

The purpose of an Impact Assessment Statement is to provide information on the effects a proposed development or land use action will have on the existing neighborhood and general area; on the transportation facilities; on the environment and natural resources of the County; on the public facilities for water, sewer, solid waste disposal, fire, police, public education, parks, recreation, and other utilities; and any other aspect with an identified impact of the development and deemed appropriate for concern.

A. Land and Neighborhood Characteristic.v

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 site is a rural residence set in a cow/calf operation pasture, where guest can come relax and enjoy a agricultural experience close to town*
2. Provide a site plan showing each type of existing and proposed land use;
3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses; *This is a grain bin silo to keep the rural/county feelings without intruding and/or standing out with the community*
4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped; and *The silo was previously a agricultural office for our cattle operation, therefore no new construction/development is needed*
5. Describe each of the uses proposed in a Planned Development and identify the following:
  - a. The density and types of residential dwelling units; *This is a one family residence, one bedroom 502s.f. total. Set on a 12.10 acre parcel I reside on, total building include house, barn and silo*
  - b. The type of commercial and industrial uses; *This is for Bed & Breakfast use,*
  - c. The approximate customer service area for commercial uses; and, *There is two parking spaces on-site (off road rightaway)*
  - d. The total area proposed for each type of use, including open space and recreation. *This 502s.f. silo sets on a half acre fenced yard with adjoining cattle pastures.*

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:

I. 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; *With one family residing in the silo at a time there may be three vehicle trips generated daily, with one to none at peak hours due to this being a Bed & Breakfast, where they come to vacation and not work.*

2. Indicate what modifications to the present transportation system will be required as a result of the proposed development; *None needed, as this is a single family unit with current roadways supporting.*

3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development; *There is two parking spaces, this is constructed with crushed a concrete pad*

4. Indicate the proposed methods of access to the existing public roads (e.g., direct r r fontage, intersecting streets, fontage roads); and *This is set on property that access Drew St at the dead end. Guest will pull directly onto Drew St from the south end of the road, nearest cross street is Morningstar Dr*

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. *None will be needed.*

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 (GPO) expected to be generated by the proposed development; [Per Polk County Health Dept. 100gal per day. There is a existing 900 gallon septic tank, 150 gallon dosing tank with a 250 s.f. of drain field](#)
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; [Per Polk County Health Dept. There is a existing 900 gallon septic tank, 150 gallon dosing tank with a 250 s.f. of drain field](#)
3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems; [This was under Permit 53-SB-2446388](#)
4. Identify the service provider; and [Independent septic company upon service call](#)
5. Indicate the current provider's capacity and anticipated date of connection. [There is a existing 900 gallon septic tank, 150 gallon dosing tank with a 250 s.f. of drain field, installed previously](#)

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; [Polk County Utilities is existing](#)
2. Identify the service provider; [Polk County Utilities is existing](#)
3. Calculate the estimated volume of consumption in gallons per day (GPO); and [100gpd](#)
4. Indicate the current provider's capacity and anticipated date of connection.

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; [No development is being completed as it is an existing building and parking area](#)
2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project; [No development is being completed as it is an existing building and parking area](#)
3. Describe the impact of such alterations on the fish and wildlife resources of the site; and [No development is being completed as it is an existing building and parking area](#)
4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site. [No development is being completed as it is an existing building and parking area](#)

#### 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; [This Bed and Breakfast will house 4 residence at a time](#)
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; [There will be no off-site employees, it will be kept by my wife and myself.](#)
3. Indicate the expected demographic composition of the additional population (age/socio-economic factors); and
4. Describe the proposed service area and the current population thereof.

#### 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 [This is a break away from town and the typical neighborhoods where you can stretch and not hit your neighbors house, while watching cattle, birds and other wildlife roam.](#)
- 2) Discuss the demand on the provision for the following services:
  - a. Parks and Recreation; [Walker Road Park 2.1 miles away](#)
  - b. Educational Facilities (preschool/elementary/middle school/high school); [Bobbies Busy Bee Day Care 3.3 miles, Winston Elementary School 3.6 Miles, Sleepy Hill Middle School 6.0 miles, Kathleen High School 4.9 Miles](#)
  - c. Health Care (emergency/hospital): Fire Protection; [Lakeland Regional Medical Center 6.8 Miles, Polk County Fire station 24 3.7 miles](#)
  - d. Police Protection and Security; and [Polk County Sheriff Substation 7.6 miles](#)
- 3) Electrical Power Supply [Lakeland electric 5.4 miles](#)