

Level 4 – Land Use Narrative: Why the land use change it is needed for the County.

Land Use Amendment Request for Socrum Loop Rd Retention Site

This request is to change the existing land use of Residential Low-X (RL-X) and Office Center-X (OCX) to Preservation-X (PRESVX) on ±6.88 acres.

This property is a retention pond that is owned by Polk County. Staff met with Parks and Natural Resources to agree on an appropriate land use for the retention pond to take in front of the board. Preservation-X (PRESVX) is an appropriate land use for the site to reflect on the land use map.

This site is part of the Hidden Lake Outfall Project. There is a pipe system that goes to this retention. The pump system turns on to evaluate flooding in the subdivision and the retention receives the outflow.

There is a Level 2 case being reviewed by staff for the vacant Office Center-X (OCX) property to the east of this subject site. The County's subject site is in a Residential Low-1X (RL-1X) and Office Center-X (OCX) land use. These land uses do not reflect the retention. The Land Development Code requires a 50-foot setback for commercial uses abutting residential. Due to the retention pond being in a (RL-X) land use, the adjacent property located to the east in the OCX land use will not be able to develop properly. This County initiated CPAL will change the land use to Preservation-X (PRESVX) for the retention pond and allow the east property to develop properly. PRESVX is a better land use for the retention as the site will not be accessible to the public and will be managed for long-term protective purposes.