

**IMPACT ASSESSMENT STATEMENT  
FOR**

*Project: Graceway Community Church*

**A. Land and Neighborhood Characteristics:**

*1. How and why is the location suitable for the proposed uses?*

The project site is approximately 5.8 acres of vacant land. The applicant proposes to build a new church sanctuary building with classrooms on the west section of the existing 7.86 acre parcel. The church will designate the east portion of the property as a commercial rental space. The current land use designation of the property is Residential Low (RL-1), Business Park Center (BPC-2) and Neighborhood Activity center (NAC). Although a church is a permitted use that satisfies the intent of the existing land use districts, a requested INST FLU will allow greater development flexibility and outreach opportunities for the church than in the existing district. The church has provided and will continue to provide public services that are needed in this area and will also continue to facilitate relationships within the community and will work to provide a positive influence.

*2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses? For those actions requiring a binding site plan, referencing the site plan will suffice.*

Church is compatible with the surrounding commercial (west, north, south) and residential (north, east) properties. The project site is located on Thornhill Rd. which requires landscape buffers adjacent to the right-of-way.

*3. How will the requested district (if the request is a district change) influence future development patterns if the proposed change occurs?*

Properties on the north side of Thornhill Road (north of subject property) and adjacent to the south already carry commercial FLU district (NAC & BPC-2) designation so no influence of future development patterns are expected. There are a couple of vacant properties nearby but within a commercial FLU (BPC-2 & NAC).

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

- 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.*

Planned Development not applicable to this Small Scale CPA request.

**B. Access to Roads and Highways**

*1. Calculate the number of vehicle trips to be generated daily and at PM peak hour based on the latest Institute of Traffic Engineers (ITE) or provide a detailed methodology and calculations.*

9.11 daily trips x 16tsf = 144 weekday trips

1.41 pm peak hr trips x 16tsf = 22.56 pm peak hr trips

*2. What modifications to the present transportation system will be required as a result of the proposed development?*

None are expected. There is already a right turn lane in front of the property.

3. *List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development?*

183 seats / 3 parking spaces/seat = 61 parking spaces required for a proposed 16,000 sf religious institution with possible expansion in the future. Property has space for over 200 parking spaces.

4. *What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, frontage roads)?*

There is an existing paved driveway on Thornhill Road. If it doesn't meet minimum standards, a new one will be constructed. An additional driveway approx. 100' west might also be planned to alleviate congestion.

5. *What are the modes of transportation, other than the automobile, that have been considered (e.g., pedestrian, bicycle, bus, train or air) and describe the modes?*

None. All transportation will be automobile.

### **C. Sewage**

1. *What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development? (Response may be based on Section 703 of the LDC of the Impact Fee Ordinance)*

915 gpd water consumption x 0.85 = 778 gpd wastewater generation. Site will connect to existing 6" sanitary forcemain on the north side of Thornhill Rd. via directional bore. A lift station will be required on-site.

2. *What is the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on-site treatment is proposed?*

On-site treatment is not proposed.

3. *What is the relationship of the proposed sewage system to the service provider's plans and policies for sewage treatment systems (e.g., will it be integrated into a larger system)?*

Not aware of future changes to the provider's plans and policies

4. *Who is the service provider? What is the provider's capacity? The anticipated date of connection?*

Polk County Utilities. No capacity was been provided by PCU at the time of this application and will be addressed during Level 2 Site Review. Anticipated dated of connection is Spring/Summer 2024

### **D. Water Supply**

1. *What is the proposed source of water supply and the type of treatment?*

12" water line on the south side of Thornhill Rd., Winter Haven.

2. *Who is the service provider? What is the provider's capacity? The anticipated date of connection?*

Polk County Utilities. No capacity was been provided by PCU at the time of this application and will be addressed during Level 2 Site Review. Anticipated dated of connection is Spring/Summer 2024

3. *What is the estimated volume of consumption in gallons per day (GPD)?*

183 seats x 5 gpd/seat = 915 gpd

### **E. Surface Water Management and Drainage**

1. *Discuss the impact the proposed development will have on surface water quality;*

Water quality will be maintained and improved by treating the required 1/2" runoff water in a (dry) retention pond, while attenuating the 25 yr storm event ( $Q_{post} < Q_{pre}$ ).

2. *Describe the alteration to the site's natural drainage features, including wetland, that would be necessary to develop the project;*

The site's natural drainage features will be maintained as close as possible and (off-site) wetlands will be avoided.

3. *Describe the impact of such alterations on the fish and wildlife resources of the site; and*

There are no fish or wildlife on-site.

4. *Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.*

Construction of a (dry) retention pond should improve and augment aquifer and ground water.

#### **F. Population**

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

1. *Calculate the projected resident (and transient) population of the proposed development and the generated population in the case of commercial or industrial uses.*

No additional resident or transient population will be generated by the proposed land use district change/church development.

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 country or state, and the number of shifts per day and employees per shift.*

The proposed church development is an expansion of their existing location so there may be a few new jobs/positions (1-5) added.

3. *What is the expected demographic composition of the additional population (e.g., age/socioeconomic factors)?*

N/A

4. *What is the development's proposed service area/market area and present population?*

Proposed service area is area around Thornhill Rd. and Spirit Lake Rd. Property is vacant so there is no present population.

#### **G. General Information**

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

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

This application is for a Small Scale CPA. Ultimately, the owner of the property (a church) wishes to construct a church facility on the property and a requested INST FLU will allow greater development flexibility and outreach opportunities for the church than in the existing districts. In its current location, the church has facilitated relationships within the community and worked to

provide a positive influence and hope to do in this location with a larger campus which supports greater outreach opportunities.

2. *Discuss the demand on the provision for the following services:*
  - a. *Parks and Recreation:* no outside demand. Generally, uses within INST districts use their own/private recreational areas so off-site facilities are unnecessary.
  - b. *Educational Facilities (e.g., preschool, elementary, middle school, high school):* No nearby educational facilities are required for INST district as it is not a district for residential development but rather allows educational facilities be constructed within the district.
  - c. *Health Care (e.g., emergency, hospital):* There is an occasional demand for emergency medical service due to large assembly of people on a regular basis within INST district.
  - d. *Fire Protection:* Generally, larger buildings/developments are constructed within INST district, which might need emergency fire protection services.
  - e. *Police Protection and Security:* There will always be a demand for police protection in any FLU. The regularity of police/security would depend on the proposed project development within the district. In the case of this parcel, a church is proposed. They might elect to have an officer provide security for special events or on a regular basis during weekly services.
  - f. *Electrical Power Supply:* Electrical power supply will be necessary for any development within the INST FLU and requirements vary on proposed development. On this property, proposed church development includes 16k s.f. building that consists of a worship area/sanctuary, classrooms, staff offices, and common area for gatherings.

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

Location Map has been provided.

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;*

See provided Map B. There is no flood plain located within the property nor within the map window.

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;*

Land Use Map has been provided.

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;*

Soils Map has been provided.

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.*

See provided **Map A** for existing roads adjacent to the property with pavement width. R/W width for both Thornhill Rd. and Spirit Lake Road varies.

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.*

A site plan is not required for SSCPA. A concept plan will be provided but a more detailed site plan of the proposed development will be submitted during Level 2 review.

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.*

Existing site drainage can be viewed on Map B “Topographical Map”. Proposed drainage is not applicable to SSCPA application. There are no drainage easements, canals, watercourses, etc. on/adjacent to the property. There is a wetland/flood plain located on the property adjacent to the west and south, and is outside the window of Map B.

#### **NOTES:**

- Applications for text amendments are not required to submit a complete Impact Assessment Statement, however, all relevant information requested must be addressed. Use this form as a guide for assessing the impact of a text amendment.