

The Highlands Club

Amended Planned Development Locational Criteria Analysis

This Amended Planned Development Locational Criteria Analysis reflects the new overall density of 2.74 du/ac.

As has been discussed in greater detail in the Impact Assessment Statement and Justification, the future land use designation of the Highlands Club is Residential Low (RL-1) and the property is in the Urban Growth Area (UGA). Both water and wastewater are available at the site, as defined in Chapter 10 of the Land Development Code. As a result, the site is eligible for approval as a Planned Development.

Over the past few years, the Polk County Board of County Commissioners revisited Planned Developments and how they are evaluated for permitted density. This re-evaluation provides greater emphasis on proximity to urban services and amenities, in lieu of project specific improvements. As a result, Table 3.3. of the Polk County Land Development Code scores the property to determine to how intense development should occur. Based on the criteria in Table 3.3, the Highlands Club generates 29 points. See attached exhibit.

This would allow up to 5 dwelling units per acre (gross density) on the entirety of the Highlands Club property. However, the proposed request is 2.74 dwelling units per acre, which only requires 8-10 points. The conclusion here is this project is well within the prescribed intensity limits based on the urban services, infrastructure, and amenities in place today.

Table 3.3 Locational Eligibility Score

	RCC-R, RS, RL, & A/RR			RM and non-residential districts			RH and non-residential districts		
Infrastructure Item	¼ mile	½ mile	¾ mile	¼ mile	½ mile	¾ mile	¼ mile	½ mile	¾ mile
Arterial Road	3	2	1	2	1		2	1	
Collector Road	3	2	1	2	1		1		
Transit Road	3	2	1	2	1		1		
Sidewalk connection to School	2	1		2	1		1		
Sidewalk connection to retail commercial	2	1		2	1		1		
Sidewalk connection to transit stop	2	1		2	1		1		
Sidewalk connection to park	3	2	1	3	2	1	3	2	1
≥6" potable waterline	1			1			1		
≥4" sanitary sewer line	1			1			1		
Public Lift Station	2	1		2	1		1		
Reclaimed waterline	2	1		2	1		1		
Infrastructure Item	1 mile	2 mile	3 mile	1 mile	2 mile	3 mile	1 mile	2 mile	3 mile
Fire Rescue Station	3	2	1	2	1		1		
Emergency Medical Care	3	2	1	3	2	1	3	2	1
Elementary School	2	1		2	1		2	1	
Middle School	3	2	1	3	2	1	3	2	1
High School	3	2	1	3	2	1	3	2	1
College or University	3	2	1	3	2	1	3	2	1
CC district	1			1			1		

Table 3.3 Locational Eligibility Score

	RCC-R, RS, RL, & A/RR			RM and non-residential districts			RH and non-residential districts		
CC district >50% dev.	2			2			2		
General Mercantile	2	1		1			1		
NAC district	2	1		2	1		2	1	
NAC district >50% dev.	2	1		2	1		2	1	
Grocery >40,000 sq.ft.	2	1		2	1		2	1	
CAC* district	2	1		2	1		2	1	
CAC* district >50% dev.	3	2	1	3	2	1	3	2	1
Regional Park	3	2	1	3	2	1	3	2	1
Community Park	2	1		2	1		2	1	
District Park	1			1			1		
City Park	2	1		2	1		1		
Employer (>100 FTE)	3	2	1	3	2	1	3	2	1
Employer (>300 FTE)	3	2	1	3	2	1	3	2	1
Employer (>500 FTE)	3	2	1	3	2	1	3	2	1
Environmental Infrastructure	yes			yes			yes		
Open Drainage Basin	1			1			1		
Positive Outfall	1			1			1		
No adverse wetland disturbance	1			1			1		
Interconnectivity	two	three	four	two	three	four	two	three	four
Access points	1	2	3	1	2	3	1	2	3
Vehicle interconnection to neighboring development	1	2	3	1	2	3	1	2	3

Table 3.3 Locational Eligibility Score

	RCC-R, RS, RL, & A/RR			RM and non-residential districts			RH and non-residential districts		
Pedestrian connections	1	2	3	1	2	3	1	2	3

Table 3.3 Guide to Locational Scoring footnotes

- All measurements are nearest point of vehicle travel from property line to property line within margin of error not to exceed 10% of the measurement standard.
- Points are cumulatively added vertically within the table but not horizontally, except for schools.
- Road types are in accordance with the most recent County Road Inventory and measured from the nearest driveway to the closest right-of-way. Only one score from each different road classification counts (ex: max 9 pts if all 3 types are w/in ¼ mile).
- Sidewalk connections are measured from the end of the external sidewalk provided along the frontage of the site to the property line of the school, business, or bus stop post.
- Utilities are measured from right-of-way location to the property line.
- Points are awarded cumulatively for K-12 public, charter, and private schools with 100 students or more.
- Points awarded cumulatively for commercial districts, amount of development, and uses within them.
- *CAC district or higher activity center, such as RAC or TCC
- Points are awarded for one type of each park.
- Points are awarded cumulatively for each total employment sharing one access, such as a shopping plaza. Only 3 points per category for a maximum of 9 total points.
- Wetland disturbance includes all disturbances including for purposes of access. However, wetland enhancement is not considered disturbance.
- Pedestrian connections count for sidewalk connections to abutting development through the right-of-way if the abutting development has internal sidewalks.
- Properties with multiple districts may use the majority district for location evaluation.
- Provisional Locational Score Points: For infrastructure items that are fully funded in the most current 5-year Community Investment Program (CIP) or Polk County Schools 5-year Capital Improvement Plan (CIP). If Level 2 Plans have been submitted by private entities for commercial development and employers, they will be counted.