

HALL COMMUNICATIONS

INDUSTRIAL CPA

LDCPAS-2024-12

IMPACT ASSESSMENT STATEMENT

A. Land and Neighborhood Characteristics

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

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

The subject site is underdeveloped PM Land Use, and the request is to assign IND to approximately 49 Acres. The site is contiguous to an existing commerce park, with the Industrial Land Use designation.

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

Site plans are not a requirement for straight Land Use requests.

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

Vegetative buffering will be required to mitigate any incompatibilities.

4. How will the request influence future development of the area?

The surrounding subject area to the West is developed commerce park. The extension of Industrial Land Use will allow for additional commercial uses.

B. Access to Roads and Highways

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response:

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

ITE Code 110 – General Light Industrial 6.97 AADT p/1,000 SF & 0.98 PM Peak Hour

The LDC Table 2.2 limits the FAR in IND – COMM to 0.25

49 AC = 2.134 M x 25% = 533,610 SF – less retention, roads, buffers USE ½ - 266,805 SF

266.8 x 6.97 = 1.8M AAADT – at MAXIMUM DEVELOPMENT

PM Peak Hour Trips = 266 x 0.98 = 266 PM Peak Hour Trips

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

No modifications anticipated.

3. What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?

If approved for Industrial Land Use, the site will be designed According to Table 7.10 in the Land Development Code, Minimum Off-Street Parking Requirements at Level II.

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

The subject site will access SR 555.

C. Sewage -

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response:

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*)

270 GPD P/DU (80% of Water Demand – see Pg. 4 - Water Demand)

270 X 10 = 2,700 GPD ESTIMATED

2. If on-site treatment is proposed, what are the proposed method, level of treatment, and the method of effluent disposal for the proposed sewage?

City of Bartow Utility Service Area

3. If offsite treatment, who is the service provider?

City of Bartow Utility Service Area

4. Where is the nearest sewer line (in feet) to the proposed development (*Sanitary sewer shall be considered available if a gravity line, force main, manhole, or lift station is located within an easement or right-of-way under certain conditions listed in Section 702E.3 of the Land Development Code*)

To be determined by City of Bartow, as to connection requirements, available capacity and nearest lines.

5. What is the provider's general capacity at the time of application?

Bartow to furnish data.

6. What is the anticipated date of connection?

TBD

7. What improvements to the providers system are necessary to support the proposed request (*e.g. lift stations, line extensions/expansions, interconnects, etc.*)?

Unknown at this time.

D. Water Supply

Determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area. At a minimum, address the following specific questions in your response:

1. What is the proposed source of water supply and/or who is the service provider?

City of Bartow Utility Service Area.

2. What is the estimated volume of consumption in gallons per day (GPD)? (*Response may be based on Section 703 of the LDC*)

Water = 360 GPD = 1 ERC – WAREHOUSING = 1 ERC p/Restroom

Proposing maximum of 10 Restrooms

360 x 10 = 3,600 GPD ESTIMATED

3. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?

City of Bartow Utility Service Area.

4. Who is the service provider?

City of Bartow Utility Service Area.

5. What is the anticipated date of connection?

TBD

6. What is the provider's general capacity at the time of application?

Bartow furnish data.

7. Is there an existing well on the property(ies)?

No known wells.

E. Surface Water Management and Drainage

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response:

1. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards, (describe the drainage of the site and any flooding issues);

The subject land sheetflows to the central portion of the subject site.

Some floodplain exists on-site.

2. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

There are some wetlands on-site, refer to Map G.

F. Environmental Analysis

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography, and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including, but not limited to:

1. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.

There are some wetlands and Floodplain on site; see Exhibits F & G. Development of the property will either avoid impacts entirely or permit the property in accordance with jurisdictional agencies.

2. What are the wetland and floodplain conditions? Discuss the changes to these features which would result from development of the site.

Please refer to Exhibits F & G.

3. Discuss location of potable water supplies, private wells, public well fields (*discuss the location, address potential impacts*), and;

There are no known wells on site.

4. Discuss the location of Airport Buffer Zones (if any) (*discuss the location and address, potential impacts*).

The subject site is not within an Airport Impact District (AID).

1. Provide an analysis of soil types and percentage of coverage on site and what effect it will have on development. **Please refer to Exhibit D – Soil Map.**

G. Infrastructure Impact Information

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:

1. Parks and Recreation;

McLeod Park – 3.4 miles – 6 min.

2. Educational Facilities (e.g., preschool, elementary, middle school, high school)

N/A for subject request to Industrial Land Use

3. Health Care (e.g., emergency, hospital);

Bartow Regional Medical Center – 6 miles – 10 Minutes

4. Fire Protection

Polk County Fire Rescue Station #9 – 4.8 Miles – 8 Minutes

5. Police Protection and Security

Bartow Police – 4.6 Miles – 8 Minutes

6. Emergency Medical Services (EMS)

Polk County Fire Rescue Station #9 – 4.8 Miles – 8 Minutes

7. Solid Waste (collection and waste generation); and

Polk County Landfill – 16 Miles – 26 Minutes

How may this proposed project contribute to the neighborhood needs?

The nature of the proposed Amendment will not contribute to the neighborhood needs however, Industrial Land Use will for Industrial development on an otherwise underdeveloped parcel of land.