



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
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
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

* For "Current Zoning/FLU," assumed the maximum permitted under General Commercial (GC) (15 du/ac) for all calculations

** For Proposed Zoning/FLU, assumed the proposed number of units (36)

B. Wastewater:	
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
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only): (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			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):			<i>The residential units will serve as a family shelter to provide temporary and safe housing for families and their children.</i>
Single Family: (du x 0.405 = students/70% K-8/30% High)			
Multi-family: (du x 0.207 = students/70% K-8/30% High)			
		K-8	High
School Name			
City			
Distance			
Current Zoning/FLU	Enrollment		
**Proposed Zoning/FLU	Enrollment		
**Change in Demand			

E. Solid Waste: Residential (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	
**Proposed Zoning/FLU	
*Change in Demand	

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)

Impact	
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III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	The use of the proposed cottages closely resembles a residential land (assisted living) land use with an ITE Land Use Code of 254. Based on the independent variable of 1000 square feet of gross floor area, the daily weekday trips in and out of the site is 80 trips per day. The AM peak hour trips is 10 and the PM peak our trips is 11. ITE Trip Generation Manual, 12 edition was used to determine the weekday, AM peak and PM peak hour trips for the proposed increase in assisted living facility gross floor area. These calculated trips are only an increase over the existing use for the site.	
Current Zoning/FLU		
**Proposed Zoning/FLU		
*Change in Demand		
Impact to Capacity		

IV. Project Description

PHASING	
Is this project (phase) part of a larger project?	<input 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:	Ph. 1 - 10,180 SF (10 units) Ph. 2 - 17,820 SF (18 units) Ph. 3 - 6,320 SF (8 units)
Non-residential (square footage):	
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		Ph. 1 - 10,180 SF (10 units) Ph. 2 - 17,820 SF (18 units) Ph. 3 - 6,320 SF (8 units)			
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
	Ph. 1 - 10,180 SF (10 units)				
	Ph. 2 - 17,820 SF (18 units)				
	Ph. 3 - 6,320 SF (8 units)				

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? _____
 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)

Existing buildings and pole barn on site to remain

C. Exemptions Requested:

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