

**Table 3.3 Locational Eligibility Score**

| Infrastructure Item                                | RCC-R, RS, RL, & A/RR |         |         | RM and non-residential districts |         |         | RH and non-residential districts |         |         |
|--|-----------------------|---------|---------|----------------------------------|---------|---------|----------------------------------|---------|---------|
|  | 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 Route                                      | 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 miles | 3 miles | 1 mile                           | 2 miles | 3 miles | 1 mile                           | 2 miles | 3 miles |
| 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                                |         |         |
| 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       |
| 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.

**Table 3.4 cont. Maximum Gross Density by Location**

*Gross density is gross acreage less wetlands which are credited per Section 620. Also, density is calculated prior to external right-of-way dedication.*

| <b>RS</b>              |                              | <b>RCC-R</b>           |                              |
|------------------------|------------------------------|------------------------|------------------------------|
| <b>Points Achieved</b> | <b>Maximum Density du/ac</b> | <b>Points Achieved</b> | <b>Maximum Density du/ac</b> |
| 6                      | 0.25                         | 6                      | 0.25                         |
| 8                      | 0.5                          | 8                      | 0.5                          |
| 10                     | 0.75                         | 10                     | 0.75                         |
| 12                     | 1                            | 13                     | 1                            |
| 14                     | 1.25                         | 16                     | 1.25                         |
| 16                     | 1.5                          | 19                     | 1.5                          |
| 18                     | 1.75                         | 22                     | 1.75                         |
| 20                     | 2                            | 25                     | 2                            |
| 22                     | 2.25                         |                        |                              |
| 24                     | 2.5                          |                        |                              |
| 26                     | 2.75                         |                        |                              |
| 28                     | 3                            |                        |                              |

**Table 3.4 Planned Development Eligibility Limit per Location Score**

| <b>RL, NAC<sup>4</sup></b> |                              | <b>RM, LCC (TSDA Only)</b> |                              | <b>RH, TCX</b>         |                              |
|----------------------------|------------------------------|----------------------------|------------------------------|------------------------|------------------------------|
| <b>Points Achieved</b>     | <b>Maximum Density du/ac</b> | <b>Points Achieved</b>     | <b>Maximum Density du/ac</b> | <b>Points Achieved</b> | <b>Maximum Density du/ac</b> |
| 6                          | 2                            | 6                          | 7                            | 6                      | 10                           |
| 8                          | 2.5                          | 8                          | 7.5                          | 8                      | 10.5                         |
| 10                         | 3                            | 10                         | 8                            | 10                     | 11                           |
| 13                         | 3.5                          | 13                         | 8.5                          | 13                     | 11.5                         |
| 16                         | 4                            | 16                         | 9                            | 16                     | 12                           |
| 19                         | 4.5                          | 19                         | 9.5                          | 19                     | 12.5                         |
| 22                         | 5                            | 22                         | 10**                         | 22                     | 13                           |
| 25                         | 5.5*                         | 25                         | 10.5**                       | 25                     | 13.5                         |
| 28                         | 6*                           | 28                         | 11**                         | 28                     | 14                           |
| 30                         | 6.5*                         | 30                         | 11.5**                       | 30                     | 14.5                         |
| 32                         | 7*                           | 32                         | 12**                         | 32                     | 15                           |
| 34                         | 7.5**                        | 34                         | 12.5**                       | 34                     | 15.5**                       |
| 36                         | 8**                          | 36                         | 13**                         | 36                     | 16**                         |
| 40                         | 8.5**                        | 40                         | 13.5**                       | 40                     | 16.5**                       |
| 42                         | 9**                          | 42                         | 14**                         | 42                     | 17**                         |
| 44                         | 9.5**                        | 44                         | 14.5**                       | 44                     | 17.5**                       |
| 46                         | 10**                         | 46                         | 15**                         | 46                     | 18**                         |
| 48                         | >10**                        | 48                         | >15.5**                      | 48                     | >18.5**                      |

\*Transit Supportive Development Area (TSDA) only.,

\*\*Transit Corridor, Transit Center, or Transit Core only; LCC maximum 10 du/ac.

\*\*\*Gross density is gross acreage less wetlands which are credited per Section 620. Also, density is calculated prior to external right-of-way dedication.

<sup>4</sup>NAC residential density only for mixed use in TSDA and UGA up to 5 du/ac maximum

**Table 3.4 cont. Maximum Gross Density by Location**

*Gross density is gross acreage less wetlands which are credited per Section 620. Also, density is calculated prior to external right-of-way dedication.*

| <b>Residentially Based Mixed Use Development</b> |                              | <b>Rural Mixed-Use Development</b> |                              |
|--|------------------------------|------------------------------------|------------------------------|
| <b>Points Achieved</b>                           | <b>Maximum Density du/ac</b> | <b>Points Achieved</b>             | <b>Maximum Density du/ac</b> |
| 6  | 1.75                         | 6                                  | 0.25                         |
| 8  | 2.5                          | 8                                  | 0.5                          |
| 10   | 3.25                         | 10                                 | 0.75                         |
| 13   | 4                            | 13                                 | 1                            |
| 16   | 4.75                         | 16                                 | 1.25                         |
| 19   | 5.5**                        | 19                                 | 1.5                          |
| 22   | 6.25**                       | 22                                 | 1.75                         |
| 25   | 7.5**                        | 25                                 | 2                            |
| 28   | 8.25**                       |                                    |                              |
| 30   | 9**                          |                                    |                              |
| 32   | 9.75**                       |                                    |                              |
| 34   | 10.5**                       |                                    |                              |
| 36   | 11.25**                      |                                    |                              |
| 40   | 12**                         |                                    |                              |
| 42   | 12.75**                      |                                    |                              |
| 44   | 13.5**                       |                                    |                              |
| 46   | 14.25**                      |                                    |                              |
| 48   | >15**                        |                                    |                              |

*\*\*Transit Corridor, Transit Center, or Transit Core only.*

*\*\*\* Gross density is gross acreage less wetlands which are credited per Section 620. Also, density is calculated prior to external right-of-way dedication.*