

Comprehensive Plan Amendment Staff Analysis

General Data

Project Name: CPA 2013- NFCU Urban Service Area

Location: 4810 West Nine Mile Road

Parcel #s: 04-1S-31-1101-000-000, 04-1S-31-1200-000-001
04-1S-31-1200-000-002, 04-1S-31-1200-000-003
04-1S-31-1200-000-004, 04-1S-31-1200-000-005
04-1S-31-1200-000-006, 04-1S-31-1200-000-007
04-1S-31-1200-000-008, 04-1S-31-1200-000-090
04-1S-31-1200-000-100, 04-1S-31-1200-000-110
04-1S-31-1200-001-090

Acreage: 317.85 (+/-) acres

Request: Urban Service Area/Boundary

Agent: Jessie Rigby, Attorney and David M. Haight, Senior Project Manager,
Agents for Deborah H. Calder, Senior Vice-President, Navy Federal
Credit Union

Meeting Dates: Planning Board 7/1/2013
BCC 8/8/2013

Summary of Proposed Amendment:

The agent requests a future land use (FLU) text and supporting map amendment to adopt the Urban Service Area (USA) designation for parcels totaling 317.85 (+/-) acres, under single ownership. The Future Land Use is Mixed-Use Urban; the zoning designation for the referenced parcels is currently ID-CP.

Florida Statute 163.3164 Community Planning Act; definitions (50) "Urban service area" means areas identified in the comprehensive plan where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. The term includes any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.

The subject parcels are located north of Nine Mile road, west and within short range of Interstate Highway 10 access; the properties are adjacent to existing agricultural, commercial parcels and neighboring a United States Navy Outlying Field, used as an aviation training site.

The applicant has indicated that the intent of the proposed request is to expand the use and phased site improvements in support of the Navy Federal Credit Union, Pensacola Campus potential future growth.

Land Use Impacts:

Under Comprehensive Plan FLU Policy 1.3.1 the current Mixed-Use Urban provides for a residential minimum density of 3.5 du/acre and a maximum of 25 du/acre. For non-residential uses it allows for a minimum intensity of 0.25 Floor Area Ratio (FAR) and a maximum Intensity of 2.0 Floor Area Ratio (FAR)

Staff Analysis: As the proposed Urban Service Area request from the applicant reflect a specific development for office space and supporting facilities within the entirety of the parcels, the residential density requirements would not apply; however, the maximum densities for any future new development under the Mixed-Use Urban designation will remain as 25 dwelling units per acre and a non-residential maximum intensity of 2.0 floor area ratio (FAR).

In view of the fact that this proposal includes separate development phases, it is staff's opinion that each project phase shall be reviewed separately through the county's established Site Plan Review process, prior to issuance of construction permits, for overall concurrency and potential land use impacts.

FLU 4.1.2 Airfield Influence Planning Districts.

Escambia County shall provide for Airfield Influence Planning Districts (AIPDs) as a means of addressing encroachment, creating a buffer to lessen impacts from and to property owners, and protecting the health, safety and welfare of citizens living in close proximity to military airfields. The overlay districts shall require density and land use limitations, avigation easements, building sound attenuation, real estate disclosures, and Navy (including other military branches where appropriate) review of proposed development based on proximity to Clear Zones, Accident Potential Zones (APZs), aircraft noise contours, and other characteristics of the respective airfields. The districts and the recommended conditions for each are as follows:

A. Airfield Influence Planning District--1 (AIPD-1): Includes the current Clear Zones, Accident Potential Zones and noise contours of 65 Ldn and higher, (where appropriate) as well as other areas near and in some cases abutting the airfield.

1. Density restrictions and land use regulations to maintain compatibility with airfield operations; and
2. Mandatory referral of all development applications to local Navy officials for review and comment within ten working days; and
3. Required dedication of avigation easements to the county for subdivision approval and building permit issuance; and
4. Required sound attenuation of buildings with the level of sound protection based on noise exposure; and
5. Required disclosure for real estate transfers.

B. Airfield Influence Planning District--2 (AIPD-2): Includes land that is outside of the AIPD -1 but close enough to the airfield that it may affect, or be affected by, airfield operations.

1. Mandatory referral of all development applications to local Navy officials for review and comment within ten working days; and
2. Required dedication of avigation easements to the county for subdivision approval and building permit issuance; and

3. Required sound attenuation of buildings with the level of sound protection based on noise exposure; and
4. Required disclosure for real estate transfers; and
5. No County support of property rezonings that result in increased residential densities in excess of JLUS recommendations. The three installations in Escambia County - Naval Air Station Pensacola (NASP), Navy Outlying Field (NOLF) Saufley and NOLF Site 8, are each utilized differently. Therefore, the size and designations of the AIPD Overlays vary according to the mission of that particular installation. The Escambia County Land Development Code details and implements the recommendations.

FLU 4.1.7 Military Representation. Pursuant to Section 163.3175, Florida Statutes, a representative of the military installations located within Escambia County shall be placed on the Planning Board as an ex officio, nonvoting member. The selection of the representative will initially be by a Memorandum of Agreement between the Commanding Officers of Naval Air Station Pensacola and Naval Air Station Whiting Field. The Interlocal Agreement with the Navy details the procedures and responsibilities of both parties.

Staff Analysis: Portions of the proposed USA are located within the designated Airfield Influence Planning Districts (AIPD) 1 and 2 boundaries. Some sections of the project are also within the Air Installations Compatible Use Zones (AICUZ) for the Navy Outlying Field (NOLF) 8. Continuous coordination and communication between the applicants, the Navy's representative and the county staff shall occur at every proposed phase. All future improvements shall be designed and constructed to minimize the impact on the existing AIPDs and the AICUZ. Further review, during the Site Plan Review process, and in-depth analysis by the United States Navy liaison will assess the compatibility of every proposal against the existing standards. The goal is to minimize any potential impacts and to protect the United States Navy's mission.

SUMMARY: Mechanisms contained within the Escambia County Comprehensive Plan require the Navy's review and comment of all proposed projects. The United States Navy's Liaison to the County is already part of the development process within the County, seating as a member of the Local Planning Board, reviewing and commenting on all development within the Airfield Influence Planning Districts that may impact air operations. The Navy Federal Credit Union's design, programs and policies shall support the mission of adjacent military facilities.

Infrastructure Analysis:

FLU 1.5.3 New Development and Redevelopment in Built Areas

To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).

FLU 2.1.1 Infrastructure Capacities

Urban uses shall be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may be increased through Comprehensive Plan amendments. This policy is intended to direct higher density urban uses to those areas with infrastructure capacities sufficient to meet demands and to those areas with capacities in excess of current or projected demand. Septic systems remain allowed through Florida Health Department permits where central sewer is not available.

GOAL CMS 1 Concurrency Management System

Escambia County shall adopt a Concurrency Management System to ensure that facilities and services needed to support development are available concurrent with the impacts of such development.

OBJ CMS 1.1 Level of Service Standards

Ensure that Escambia County's adopted Level of Service (LOS) standards for roadways, mass transit, potable water, wastewater, solid waste, stormwater, public schools and recreation will be maintained.

CMS 1.2.1 Concurrency Determination.

The test for concurrency shall be met and the determination of concurrency shall be made prior to the approval of an application for a development order or permit that contains a specific plan for development, including the densities and intensities of the proposed development. If an applicant fails concurrency, he/she may apply to satisfy the requirements of the concurrency management system through the proportionate fair share program. For applicants participating in the proportionate fair share program, the BCC must approve a proportionate fair share agreement before a certificate of concurrency can be issued. A multi-use Development of Regional Impact (DRI) may satisfy the transportation concurrency requirements of the concurrency management system and of Section 380.06, Florida Statutes, by payment of a proportionate share contribution in accordance with the terms of Section 163.3180(12), Florida Statutes.

Potable Water

As indicated by the agent's analysis the Emerald Coast Utility Authority, potable water service exists in the area of the amendment. ECUA currently provides potable water service to the adjacent parcel via an 8" PVC water main with connection to a 16" water main on Nine Mile Road. The applicant stated in the narrative that current consultation with ECUA is in progress, in order to coordinate future site and system improvements and potential update requirements.

Staff Analysis: The applicant has begun coordination with and received a letter from the Emerald Coast Utilities Authority (ECUA), included with the USA application, which states that water and sewer capacity is currently available. Their analysis indicates that proposed project will not degrade ECUA's water and sewer systems to a degree which would cause these systems to fail to meet the adopted levels of service, as defined in the Escambia County Comprehensive Plan. Once each phase is submitted and in coordination with ECUA, all of the LOS will be evaluated during the Site Plan Review process.

Sanitary Sewer

The applicant stated in their analysis that ECUA currently provides sanitary sewer service to the site. The current system is owned and maintained by ECUA includes an 8" PVC gravity main, a pump station and a 4" force main. The proposed project will connect to the existing system. The agent is currently coordinating with ECUA on system requirements and potential upgrades.

Staff Analysis: The adopted level of service standards for sanitary sewer established in Comprehensive Plan Policy INF 1.1.9 states that the LOS requirements for non-residential uses shall be based upon an equivalent residential connection calculated by the provider, and on the

size of the non-residential water meter. The applicant must coordinate with the local provider to ensure capacity is available for the project. Once the project is submitted, all of the LOS will have to be achieved and the project will be further evaluated during the Site Plan Review process.

Solid Waste Disposal

The agent stated that the proposed project will use dumpsters through the construction phase to dispose of waste. The solid waste will be disposed at the Perdido Landfill through commercial vendors. NFCU will provide recycle bins for operations after construction in an effort to meet LEED requirements and minimize the quantity of solid waste generated.

Staff Analysis: As established in Comprehensive Plan policy INF 2.1.4, the adopted LOS standard for solid waste disposal in the county is six pounds per capita per day. Solid waste from the parcel will be disposed at the Perdido Landfill. The current build-out of the 424-acre landfill facility is 74 acres. Based on population growth projections and estimated annual Class 1 municipal solid waste (MSW) received, the estimated remaining life of the landfill is 70 years. The applicant has obtained thru coordination with Waste Management, a letter that states the capacity to service the solid waste and recycling needs for all three phases of this expansion project. Once each phase of the project is submitted, the applicable LOS will be evaluated during the Site Plan Review process.

Stormwater Management

Comprehensive Plan Policy INF 3.1.9 establishes the following minimum level of service standards for drainage:

- a. The post development run-off rate shall not exceed the pre-development run-off rate for a 25-year storm event, up to and including an event with greatest intensity. However, the County Engineer may reduce detention/retention storage requirements for developments that provide a direct discharge of treated stormwater to the Gulf of Mexico, Escambia Bay, Pensacola Bay, or Perdido Bay.*
- b. Compliance with environmental resource permitting and other stormwater design and performance standards of the Florida Department of Environmental Protection and Northwest Florida Water Management District as prescribed in the Florida Administrative Code.*
- c. The contribution of the new development to any existing, functioning area-wide drainage system shall not degrade the ability of the area-wide system to adequately retain/detain/store and control stormwater run-off.*
- d. The design and construction for all major channels of stormwater systems under arterial and collector roads shall be predicated upon, and designed to control stormwater from, at least a 100-year storm event.*

Analysis from the applicant states that stormwater runoff from the site primarily sheet flows to lower elevation wetland areas. The developed portions of the site have limited storm water conveyance systems with one 24" pipe that discharges the existing 4 H Camp Lake. The future site improvements include stormwater collections systems with pipes and inlets that discharge to wet detention ponds. The ponds will be designed as an amenity to the site with some capacity for irrigation demand. The stormwater management systems will be designed to accommodate all storms up to and including the 25-year, 24-hour event with post development discharges limited to the pre-development rates. The project design will be in accordance with the Escambia County Land Development Code (LDC) and requirements the State of Florida as

specified in rule 62-346, F AC. Stormwater management will be permitted through the Environmental Resource Permit (ERP) process concurrently with the limited wetland impacts. A Conceptual Stormwater Master Plan will be submitted for approval with construction plans for the first phase of development.

Staff Analysis: The applicant must ensure that all of the required State and Federal agencies are contacted and that the required permits are obtained. The presence of sensitive lands on site may require a more in-depth assessment by the agencies involved. The County storm water engineer will evaluate every phase the proposed project, to ensure all of the storm water management standards are met. Once the project is formally submitted, all of the LOS will be evaluated during the Site Plan Review process.

Traffic Concurrency

*Under Comp Plan CMS 1.1.2 **Primary Tasks.** The County Administrator, or designee, shall be responsible for the five primary tasks described below:*

- a. Maintaining an inventory of existing public facilities and capacities or deficiencies;*
- b. Determining concurrency of proposed development that does not require BCC approval;*
- c. Providing advisory concurrency assessments and recommending conditions of approval to the BCC for those applications for development orders that require BCC approval;*
- d. Reporting the status of all public facilities covered under this system to the BCC and recommending a schedule of improvements for those public facilities found to have existing deficiencies; and*
- e. Administering the Proportionate Fair Share Program as outlined in the Land Development Code (LDC) and the Escambia County Concurrency Management System Procedure Manual, if the County CMS-1 and an applicant choose to utilize this program to mitigate transportation impacts on transportation facilities found to have deficient capacity during the process of testing for concurrency.*

The applicant has submitted the following table addressing proposed phased transportation improvements within the USA:

Table 4. Proposed Transportation Capital Improvements Required to Mitigate Impacts for all Phases				
Phase	Development Proposed	Start Date	Occupancy Date/ Trigger Date	Potential Onsite Improvement Needed or Potential Offsite Mitigation Triggered
Preliminary	Driveway Improvements to Serve Existing NFCU Campus	2013	Finish 2014	- Convert SB to WB lane to add SB to EB left turn lane movement (striping/arrow only);- - Add second EB receiving lane to south side of Nine Mile Road; - Modify signal to accommodate turning movements

NFCU USA

1	Building B5	2013	2014	<p>Onsite:</p> <ul style="list-style-type: none"> - Construct Navy Federal Way and additional driveway to the west to serve Phase 1 parking lots <p>Offsite:</p> <ul style="list-style-type: none"> - Construct additional right turn lanes on Nine Mile Road to Navy Federal Way and west driveway entrance - Add signal at Navy Federal Way
	Building B6	2014	2015	
	Parking Deck D2	2015	2015	
	Central Energy Plant	2014	2015	
	Recreation Facilities	2013	2015	
2	Building B7	2016	2019	<p>Onsite:</p> <ul style="list-style-type: none"> -Construct extension to Navy Federal Way to Buildings B7 and B8 and entrance to Parking Deck D3; -Construct North connecting service road from B7-B10 complex to connect to the recreation complex and existing NFCU campus <p>Offsite: To be determined:</p> <ul style="list-style-type: none"> -Future development near the NFCU-USA, in addition to future development onsite, may trigger the need for improvements to Nine Mile Road and at intersections with Nine Mile Road at intersecting streets, and at 1-10.
	Building B8	2016	2019	
	Parking Deck D3	2018	2018	
	Warehouse	2015	2015	
3	Building B9	2019	2021	<p>Offsite: To be determined:</p> <ul style="list-style-type: none"> -Future development near the NFCU-USA, in addition to future development onsite, may trigger the need for improvements to Nine Mile Road and at intersections with Nine Mile Road at intersecting streets,

				and at 1-10.
	Building B10	2019	2021	
	Parking Deck D4	2021	2021	

Staff Analysis: Access to the site is currently from Nine Mile Road. As this is a phased proposal for the entire parcel, future site improvements will impact roadways and therefore, traffic concurrency in the area. Future connections to Nine Mile Road will require deceleration and turn lanes in accordance with Florida Department of Transportation (FDOT) requirements. Signalization of the primary connection to Nine Mile Road is expected when demand warrants the signalization. The applicant understands that Escambia County will require improvements to the roadway and further traffic analysis will be revisited at that time. Other improvements may be required to improve the Level of Service on Nine Mile Road and other roadways that may be impacted by the development. All roadway improvements will be permitted through FDOT and Escambia County.

Each site plan or preliminary plat submitted within the USA will be reviewed for traffic concurrency according to the Land Development Code, Article 5.

The Master Plan with a schedule of improvements and any mitigation required should be finalized and agreed upon by all parties. A Traffic Impact Analysis Report (TIAR) will need to be conducted to determine if any roadway segments will exceed the adopted level of service (LOS) standard. Access management will be reviewed by Escambia County and the Florida Department of Transportation (FDOT) to separate conflict points and reduce turning movements, as much as possible. All phases of development will provide adequate traffic circulation, parking and access management measures that are necessary to minimize access to impacted State and County road segments.

Mass transit shall be coordinated with Escambia County Area Transit (ECAT) during development of the property to reduce vehicle miles traveled, thereby reducing greenhouse gas emissions and peak hour demand on state and county roadways.

Future developments will pay all costs and construct all roads within the development as well as existing and proposed access roads (internal and external) to Escambia County or FDOT standards so that the roads, upon construction, may be accepted into county or state road system. Escambia County will consider public-private partnerships (P-3s) as a valid mechanism to obtain transportation funding.

Recreation and Open Space

Escambia County Comprehensive Plan, Section 3.04, Definitions.

Open space: Land or portions of land preserved and protected, whether public or privately owned and perpetually maintained and retained for active or passive recreation, for resource

protection, or to meet lot coverage requirements. The term includes, but is not limited to, required yards, developed recreation areas and improved recreation facilities, natural and landscaped areas, and common areas.

REC1.3.2 Open Space Requirements. *Escambia County shall require the provision of open space by private development when such development is a planned unit development, a multi-family development, a mixed use commercial area or other similar types of development where relatively large land areas are involved. The requirements shall be contained within the LDC. All development projects of five acres or more shall be required to provide open space within the development or contribute to a fund therefore. Nothing in this policy shall be interpreted to eliminate the provision of open space for all projects as required by County regulations.*

The future improvements include managed development of upland areas and limited impacts to wetlands at roadway crossings. Upland buffers will be provided adjacent to wetland areas. The majority of the site will remain undisturbed as open space. These open space areas will include recreational amenities such as nature trails and parks.

Staff Analysis: The applicant shall consider at all phases of development to preserve and protect areas maintained and retained for active or passive recreation. Once the project is submitted, all of the LOS will be evaluated during the Site Plan Review process; the proposed future development will have to meet the existing adopted open space and recreation requirements of the LDC.

Schools

OBJ PSF 2.1 Level of Service Standards

The narrative from the applicant states that the requested future land use amendment would limit the property to commercial development and prohibit residential growth on the site. Therefore, the proposed amendment will not adversely impact school related levels of service.

Staff Analysis: A representative from the Escambia County School District is appointed as a member of the Local Planning agency. The School District does review and comment on all development proposals that could have an impact on the projected school capacities and LOS standards. Based on the applicant's narrative, it appears that the nature of the proposal would not have an impact on the LOS provided by the Escambia County School District.

SUMMARY: Staff concludes that the proposed development could satisfy all of the requirements listed within the infrastructure analysis.

ANALYSIS OF SUITABILITY

Suitability: *The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.*

Impact on Wellheads, Historically Significant Sites and the Natural Environment: Wellheads:

CON 1.4.1 Wellhead Protection. *Escambia County shall provide comprehensive wellhead protection from potential adverse impacts to current and future public water supplies. The provisions shall establish specific wellhead protection areas and address*

incompatible land uses, including prohibited activities and materials, within those areas.

The site is approximately 7,500 feet west from the nearest wellhead as illustrated in Map Direct provided by Florida Department of Environmental Protection. The wellhead is owned by ECUA and is located near the intersection of Nine Mile Road and Gullledge Lane. The Source Water Assessment and Protection Program indicate a 1,000 foot radius buffer surrounding the well. The site is located beyond the 1000 foot radius and the future development poses no impact to the well.

Staff Analysis: Further evaluation by Escambia County Environmental Division will be required to ensure standards for wellhead protection areas will be maintained. Other State agencies will be consulted on any environmental issues that may need to be addressed for each phase, once the project is submitted. All of the LOS will be evaluated during the Site Plan Review process.

Historically Significant Sites

*FLU 1.2.1 **State Assistance.** Escambia County shall utilize all available resources of the Florida Department of State, Division of Historical Resources in the identification of archeological and/or historic sites or structures within the County. The County will utilize guidance, direction and technical assistance received from this agency to develop provisions and regulations for the preservation and protection of such sites and structures. In addition, the County will utilize assistance from this agency together with other sources, such as the University of West Florida, in identifying newly discovered historic or archaeological resources. The identification will include an analysis to determine the significance of the resource.*

Staff Analysis: Review of findings from a document submitted by the applicant for the proposed site entitled: Report on Historical/Cultural Survey of the USA-NFCU Parcels, Performed by Benjamin Aubuchon and L. Janice Campbell, of Prentice Thomas and Associates, accompanied by a Clearance letter, dated May 13, 2013, from Robert F. Bendus, Director, Division of Historical Resources State Preservation Officer (SHPO), found that the cultural resources identified during the survey have been evaluated as ineligible for listing on the National Register of Historic Places.

Wetlands

*CON 1.1.2 **Wetland and Habitat Indicators.** Escambia County has adopted and will use the National Wetlands Inventory Map, the Escambia County Soils Survey, and the Florida Fish and Wildlife Conservation Commission's (FFWCC) LANDSAT imagery as indicators of the potential presence of wetlands or listed wildlife habitat in the review of applications for development approval. The Escambia County Hydric Soils Map is attached to this ordinance as Exhibit N.*

Wetland areas throughout the property have been located and identified and can be found on the Boundary Survey. A natural resources survey and study has been performed on the USANFCU parcels by 4D Environmental. During the study representatives of NFCU and 4D Environmental met with regulatory representatives of the Florida Department of Environmental Protection and the US Army Corps of Engineers to discuss and verify wetland and other environmental features on the site. Representatives of each entity have additionally met to discuss wetland and vegetation protection, storm water management methods, and application procedures. An FDEP/WMD Environmental Resource Permit application has been submitted to

address the construction and operation of stormwater management facilities on the site. Wetland impacts have been identified and are being addressed in a unified plan on the site.

Staff Analysis: The applicant must ensure that all of the required State and Federal agencies permits are obtained. The County will evaluate the proposed project to ensure all of the standards for wetlands protection indicated in the LDC, are met. The applicant should take into consideration that protection of the wetlands and the preservation of open spaces, using unique design practices, will aid in the fulfillment of other provisions of the Comprehensive Plan, such as: surface water drainage, buffering, passive outdoor recreation, education and scientific study opportunities. Once each phase of the project is formally submitted, further review will occur during the Site Plan Review process.

SUMMARY: The proposed project shall avoid any potential impacts to environmentally sensitive areas and should preserve the natural function of wetlands and natural resources on the USA subject parcels. Staff concludes that the proposed development could satisfy all of the requirements listed within the suitability analysis.

Urban Sprawl:

A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The proposed amendment is part of a strategy directing this type of intense development to the central part of the county, away from sensitive coastal areas to the South, and USDA prime soils and farmlands to the North; furthermore the proposed amendment would allow for the consolidation of the subject properties with the Mixed-Urban designation, under the USA boundary. The proposed USA designation will direct economic growth and the associated land development to an area that will complement the existing corporate headquarter facilities in the vicinity of the property, thereby minimizing the adverse impacts to natural resources and the existing ecosystems.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The proposed amendment promotes the principles of compact, contiguous settlement patterns and it is in close proximity to the extensive infrastructure that is accessed by other similar industrial uses within the area. The proposed designation of the USA promotes the principle of clustered commercial uses, serving community and regional markets and is aimed at reducing the capital and operating costs of providing public infrastructure and services such as roads, utility lines and garbage collection. The USA designation increases the efficiency of activities that involve *distribution* (products delivered to a destination) or *interaction* (people and materials brought together). As a result of the proximity to similar existing uses, the proposed amendment would reduce transportation costs, including the per capita costs to consumers to own and operate vehicles, road and parking facility costs, traffic accidents and pollution emissions.

NFCU USA

3. Promotes conservation of water and energy.

The proposed amendment will ensure that the addition to existing development is conducted in an efficient manner. The single ownership USA designation will include the construction of LEEDs certified facilities, while at the same time providing open space areas to include recreational amenities such as nature trails and open spaces. Specifically, the proximity of the subject property to existing development will provide for an efficient integration of infrastructure and services that will conserve both water and energy.

4. *Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.*

In the same manner as the nearby Sector Plan, this amendment would support economic development. The creation of the USA will localize economic growth to an area that will incorporate existing corporate headquarters facilities in the vicinity, thus promoting a comprehensive mix of uses that will lead to a symbiotic relationship between the existing facilities and proposed future non-residential development. This increase of non-residential uses will lead to additional job growth in the area, as the existing corporate infrastructure is utilized to leverage growth of both new and existing business.

Staff Analysis: It appears that the proposed amendment has met four of the eight criteria to discourage the proliferation of urban sprawl.

SUMMARY: The proposed request for an Urban Service Area designation, to include the identification of an Urban Service Area Boundary, provides for logical expansion and development while maintaining environmental quality and keeping the expenditures for public services and facilities at a reasonable level. Each phase of proposed development shall be evaluated and permitted individually, to ensure that all applicable Levels of Service and concurrency issues are addressed.