



Alachua County – Growth Management Staff Report

Application CPA-04-19

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Planning Commission Hearing Date: October 16, 2019

Board of County Commissioners Hearing Date: December 10, 2019

Project Timeline

- Submitted: July 29, 2019
- Updated Application Resubmitted: September 6, 2019
- Staff Report Distributed: October 11, 2019
- Planning Commission: October 16, 2019
- BoCC Hearing: December 10, 2019

Requested Action

A request by CHW, Inc., agent, for F.M. and Gail Sheffield, owners, for a small scale Comprehensive Plan land use amendment from Heavy Industrial to Light Industrial on approximately 2.7 acres located at 6421 SW Archer Road on parcel 06899-000-000.

Applicant/Agent: CHW, Inc.

Staff Recommendation

Staff recommends that the Commission adopt the proposed small scale Comprehensive Plan amendment (Ordinance 19-xx) with the bases as noted in the staff report

Background

The parcel that is the subject of this small scale land use amendment request (06899-000-000) presently has a land use designation of Heavy Industrial. This land use is similar to surrounding parcels to the east, south and west. However, the character of the development that is in place or is about to occur in the surrounding area is primarily associated with office or warehouse uses. Examples include office uses immediately to the east, a recently approved multi-story self-storage facility immediately to the west as well as a drive through bank facility on the corner of SW Archer Road and SW 63rd Blvd. The nature of these uses are more commonly found within the Light Industrial or Commercial land use designations. In differentiating between heavy and light industrial uses, it would be appropriate to think of heavy industrial uses as involving the manufacture of goods that involve extensive use of raw materials and with the possibility of having impacts to surrounding uses such as noise, odor or smoke. Light industrial uses, on the other hand, tend to focus on low impact, non-commercial types such as storage facilities, offices (in certain cases) and research facilities with certain exceptions contemplated in the Plan for supporting commercial uses as needed.

The applicant wishes to amend the land use for the parcel from Heavy to Light Industrial. In doing so, and with the proper implementing zoning district, a variety of uses would be permitted that are both industrial and, in some cases, commercial in nature.



Figure 1 – Aerial View of the Subject Parcel

Comprehensive Plan Consistency

The Industrial policies in the Plan are located in Section 4.0 of the Future Land Use Element (FLUE). These policies broadly define the nature of industrial uses in general and provide criteria for both location of these uses as well as compatibility with surrounding development. The policies are then further broken down as either Heavy or Light Industrial.



Figure 2 – Map Showing Future Land Use

As shown in the Future Land Use map, surrounding land uses are primarily Heavy Industrial although Commercial land uses are found nearby (e.g. Sun State Bank to the east, a commercial enclave across the street with restaurants and other retail uses and a Dollar General retail store approximately ¼ mile to the west). Adjacent uses, however (especially those located along Archer Road) are more closely defined as light industrial in nature and include self-storage units and offices. As such, the request to go from Heavy to Light Industrial is consistent with surrounding development. Furthermore, heavy industrial development, as defined by the policies found in Section 4.0 of the FLUE are not entirely appropriate along the SR 24/Archer Road corridor, where their impacts would be inconsistent with surrounding development.

The applicant seeks a change from a Heavy to a Light Industrial land use classification as part of this request. An associated zoning request will be considered should the Plan amendment be adopted by the Board. While the Light Industrial land use category is intended primarily for the low impact uses previously described, it also contemplates other uses not usually associated with this land use category, such as commercial uses that might be compatible with surrounding industrial development. These commercial uses are defined in **Policy 4.2.3** of the FLUE as being *limited to neighborhood commercial*. Neighborhood commercial uses can be found in the Commercial policies found in **Objective 3.8** of the FLUE. While these uses are found as part of the policies for a neighborhood convenience center, staff interprets the language from **Policy 4.2.3** as relating specifically to the uses allowed therein.

The neighborhood convenience uses are meant to support the surrounding development within a given radius but are not limited as such. These include *convenience stores, drug stores, grocery stores, laundries, dry cleaning, eating places and day care centers*. Approval of the Light Industrial land use designation along with an appropriate implementing zoning district could thus introduce any of these uses at this site. As the associated zoning district request submitted alongside this land use amendment would allow most of the above uses under the Light Industrial land use designation, the Board will need to contemplate under the quasi-judicial proceeding whether the requested district is the most appropriate to implement the new land use designation.

Policy 4.2.1 states that *industrial uses shall not be located adjacent to residential or agricultural areas without adequate buffering or integrating design and business practices to eliminate or minimize adverse impacts*. The proposed location is located on the south side of SR 24/Archer Road and is surrounded on three sides by properties with a Heavy Industrial land use designation. Archer Road is located to the north. The proposed Light Industrial land use designation will not create adverse impacts for these uses and there is no residential development adjacent to this site (the nearest residential development is Arredondo Mobile Home Park located west of this property approximately ¼ mile away). The Light Industrial land use designation, if implemented, will not introduce incompatible uses to the area.

The requested land use amendment from Heavy to Light Industrial will have no impacts to level of service (LOS) standards identified in the Capital Improvements Element of the Plan. The proposed request is non-residential in nature and thus will have no impact on school or recreation LOS standards. The transition from Heavy to Light Industrial, if adopted, will not result in additional development impacts as related to transportation, waste water, solid waste, fire services or mass transit beyond those already permitted at the site under the existing Heavy Industrial land use designation.

Policy 7.1.25 of the FLUE states that *all amendments to the Comprehensive Plan shall meet the requirements of Chapter 163.3181 F.S. and Section 9J-5.004, F.A.C. for public participation in the comprehensive planning process*. This item was properly advertised in the Gainesville Sun per statutory requirements and mailed notification was made per Florida Statute as well as the Alachua County Code. In addition, non-statutory advertising has been done via press release as well as posting on social media sites. Lastly, public participation is encouraged via the requirement, found in the Alachua County Unified Land Development Code (ULDC), for a neighborhood meeting to be held prior to submittal of the application to the Alachua County Growth Management Department. The minutes and attendance for this meeting are included in the backup materials submitted with the request.

Effect of the Proposed Amendments on Affordable Housing

The proposed text amendment deals with non-residential development and will have no impact on the initial cost of housing, the long term cost of home ownership nor will there be any fiscal impacts to Alachua County or its taxpayers.

Staff Recommendation

Staff recommends that the requested small scale Comprehensive Plan amendment from Heavy to Light Industrial be adopted as proposed with the bases cited below:

1. As shown in the Future Land Use map, surrounding land uses are primarily Heavy Industrial although Commercial land uses are found nearby (e.g. Sun State Bank to the east, a commercial enclave across the street with restaurants and other retail uses and a Dollar General retail store approximately ¼ mile to the west). Adjacent uses, however (especially those located along Archer Road) are more closely defined as light industrial in nature and include self-storage units and offices. As such, the request to go from Heavy to Light Industrial is consistent with surrounding development. Furthermore, heavy industrial development, as defined by the policies found in Section 4.0 of the FLUE are not entirely appropriate along the SR 24/Archer Road corridor, where their impacts would be inconsistent with surrounding development.
2. The applicant seeks a change from a Heavy to a Light Industrial land use classification as part of this request. An associated zoning request will be considered should the Plan amendment be adopted by the Board. While the Light Industrial land use category is intended primarily for the low impact uses previously described, it also contemplates other uses not usually associated with this land use category, such as commercial uses that might be compatible with surrounding industrial development. These commercial uses are defined in **Policy 4.2.3** of the FLUE as being *limited to neighborhood commercial*. Neighborhood commercial uses can be found in the Commercial policies found in **Objective 3.8** of the FLUE. While these uses are found as part of the policies for a neighborhood convenience center, staff interprets the language from **Policy 4.2.3** as relating specifically to the uses allowed therein.
3. The neighborhood convenience uses are meant to support the surrounding development within a given radius but are not limited as such. These include *convenience stores, drug stores, grocery stores, laundries, dry cleaning, eating places and day care centers*. Approval of the Light Industrial land use designation along with an appropriate implementing zoning district could thus introduce any of these uses at this site. As the associated zoning district request submitted alongside this land use amendment would allow most of the above uses under the Light Industrial land use designation, the Board will need to contemplate under the quasi-judicial proceeding whether the requested district is the most appropriate to implement the new land use designation.
4. **Policy 4.2.1** states that *industrial uses shall not be located adjacent to residential or agricultural areas without adequate buffering or integrating design and business practices to eliminate or minimize adverse impacts*. The proposed location is located on the south side of SR 24/Archer Road and is surrounded on three sides by properties with a Heavy Industrial land use designation. Archer Road is located to the north. The proposed Light Industrial land use designation will not create adverse impacts for these uses and there is no residential development adjacent to this site (the nearest residential development is Arredondo Mobile Home Park located west of this property approximately ¼ mile away). The Light Industrial land use designation, if implemented, will not introduce incompatible uses to the area.
5. The requested land use amendment from Heavy to Light Industrial will have no impacts to level of service (LOS) standards identified in the Capital Improvements Element of the Plan. The proposed request is non-residential in nature and thus will have no impact on school or recreation LOS standards. The transition from Heavy to Light Industrial, if adopted, will not result in additional

development impacts as related to transportation, waste water, solid waste, fire services or mass transit beyond those already permitted at the site under the existing Heavy Industrial land use designation.

6. **Policy 7.1.25** of the FLUE states that *all amendments to the Comprehensive Plan shall meet the requirements of Chapter 163.3181 F.S. and Section 9J-5.004, F.A.C. for public participation in the comprehensive planning process.* This item was properly advertised in the Gainesville Sun per statutory requirements and mailed notification was made per Florida Statute as well as the Alachua County Code. In addition, non-statutory advertising has been done via press release as well as posting on social media sites. Lastly, public participation is encouraged via the requirement, found in the Alachua County Unified Land Development Code (ULDC), for a neighborhood meeting to be held prior to submittal of the application to the Alachua County Growth Management Department. The minutes and attendance for this meeting are included in the backup materials submitted with the request.

Staff and Agency Comments

Department of Public Works: No comments

Department of Environmental Protection: The property currently contains a single-family residence with associated infrastructure and an abandoned landscape plant nursery. There are no conservation resources present.

Transportation Planning: No comments