

Impact Assessment

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;

This application does not consider the suitability of a site, but rather the suitability of commercial, retail, and/or personal services within the ECX district of the U.S. 98 SAP when such uses exceed 30% of the district.

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

A site plan is not available as this is a text amendment to the CPA and LDC.

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

These issues are not germane to text amendments.

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

The proposed amendments support the areas, businesses, and residents which already exist. In addition, the broadening of permitted uses will allow for further development in ECX districts.

5. 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.

These issues are not germane to text amendments.

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:

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;

These issues are not germane to text amendments.

2. Indicate what modifications to the present transportation system will be required as a result of the proposed development;

These issues are not germane to text amendments.

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

These issues are not germane to text amendments.

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

These issues are not germane to text amendments.

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.

These issues are not germane to text amendments.

C. Sewage

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

1. Calculate the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development;

These issues are not germane to text amendments.

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;

These issues are not germane to text amendments.

3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems;

These issues are not germane to text amendments.

4. Identify the service provider; and

These issues are not germane to text amendments.

5. Indicate the current provider's capacity and anticipated date of connection.

These issues are not germane to text amendments.

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:

1. Indicate the proposed source of water supply and, the type of treatment;

These issues are not germane to text amendments.

2. Identify the service provider;

These issues are not germane to text amendments.

3. Calculate the estimated volume of consumption in gallons per day (GPD); and

These issues are not germane to text amendments.

4. Indicate the current provider's capacity and anticipated date of connection.

These issues are not germane to text amendments.

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:

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

These issues are not germane to text amendments.

2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project;

These issues are not germane to text amendments.

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

These issues are not germane to text amendments.

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

These issues are not germane to text amendments.

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;

These issues are not germane to text amendments.

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;

These issues are not germane to text amendments.

3. Indicate the expected demographic composition of the additional population (age/socio-economic factors); and

These issues are not germane to text amendments.

4. Describe the proposed service area and the current population thereof.

These issues are not germane to text amendments.

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

These issues are not germane to text amendments.

2. Discuss the demand on the provision for the following services:

a. Parks and Recreation;

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

c. Health Care (emergency/hospital);

d. Fire Protection;

e. Police Protection and Security; and

f. Electrical Power Supply.

These issues are not germane to text amendments.

H. Maps

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. 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;

These issues are not germane to text amendments.

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;

These issues are not germane to text amendments.

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;

These issues are not germane to text amendments.

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;

These issues are not germane to text amendments.

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.

These issues are not germane to text amendments.

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

These issues are not germane to text amendments.

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.

These issues are not germane to text amendments.