue to be served by the City of Alachua's wastewater system.

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 100 ft of any residential subdivision lot or single family residence 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.

2. A water main exists within 500 ft of any residential subdivision consisting of 5 units or less 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.
3. A water main exists within ¼ 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.

The site is currently and will continue to be served by the City of Alachua's water system