

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.

RS		RCC-R	
Points Achieved	Maximum Density du/ac	Points Achieved	Maximum Density du/ac
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

RL, NAC ⁴		RM, LCC <i>(TSDA Only)</i>		RH, TCX	
Points Achieved	Maximum Density du/ac	Points Achieved	Maximum Density du/ac	Points Achieved	Maximum Density du/ac
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.

⁴NAC 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.

Residentially Based Mixed Use Development		Rural Mixed-Use Development	
Points Achieved	Maximum Density du/ac	Points Achieved	Maximum Density du/ac
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.*