

CHAPTER 1284  
Community Impact Assessment

1284.01 General provisions.	1284.03 Content.
1284.02 Nonduplication.	1285.04 Review procedures.

---

1284.01 GENERAL PROVISIONS.

A Community Impact Assessment (CIA) shall be required for land proposed for annexation or rezoning, and any project requiring platting or subject to site plan review according to the following criteria:

(a) Residential Uses.

- (1) A CIA shall be required for subdivisions where the sum of lots for all phases of the development is equal to or greater than 50 lots.
- (2) A CIA shall be required for multi-family residential developments where the sum of units for all phases of the development is equal to or greater than 50 units.

(b) Commercial Uses. A CIA shall be required for commercial or institutional developments where the proposed site is equal to or greater than one acre or where the proposed building will be 20,000 square feet or larger in size.

(c) Industrial Uses. A CIA shall be required for all industrial developments.

(d) Other Uses. A CIA may be required, at the discretion of the Zoning Enforcement Officer or the Planning Commission, for projects requiring rezoning, platting or site plan review where unique site conditions or project characteristics exist, or when the proposed project will significantly impact on City services or facilities.  
(Ord. 2007-04. Passed 3-13-07.)

1284.02 NONDUPLICATION.

(a) The CIA requirement may be waived by the Zoning Enforcement Officer if an impact assessment has been prepared within the previous six months for the property in question.

(b) No person shall be required to prepare or submit information as part of a CIA that was previously submitted under a different requirement of the City. The CIA requirements can be met by referencing previous submissions.

(c) Requirements under this chapter shall be equally applicable to public and private projects.

(d) The Planning Commission may waive the requirement for a CIA for good cause, if justified by the applicant's reasonings to support such a waiver.  
(Ord. 2007-04. Passed 3-13-07.)

**1284.03 CONTENT.**

A CIA shall, at a minimum, address the effects the proposed project would have on public service facilities, public uses, and any other areas that might affect the health, safety, general welfare and quality of life in the City. The CIA shall be prepared by qualified professionals and shall include the information requested below. The Zoning Enforcement Officer may waive the submission of selected information if it is deemed unnecessary to review the proposal as submitted or if it duplicates information required elsewhere.

**(a) Site Specific Information.**

- (1) **Legal description.** A metes and bounds plat and other legal description of the property including:
  - A. Reference to the appropriate plat book and recitation of the name(s) and owner(s) of record.
  - B. Current land assessment.
  - C. Adjacent parcels, including ownership.
  - D. A recitation of all covenants, existing and proposed to run with the land.
- (2) **Location and access.** A narrative description of the tract, its size in acres and location with respect to bordering roads and natural features.
- (3) **Adjacent land use.** A brief description of land uses and known planned uses adjacent to the tract. Land assessment data shall be provided for the adjacent parcels.
- (4) **Existing site land use.** A statement of the current uses on the tract, including a land use map indicating locations.
- (5) **Maps, charts and illustrations.** Submission of a location map and recent aerial photographs is required. Inclusion of other maps, charts and illustrations may be appropriate, depending upon the size, scope and extent of the development. Determination of any special requirements should be discussed with the Zoning Enforcement Officer.
- (6) **Environmental impacts.**
  - A. **Topography and drainage.** A brief description of the tract with respect to such matters as relief, flood hazards, existing outfalls and canals, natural watercourses on or abutting the property in the project. This section should include any prior groundwater studies and a site drainage map should be included.
  - B. **Vegetation.** A description of the types, quantities and location of trees and unique vegetation features, and anticipated impact of project on tree preservation requirements. The primary emphasis should be placed upon the general mass of major vegetation groups.
  - C. **Soils.** A listing of the soil type existing within the tract and an analysis of any impacts or constraints to development associated with soils of these types, for example, structural stability, drainage, corrosiveness, etc. A soil map for the project area should be included.
  - D. **Ecology.** A description of the tract's environmental setting, together with a discussion of any environmental changes, alterations to ecological systems and/or irreversible effects of natural resources associated with the proposed development.

- (7) Air and noise pollution. A statement of any overall site activity which may generate, create, cause or sustain air or noise pollution including the identification of point and/or complex sources, both during and after construction.
  - (8) Sanitary sewers and storm drainage. Information should be provided relating to the proximity of sewer lines and site drainage, the method of tying into the existing sewer lines, the quantity and quality of sewage/ drainage expected to be generated and the treatment facility proposed to handle the generated sewage/drainage.
  - (9) Traffic and parking. A description of proposed means of compliance with transportation, traffic and parking requirements, and the availability of mass transit. This description should also include a discussion of pedestrian and vehicular traffic circulation within and adjacent to the development and the location of bus stops, weather shelters, etc., the proposed method of parking, projected traffic counts (average and peak). All parking proposals shall reflect consideration of storm runoff, tree preservation (as canopy and shade) and erosion prevention.
  - (10) View interference. A brief statement as to the impact of proposed structures regarding traditional view to and through the property.
  - (11) Historical sites. A statement concerning any historic sites or buildings on the project site or on land adjacent to the project site should be included.
  - (12) Compatibility.
    - A. A general discussion of the significant architectural and aesthetic characteristics of the proposed development including overall character of design, height, bulk, open space, etc., together with an evaluation of the compatibility, or lack thereof, with existing developments on adjoining sites.
    - B. A statement detailing the compatibility of the project to the adopted plans and planning policies of the City, as well as the extent of compatibility to any other applicable plans or planning policies affecting the City (for example, regional plan).
- (b) Impact on Public Services.
- (1) Tax effect. A statement interpreting and evaluating the extent to which the proposed development will add to the tax base of the City.
  - (2) Police and fire. A short statement of anticipated requirements for police and/or fire services or general increased personnel and equipment.
  - (3) Schools. A short statement of anticipated additional load on existing school facilities, including arrangements for transporting students. This statement shall include documentation indicating that coordination has occurred with the applicable board of education.
  - (4) Parks and recreation. A statement which satisfies any requirements for parks and recreational areas which will be necessary as a result of the proposed development.
  - (5) Traffic control. The vehicular traffic impact on public facilities shall be discussed. Special emphasis shall be placed on ingress and egress to the site as well as on the necessary temporary road and/or permanent traffic signal improvement.

(c) General Requirements.

- (1) Financial interest. A statement as to the total estimated project value, the corporate identity and the principal officers, as well as any involvement by any elected or appointed public official.
  - A. Notice of any intention to request assistance through local government assistance programs, such as tax abatement, tax increment financing and the amount of such requests should be included in this section.
  - B. A map indicating all parcels which will be held for future sale or separate financing.
- (2) Coordination. A statement of what coordination efforts have been made with other public agencies providing services to the project site and should include a status report of such activities. These services would include health services, mass transit and other necessary services.
- (3) Economic impact. The CIA shall indicate the need for both this type of project and for additional private or public supporting facilities that may arise as a result of the proposed development. Both short-term (during construction) and long-term economic implications of the proposed project on the City, County and region shall be discussed.
- (4) Construction scheduling. CIAs shall set forth reasonably accurate construction completion schedules for the proposed project.
- (5) Adjacent development. CIAs shall indicate how all undeveloped lands adjacent to the proposed project could be developed in compliance with existing community land use controls and how logical connections could be made to and through the proposed development as well as to services such as water and sewer facilities.
- (6) Alternatives. A statement of the alternatives considered and the alternatives available for the proposed project, together with a discussion of the impact for each alternative, shall be provided. Where alternatives are available with less significant impacts than the proposed project, the reasons for choosing the proposed project over such other alternatives shall be described.  
(Ord. 2007-04. Passed 3-13-07.)

1284.04 REVIEW PROCEDURES.

(a) CIAs shall be received and processed by the Zoning Enforcement Officer. Reports shall be submitted to the respective City departments and appropriate agencies (School Board, etc.) to review the areas which come under their jurisdictions. Resolution of outstanding problem areas shall be the responsibility of the City Manager or his or her designated representative.

(b) In every case, developers shall be encouraged to inform local residents of their plans and give consideration to their concerns through community meetings and newspaper notifications, and shall notify the Zoning Enforcement Officer of all public participation events.

(Ord. 2007-04. Passed 3-13-07.)