



## CONCURRENCY CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
<b>North</b>	Recycling Facility	HI	PD
<b>South</b>	Proposed Residential / Light Industrial	MXD	PD
<b>East</b>	Public School	RL	R-2
<b>West</b>	Industrial Use	HI	I-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
<b>Current</b>	HI	I-3	FAR 2.0	75	X
<b>**Proposed</b>	HI	I-3	FAR 2.0	75	N/A

### II. Public Facilities Information:

<b>A. Potable Water:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 816,750 gpd
**Proposed Zoning/FLU	Total gallons per day 5,238 gpd
**Change in Demand	Total gallons per day decrease of 811,513 gpd

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 816,750 gpd
**Proposed Zoning/FLU	Total gallons per day 5,238 gpd
**Change in Demand	Total gallons per day decrease of 811,756 gpd

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	N/A		
Urban District	5 acres per 1,000 people	N/A		
Community	2.5 acres per 1,000 people	N/A		
Neighborhood	1.36 acres per 1,000 people	N/A		

<b>D. Public Schools (Residential Classifications Only):</b>			Not applicable	
Single Family: (du x 0.405 = students/70% K-8/30% High)				
Multi-family: (du x 0.207 = students/70% K-8/30% High)				
			<b>K-8</b>	<b>High</b>
School Name			N/A	
City			N/A	
Distance			N/A	
Current Zoning/FLU	Enrollment		N/A	
**Proposed Zoning/FLU	Enrollment		N/A	
**Change in Demand				

<b>E. Solid Waste: Residential</b> (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	408,375 lbs
**Proposed Zoning/FLU	2,619 lbs
*Change in Demand	decrease of 405,756 lbs

**F. Stormwater:**  
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

<b>Impact</b>	THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY TO AN ONSITE SWALE PRIOR TO DISCHARGING INTO THE EXISTING LAKE. AN EXISTING CONTROL STRUCTURE LOCATED IN THE LAKE PROVIDES WATER QUALITY AND ATTENUATION PRIOR TO DISCHARGING TO THE NSLRWCD CANAL 101.
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**III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)**

<b>G. Transportation Analysis: Complete ITE Trip Generation Data Form</b>		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning/FLU</b>	di minimis (see traffic statement)	di minimis (see traffic statement)
<b>**Proposed Zoning/FLU</b>		
<b>*Change in Demand</b>	Trips	Trips
<b>Impact to Capacity</b>		

**IV. Project Description**

<b>PHASING</b>
Is this project (phase) part of a larger project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units:                      Single Family:                      Multifamily:
Non-residential (square footage): Phase 1: 7,000 sf; Phase 2: 41,900 sf
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
Batch House and Office	1	7,000	75	08/01/2025	02/01/2026
Office / Shop	2	41,900 *	75	05/01/2028	05/01/2029

\* Demo of existing 6,200 sf office as part of phase 2.

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated.  Yes  No
- B. 1. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
If yes, what is the size of the structure(s) to be demolished or re-used? \_\_\_\_\_
2. What is the current use of the structure to be demolished or re-used? N/A
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  Yes  No  
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

\*\* Complete section if requesting a change in zoning, future land use, or expanding