

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

ID #:	N/A
DRC Date:	September 14, 2024
Planning Commission Date:	October 2, 2024
BoCC Dates:	October 15, 2024 (1 st Reading), and November 5, 2024, Adoption
Applicant:	Polk County Land Development Division
Level of Review:	Level 4 Review, Land Development Code Text Amendment
Case Number and Name:	LDCT-2024-18 Section 220 Warehouse Separation CPA
Request:	Amend Section 220, Compatibility to add non-residential between all and development, add Agricultural/Residential Rural (A/RR) for applicability of the 50-foot compatibility zone, and add additional requirements for warehouse, distribution and commercial vehicle parking uses.
Location:	N/A
Property Owner:	N/A
Parcel Size:	N/A
Development Area/Overlays:	N/A
Future Land Use:	N/A
Nearest Municipality	N/A
DRC Recommendation:	Approval
Planning Commission Vote:	Pending
Case Planner:	Chanda Bennett, Comprehensive Planning Administrator

The changes to Section 220, Compatibility include the following:

- 1) **Non-residential** - add non-residential between all and development,
- 2) **Agricultural/Residential Rural (A/RR)** - add Agricultural/Residential Rural (A/RR) for applicability of the 50-foot compatibility zone, and
- 3) **Warehouse, distribution and commercial vehicle parking** - add additional requirements for warehouse, distribution and commercial vehicle parking uses that including building and parking separation to be 100 feet, require a 8-foot opaque fence and additional landscaping.

Note: The final text of this proposed change may change between the publication of this Case Overview and the Planning Commission hearing.

Section 220 Compatibility Standards - Changes

The provisions of this Section shall apply to all non-residential development within 50 feet of an existing residences or property designated as Agricultural/Residential Rural (A/RR), Residential Suburban (RS), Residential-Low (RL-1, RL-2, RL-3, RL-4), Residential-Medium (RM), Residential High (RH) or Rural Cluster Center-Residential (RCC-R) by the Future Land Use Map Series. Only the portion of the development within the 50 foot compatibility area shall be subject to the requirements of this Section.

A. Signage

Signage shall be attached to the building or shall be limited to signs of 24 square feet in area and ten feet in height. Internal illuminated signs shall be prohibited.

B. Lighting

Exterior lighting shall be designed to minimize light trespass from non-residential structures and parking facilities onto adjacent residential properties and into rights-of-way except at the vehicular entrances into developments. Electrical reflectors, spotlights, floodlights, and other sources of illumination may be used to illuminate buildings, landscaping, signs, parking and loading areas, on any property provided they are equipped with proper lenses or other devices concentrating the illumination upon the building, landscaping, signs, parking and loading areas, on any property, and preventing any bright, direct illumination upon adjacent property or any public right-of-way. Lighting fixtures shall be recessed or designed with shields which prevent direct view of the light sources from adjacent property boundaries.

A lighting plan shall be required for all non-residential development proposing light fixtures within 50 feet to of existing residential properties or residential districts. The plan shall clearly demonstrate that there will be no increase in ambient lighting into existing residential properties and residential districts.

The lighting plan shall include the following elements:

1. No light source shall be located closer than 15 feet from any property line, excluding public rights-of-way.
2. Mounting heights for exterior lights shall not exceed 30 feet in height within a parking lot and 15 feet within adjacent non-vehicular pedestrian areas.
3. Maximum maintained illumination levels measured at finished grade on an adjoining residential property of the project in question shall average no more than 0.5 foot-candles (fc) at the property line and shall not exceed 0.1 fc at 10 feet beyond the property line.
4. Potentially adverse effects of parking area lighting or of other light sources from the property on which the non-residential use is to be located shall be eliminated or prevented so that lights do not illuminate adjacent residential property or shine into any residential window per the standards of Section 220.E.

C. Buildings

Non-residential buildings shall not be located within 50-foot compatibility area.

D. Prohibited Uses/Activities

The following are prohibited within the 50 feet compatibility area:

1. Dumpsters, except temporary construction dumpsters.
2. Outdoor sales, storage, or display.
3. Air conditioning units greater than five tons. If said unit has a capacity of less than five tons, the unit shall be located to reduce off-site impacts.
4. Loading facilities/structures.

5. Drive-thru facilities.
6. Grease Traps
7. Wastewater lift stations.
8. Gasoline pump islands

E. Additional Screening and Buffering for Parking Areas

When vehicle parking is located within 50 feet of a residential structure or platted residential lots with a lot depth of less than 200 feet, the parking area shall require a minimum setback of 15 feet and additional landscaping with specific types of plantings required to minimize noise, light and visual effects upon neighboring residential properties. The following shall be applied in addition to the standard buffer required:

1. For noise reduction: evergreen plantings shall be required with thick foliage covering from ground level to a minimum of 12 feet in height at maturity and spaced to provide overlapping branches within two years after planting;
2. For minimizing ambient light: well foliated, non-deciduous canopy trees spaced to provide overlapping branches within five (5) years after planting and a hedge row to reach 100% opacity above 4 feet within three (3) years to block vehicle lights;
3. For visual effects: decorative plantings, that seasonally flower, staggered between buildings and property line(s) at eight trees per 100 linear feet.

F. Commercial Vehicles

Along drive aisles and where commercial vehicles may park or travel within 50 feet of a residential property line there shall be a wall or sound reducing opaque fence of at least eight (8) feet in height or greater. Where there are grade separations in which the drive aisles, parking, loading occur that are lower than the residential properties, wall height may be adjusted.

G. Linear Commercial Corridor and Commercial Enclave

In addition to the other requirements of this section, these requirements shall apply to all new development and redevelopment of LCC and CE properties:

1. New development or redevelopment of non-residential uses within a Linear Commercial Corridor and Commercial Enclave shall be limited to the intensities of uses at the same or less intensity as adjacent existing uses.

H. Additional Screening and Buffering for Warehousing/Distribution, and Commercial Vehicle Parking

1. Proposed warehousing buildings must be 100 feet from existing residentially development and designated property lines.
2. No parking area shall be within 50 feet of existing property lines with a residential use or residential Future Land Use designation including A/RR, RCC, RS, RL, RM, and RH.
3. An 8-foot opaque fence shall be constructed on property lines of existing property lines with a residential use or residential Future Land Use designation including A/RR, RCC, RS, RL, RM, and RH and include a minimum of a Type C Landscape buffer and be 75% opacity within two years of planting. Existing native mature vegetation shall be incorporated into the Type C Landscape Buffer. An opaque fence shall include solid PVC fences, solid wooden fences or solid masonry walls.