
Section 910 Impact Assessment Statements

The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A. Land and Neighborhood Characteristics

To assess the compatibility of the requested land use district with the adjacent property and to evaluate the suitability of the site for development, the applicant shall:

1. Show how and why is the site suitable for the proposed uses;

The County owns the subject site. It is a retention pond.

2. Provide a site plan showing each type of existing and proposed land use;

A site plan is not required for a Comprehensive Plan amendment.

3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses;

Parcel: (24271800000042040) Directly to the west and north of the site are single family residences. To the south of the subject site is a church located in the city limits.

Undeveloped property is located to the east.

4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped; and

Parcel: (24271800000042040) There is a Level 2 being reviewed by staff for the vacant Office Center-X (OCX) property to the east of the subject site. The County’s subject property is in a Residential Low-1X (RL-1X) and Office Center-X (OCX) land use. These land uses do not reflect the retention pond. The Land Development Code requires a 50-foot setback for commercial uses abutting residential. Due to the retention pond being in a (RL-1X) land use, the adjacent property located to the east in the OCX land use will not be able to develop properly. This County initiated CPA will change the land use to Preservation-X (PRESVX) for the retention pond and allow the east property to meet setbacks and develop properly. PRESVX is a better land use for the retention pond.

5. Describe each of the uses proposed in a Planned Development and identify the following:

Not applicable as the request is not for a Planned Development

- a. The density and types of residential dwelling units;
- b. The type of commercial and industrial uses;
- c. The approximate customer service area for commercial uses; and
- d. The total area proposed for each type of use, including open space and recreation.

B. Access to Roads and Highways

To assess the impact of the proposed development on the existing, planned and programmed road system, the applicant shall:

Not applicable as these are retention ponds owned by the County.

- 1. Calculate the number of vehicle trips to be generated daily and at PM peak hour based on the latest ITE or provide a detailed methodology and calculations;

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2. Indicate what modifications to the present transportation system will be required as a result of the proposed development;
 3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;
 4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads); and
 5. Indicate the modes of transportation, other than the automobile, that have been considered (e.g., pedestrian, bicycle, bus, train or air) and describe the modes.

C. Sewage

To determine the impact caused by sewage generated from the proposed development, the applicant shall:

Not applicable as these are retention ponds owned by the County.

1. Calculate the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development;
2. Describe the proposed method and level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on-site treatment is proposed;
3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems;
4. Identify the service provider; and
5. Indicate the current provider's capacity and anticipated date of connection.

D. Water Supply

To determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area, the applicant shall:

Not applicable as these are retention ponds owned by the County.

1. Indicate the proposed source of water supply and, the type of treatment;
2. Identify the service provider;
3. Calculate the estimated volume of consumption in gallons per day (GPD); and
4. Indicate the current provider's capacity and anticipated date of connection.

E. Surface Water Management and Drainage

To determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development, the applicant shall:

No development is being proposed on site. Not applicable as these are retention ponds owned by the County.

1. Discuss the impact the proposed development will have on surface water quality;
2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project;
3. Describe the impact of such alterations on the fish and wildlife resources of the site; and
4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.

F. Population

To determine the impact of the proposed developments additional population, the applicant shall:

Not applicable as these are retention ponds owned by the County.

1. Calculate the projected resident (and transient) population of the proposed development and the generated population in the case of commercial or industrial uses;
2. Describe, for commercial and industrial projects, the employment characteristics including the anticipated number of employees, type of skills or training required for the new jobs, the percentage of employees that will be found locally or are expected to be drawn from outside the county or state, and the number of shifts per day and employees per shift;
3. Indicate the expected demographic composition of the additional population (age/socio-economic factors); and
4. Describe the proposed service area and the current population thereof.

G. General Information

To determine if any special needs or problems will be created by the proposed development, the applicant shall:

1. List and discuss special features of the proposed development that promote desirability and contribute to neighborhood needs; and

No development is being proposed. These are retention ponds owned by the County. The request is a CPA land use change from Residential Low-1X (RL-1X) / Office Center-X (OCX) to Preservation-X (PRESVX).

2. Discuss the demand on the provision for the following services:
 - a. Parks and Recreation;

N/A

b. Educational Facilities (preschool/elementary/middle school/high school);

N/A

c. Health Care (emergency/hospital);

N/A

d. Fire Protection;

N/A

e. Police Protection and Security; and

N/A

f. Electrical Power Supply.

N/A

H. **Maps**

1. Maps shall be used to give the public agencies a clear graphic illustration and visual understanding of the proposed development and the potential positive and negative impacts resulting from the development.

Please see maps on separate document.

2. Maps shall be of sufficient type, size, and scale to facilitate complete understanding of the elements of the proposed development. Scales shall be clearly indicated on each map and the dates of preparation and revisions shall be included. The project boundaries shall be overlaid on all maps. The following maps shall accompany all Impact Assessment Statements:

Please see maps on separate document.

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3. Map A: A location map showing the relationship of the development to cities, highways, and natural features;

Please see maps on separate document.

4. Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries, and a delineation of the areas of special flood hazard (100 year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County;

Please see maps on separate document.

5. Map C: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density;

Please see maps on separate document.

6. Map D: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable;

Please see maps on separate document.

7. Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right-of-way widths.

Please see maps on separate document.

8. Map F: A Site Plan showing land uses, the layout of lots, the type and maximum density for each type of residential area; the typical minimum lot sizes and dimensions for each

use and unit type, and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas, setbacks, and vehicular circulation routes; and

Please see maps on separate document.

9. Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features.

Please see maps on separate document.