

# **Rattlesnake Hammock Road Collier Public Schools Ancillary Plant CU (PL20180001030)**

## **Evaluation Criteria**

Pursuant to LDC section 10.08.00 and Chapter 3 C.1 of the Administrative Code, staff's recommendation to the reviewing body shall be based upon a finding that the granting of the conditional use will not adversely affect the public interest and that the specific requirements governing the individual conditional use, if any, have been met. Further, satisfactory provision and arrangement have been made concerning the following matters, where applicable.

On a separate page, provide a narrative statement describing a request for a conditional use and a detailed response to the criteria listed below. Specify how and why the request is consistent with each of the criteria.

### **Narrative**

The subject 11.5+/- acre property is located on the south side of Rattlesnake Hammock Road and is under the ownership of the Collier County Public School District. The site is proposed to be developed by the Collier County Public School District for expansion of the South County Regional Transportation Facility, which is known as an Ancillary Plant under the Collier County Land Development Code. The proposed uses of the site would include surface parking for approximately 100 school buses, parking for bus drivers, vehicle maintenance facilities, and fueling kiosk(s) and storage. The Collier County School District operates the South County transportation facility on a 10+/- acre parcel located immediate west and adjacent to the subject site. The property is currently zoned A, Agriculture. Conditional Use #28 of the Agriculture zoning district is for Ancillary Plants, a use which is consistent with the proposed use of the site. The definition for Ancillary Plant is:

***Ancillary plant: The building, site and site improvements necessary to provide such facilities as vehicle maintenance, warehouses, maintenance, or administrative buildings necessary to provide support services to an educational program which may lawfully be used as authorized by the Florida Statutes and approved by the Collier County School Board.***

A conditional use site plan has been prepared which identifies the shared access point with the existing transportation facility, and areas on the site proposed to be utilized for parking, maintenance and fueling. An approximate 1.7 acre Preserve area has been identified on the southern portion of the site, which will be contiguous to the preservation area at the current transportation facility, and to the preservation area of the Sierra Meadows PUD located immediately east of the subject property.

- a. Describe how the project is consistent with the Collier County Land Development Code and Growth Management Plan. Include information on how the request is consistent with the applicable section or portions of the Future Land Use Element.

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**Policy 5.16c. of the Future Land Use Element of the Collier County Growth Management Plan indicates that the Collier County Public School District has acquired sites for existing and future ancillary plants within the County and that they are deemed to be consistent with the Future Land Use Element of the Plan, and are further subject to the Interlocal Agreement between the Collier County School Board and the Board of County Commissioners.**

**Policy 7.2 of the Future Land Use Element encourages development to provide for shared connections and loop roads in order to reduce congestion on nearby roads. The proposed expanded transportation facility will utilize the existing driveway connection on Rattlesnake Hammock Road and will not provide a second means of ingress to the arterial roadway. The two facilities will be looped internally in order to provide the buses and drivers to move freely between sites without accessing Rattlesnake Hammock Road.**

**Policy 7.3 of the Future Land Use Element encourages interconnections to adjoining properties. The two facilities will be interconnected along their common boundary; however, no interconnection external to the Collier County School District property is proposed due to the security needs for the transportation facility.**

**The proposed development plan for the project identifies a 1.7+/- acre preservation area on-site, which represents 15% of the existing native vegetation found on the property. Policy 6.1.1 of the Conservation and Coastal Management Element requires that all commercial and industrial sites must preserve a minimum of 15% of the existing native vegetation. The site plan identifies a preserve meeting the minimum requirements of this policy.**

**The proposed School District Ancillary plant is consistent with the Transportation, Public Facilities and Public School Facilities Elements of the Growth Management Plan. There are no existing or anticipated level of service issues near the proposed transportation facility.**

- b. Describe the existing or planned means of ingress and egress to the property and proposed structure thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

**Ingress and Egress to the facility will be via an existing shared driveway connection on Rattlesnake Hammock Road. This ingress/egress location was previously permitted by Collier County in the form of a formal agreement with the School District. Turn lanes are in place to serve the shared access to the facility. Due to the staggered hours of operation for the facility, the existing turn lanes and driveway are sufficient for the proposed use. Sidewalks exist on Rattlesnake Hammock Road.**

- c. Describe the effect the conditional use will have on neighboring properties in relation to noise, glare, economic impact, and odor.

*April 10, 2018*

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The proposed transportation facility expansion will have no impact on neighboring properties with regard to glare, odor, noise or economic impact. The subject property is located between the existing transportation facility and an area that is designated as a conservation area as part of the Sierra Meadows project located immediately to the east. The property located immediately to the south is owned by Edison Community College Board of Trustees and is part of the Florida Southwest College Campus. The nearest residences to the subject site are located greater than 700 feet from the project and are located north of Rattlesnake Hammock Road and separated from the site by Rattlesnake Hammock Road ROW, preserve, lake and golf hole.

- d. Describe the site's and the proposed use's compatibility with adjacent properties and other properties in the district.

The subject property is contiguous to the existing transportation facility to the west, and is not adjacent to any residential development. The site will abut preserve areas on two sides and is separated from the nearest residence by over 700' inclusive of road ROW, preserve area, golf hole and lake area. The existing transportation facility has been in existence for approximately 10 years and to our knowledge, there have been no compatibility issues raised. In our professional opinion, the proposed ancillary plan is compatible with the surrounding area.

- e. Please provide any additional information which you may feel is relevant to this request.

Included in the application are a traffic analysis, which is based on the operational characteristics of the existing transportation facility. We have also included an environmental assessment, which identifies the vegetation on site and the proposed preserve area.