

WALMART SUPERCENTER – CITY OF ALACHUA

JUNE 25, 2010

COMPLIANCE WITH THE CITY'S COMPREHENSIVE PLAN

This Memorandum addresses the proposed Walmart Supercenter's compliance with the requirements of the City's Comprehensive Plan. The applicable Goal, Objective, or Policy is set forth, followed by an explanation in italics regarding how the proposed Walmart Supercenter complies with such Goal, Objective, or Policy.

Future Land Use Element

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 site plan has been designed to appropriately integrate vehicular and non-vehicular access into the site.

2. Buffering from adjacent existing/potential uses;

The site plan demonstrates adequate buffering from adjacent existing and potential uses.

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

The site plan provides for substantial open space and demonstrates a balance of proportion between gross floor area and site size.

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

The site plan contains extensive pervious surface area in terms of drainage requirements.

5. Placement of signage;

The placement of signage complies with the City's requirements for signs and is appropriate for the proposed use.

6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;

The proposed lighting is adequate for use of the site as a Walmart Supercenter and such lighting will not intrude upon the surrounding area.

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

The on-site circulation patterns are designed to ensure the safety of patron, employee, and delivery vehicles.

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

The proposed landscaping meets or exceeds the requirements of the Comprehensive Plan and the Land Development Regulations.

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

There are no unique features or resources which constrain site development.

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

This provision is inapplicable to the proposed site plan.

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 site plan complies with this intensity requirement.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established strip commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential area. . . .

The proposed Walmart Supercenter does not constitute the creation or promotion of strip pattern commercial development. Moreover, the proposed Walmart Supercenter does not constitute an extension of a commercial land use designation. Rather, the proposed Walmart Supercenter is consistent with the PUD Zoning that the City approved for the site in 2000.

Policy 2.4.1: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a plant pallet to assist in the landscape design. Landscape plans shall include a mixture of perimeter and internal landscaping.

A landscaping plan has been submitted. The landscaping plan demonstrates that a minimum of 30% of the development site is landscaped, that the landscaping incorporates principles of xeriscaping, and that a mixture of perimeter and internal landscaping has been achieved.

Policy 2.5.1: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

The site plan exceeds the 10% open space requirement.

Policy 2.5.2: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

The site plan contains open space that is usable and functional.

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.

The site does not contain any steep or seepage slopes.

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, minimum flood elevations shall be surveyed and established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans. The City shall establish standards for a limitation on filling in flood prone areas.

The site does not contain any FEMA flood zone areas.

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. 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.

The site does not contain known habitat for listed species.

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.

The proposed Walmart Supercenter will be constructed concurrently with the availability of facilities and services necessary for the Supercenter.

Policy 5.2.1: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

The proposed Walmart Supercenter meets all of the level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Policy 7.2.1: A 500' radius area, known as the primary protection zone, shall be maintained around each city-owned potable water well. The primary protection zone is a conditional development zone. Low impact development that limits density and conditions uses so that the community wellheads are protected from contamination shall be permitted. In no instance shall development be permitted that conflicts with Chapter 62-521 - Wellhead Protection of the Florida Administrative Code (FAC).

The site is not located within 500 feet of a city-owned potable water well.

Policy 7.2.2: A secondary zone shall be maintained around each city-owned potable water well primary protection zone. This secondary zone is expanded from the primary zone at a 10-degree angle on both sides of its base to allow for variations in the angle of ground water flow and extending in an upflow direction. The secondary zone shall be managed as a low-density development zone.

The site is not located within the secondary zone.

Policy 9.1: Any new development within Commercial and Industrial Land Uses 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 City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

The proposed Walmart Supercenter will be connected to the City's potable water and wastewater system.

Traffic Circulation Element

Objective 1.3: Parking

The City shall require innovative parking lot design multiple-family and nonresidential developments, including the provision of bicycle parking, pedestrian friendly design, and landscaping.

The parking lot design includes bicycle parking, is pedestrian friendly, and contains extensive landscaping.

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on shade trees. The City shall establish incentives for landscaping in excess of minimum standards.

The parking areas contain landscaping which includes shade trees.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

The site plan complies with the requirements of the Americans with Disabilities Act.

Policy 1.4.c: The City shall require walkable paths within subdivisions and developments and connect those paths with paths outside the development.

The site plan contains sidewalks which connect with sidewalks located off-site.

Policy 1.5.c: To the extent feasible, the City shall require new developments to interconnect with one another through one of the following methods:

1. Through the extension of a public road from one project to another;
2. Through the extension of a sidewalk from one project to another;
3. Through the extension of a multi-purpose trail from one project to another.

The proposed Walmart Supercenter will be interconnected with other uses contained in the PUD via public roads and sidewalks.

Community Facilities and Natural Groundwater Aquifer Recharge Element

Policy 3.3.a: Stormwater facility design shall incorporate the following features, where practicable:

1. Joint use of retention and detention basins for passive recreation, habitat and open space.

Passive recreation via a pedestrian trail will be provided in close proximity to the detention basin. Thus, the retention basin is designed to promote joint use such as passive recreation and open space.

2. Use of vegetation, such as cypress and river birch, in retention and detention basin to enhance stormwater management objectives.

The landscaping plan contains vegetation such as cypress trees in the retention basin.

3. On-site retention and detention facilities shall be integrated with other elements of the proposed development through aesthetically sensitive design and the use of landscaping.

The existing trees located to the north of the detention basin will be maintained, and a pedestrian trail will be provided in close proximity to the detention basin. Thus, the on-site retention and detention facilities are integrated with other elements of the proposed development through aesthetically sensitive design and the use of landscaping.

4. Maintain and enhance the existing hydrological and ecological function of stream or drainage corridors or wetland areas which serve stormwater facilities.

There are no existing streams or wetlands on the site.

5. Where retention and detention basins are located along County roads or State roads, the basin design shall comply with the Gainesville Urbanized Area Metropolitan Transportation Planning Organization's drainage retention basin landscaping standards.

The site is not located along a County or State road.

Policy 3.4.a: The City shall require development practices that minimize land disturbance, the clearing of vegetation and the removal of topsoil. These practices shall be based on established construction best management practices, such as the use of silt fences and sediment basins to retain sediment onsite.

Development of the site will utilize best management practices that minimize land disturbance, the clearing of vegetation, and the removal of topsoil.

Policy 4.2.a: New urban development will only occur within areas where potable water services are available concurrent with development. . . .

Potable water services will be available concurrent with the development of the site.

Policy 4.2.b: The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

Walmart will be responsible for the cost of completing the necessary on-site water system improvements for the proposed Walmart Supercenter.

Policy 5.1.e: The City shall coordinate with the Suwannee River Water Management District to protect the functions of natural groundwater recharge areas and natural drainage features, by requiring that all development proposals, which have the potential for impacting the water resources of the City, be reviewed by the SRWMD, in accordance with Chapter 373, Florida Statutes and Rules 40B-4 and 40B-400, Florida Administrative Code, or subsequent provisions.

Walmart has already obtained all necessary permits from the Suwannee River Water Management District.

Policy 5.2.b: The City shall require demonstration from engineering results that post-development recharge volumes will equal predevelopment recharge volumes to the Floridan aquifer.

Walmart has demonstrated that post-development recharge volumes will equal predevelopment recharge volumes to the Floridan aquifer.

Policy 5.2.c: Applicants for new development, expansions, or redevelopment shall employ one or more of the following techniques to address potential groundwater quality and quantity impacts:

1. Construction and maintenance of shallow, landscaped retention basins

The site was designed in accordance with the St. Johns River Water Management District's criteria for karst sensitive areas. Such criteria require the construction and maintenance of shallow, landscaped retention basins.

2. Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space

The site plan contains significantly more open space than required by the City's regulations, and incorporates the use of pervious pavement.

3. Development of a stormwater pollution prevention plan

Walmart will develop a stormwater pollution prevention plan.

4. Development of a sinkhole remediation plan

Walmart has developed a sinkhole remediation plan, which was reviewed and approved by the Suwannee River Water Management District. As stated above, the site was designed in accordance with the St. Johns River Water Management District's criteria for karst sensitive areas.

5. Development of a groundwater monitoring plan

In light of the fact that Walmart has elected to utilize four of the five above-referenced options, development of a groundwater monitoring plan is not applicable.

Policy 5.2.d: Best management practices and performance standards shall be utilized to maximize open space, limit impervious surfaces, to minimize the use of fertilizers on turf grass areas, promote protection of natural vegetation, promote the use of pervious parking areas, and treat stormwater to protect water quality.

Walmart will utilize best management practices and performance standards to maximize open space, limit impervious surfaces, to minimize the use of fertilizers on turf grass areas, promote protection of natural vegetation, promote the use of pervious parking areas, and treat stormwater to protect water quality.

Conservation and Open Space Element

Policy 1.2.i: The City shall, as a condition of development, prohibit the planting of Pest Plant Species, and require perpetual maintenance of preserved and landscaped areas to eradicate invasive exotics.

The landscaping plan does not plant any Pest Plant Species, and the preserved and landscaped areas will be maintained to eradicate invasive exotics.

Policy 1.2.j: The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.

The proposed Walmart Supercenter is oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.

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 existing listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

The site does not contain any listed species or their habitat.

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. A de minimus threshold for properties required to complete the inventory shall be established in the City’s Land Development Regulations.

The site does not contain any known habitat for listed species.

Policy 1.5.c: 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.

The site does not contain any steep or seepage slopes.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal residential development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following densities and performance standards. . . .

The site does not contain any wetlands.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must prove the following steps have been taken in order: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation as compensation for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

The site does not contain any wetlands.

Policy 1.10.d: The City shall require all wetland mitigation and monitoring proposals to be reviewed by the County, Suwannee River Water Management District and any other applicable agencies.

The site does not contain any wetlands.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table. . . .

The site does not contain any wetlands.

Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements will vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

The site does not contain any wetlands.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table. . . .

The site does not contain any surface water bodies.

Policy 1.12.f: The City shall work with FEMA, SRWMD, DEP and the County to strictly regulate development within the 100-year flood hazard zone established by the FEMA. The City will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the lowest floor elevation of any structure to be at least one foot above the FIRM base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the 100-year base flood elevation.

The site is not located within the 100-year flood hazard zone established by the FEMA.

Policy 1.12.r: The City shall protect groundwater resources by minimizing impervious surface requirements for new development and by providing incentives to developers for utilizing environmentally beneficial techniques and materials, such as pervious materials for parking lots, water reclamation practices, and high filtration landscape design. The incentives can be incorporated into the City's Green Building Program, and should be based on best management practices for water resources protection recommended by the FDEP, Florida Department of Agriculture and Consumer Services, and Florida Department of Community Affairs.

The site was designed in accordance with the St. Johns River Water Management District's criteria for karst sensitive areas. Such criteria require the construction and maintenance of shallow, landscaped retention basins. Additionally, the site plan contains significantly more open space than required by the City's regulations, and incorporates the use of pervious pavement.

Capital Improvements Element

Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Plan, the Land Development Regulations, and availability of public facilities and services necessary to support such development while maintaining the adopted level of service standards adopted for public facilities.

The proposed Walmart Supercenter is consistent with the development requirements of the Plan, the Land Development Regulations, and availability of public facilities and services necessary to support the Supercenter while maintaining the adopted level of service standards adopted for public facilities.

Policy.1.3.2: The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision shall also include areas where development orders were issued prior to the adoption of the Comprehensive Plan.

The proposed Walmart Supercenter will maintain the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan.