

## **CREEKSIDE COMMERCE PARK PUD**

### **FLUE Policy 5.1 Consistency Analysis**

The property comprising a portion of the Creekside Commerce Park was formerly zoned Industrial, and the Creekside PUD was deemed consistent with the Growth Management Plan at the time of rezoning via a Future Land Use Element policy permitting expansion of industrial zoned property. Industrial zoning has historically been considered the most intense zoning district from a land use perspective. Under the zoning re-evaluation program, the current permitted uses on the property were deemed consistent with the Growth Management Plan by policy.

The proposed PUD amendment increases the retail and commercial square footage in the PUD by 20,000 square feet and office space by 50,000 square feet with a corresponding reduction in the industrial square footage by 70,000 square feet. Policy 5.1 of the Future Land Use Element provides for the potential to revise existing commercial and/or industrial zoned properties provided that the zoning district is the same or lower intensity of uses than currently exists, and the overall intensity of development proposed does not exceed the intensity of existing uses.

The Collier County LDC has established a hierarchy of non-residential zoning districts based on the intensities of land uses. The categories range from the lowest intensity professional office (C-1) to heavy commercial (C-5) and industrial (I). Many of the heavy commercial and industrial land uses provided in the Creekside Commerce Park PUD permit various forms of manufacturing, fabrication, assembly and storage, which because of their operational characteristics do have the potential to have greater impacts due to noise, odor, and intensity.

With regard to zoning, the Creekside Commerce Park PUD is an existing project which permits a wide variety of general commercial, heavy commercial and industrial land uses. The proposed additional retail uses are all C-2 and C-3 land uses, which represent a less intense land use than currently permitted in the PUD.

The Creekside PUD currently permits many uses that are also permitted in the C-4 and C-5 zoning districts. Some of the uses more intense than those found in the C-4 zoning district and permitted in Creekside include the following C-5 and Industrial land uses:

- Building Construction-General Contractors and operative builder (1521-1542)
- Concrete Work (1771)
- Masonry, stonework, tile setting and plastering contractors (1741-1743)
- Installation or erection of building equipment contractors (1796)
- Fabricated metal products (3411-3479, 3491-3499)
- Furniture and fixtures (2511-2599)
- Leather and Leather products (3131-3199)
- Miscellaneous manufacturing industries (3911-3999, less certain specific industry sub-groups)
- Paper and allied products (2652-2657, 2673-2679)
- Plastic materials and synthetics (2833, 2834)
- Printing, publishing and Allied Industries (2711-2791)
- Rubber and miscellaneous plastic products (3021, 3085, 3086, 3088, 3089)

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Wholesale Trade Durable Goods (5021-5031, 5043-5049, 5063-5074, 5078, 5091)

Wholesale Trade Nondurable Goods (5111-5143, 5145, 5147-5149, 5192)

Medical laboratories and research and rehabilitative centers (8071-8092, 8099)

The proposed C-2 and C-3 uses are less intense than uses currently permitted in the PUD; therefore, the inclusion of these uses are consistent with Policy 5.1 of the Growth Management Plan.

The measure to determine if the requested use will impact the intensity of the project for prior zoning actions has been a comparison of public facility impacts of the proposed use to that of existing permitted land uses. Because the retail, office and service uses are less intense than other commercial or industrial uses currently permitted in the PUD, there is no impact to Class A public facilities by increasing the retail square footage with the corresponding reduction of the industrial square footage. An analysis of each is listed below. The proposed PUD amendment is consistent with Policy 5.1 of the Future Land Use Element of the Growth Management Plan.

#### **Drainage**

The surface water management system for the Creekside PUD has been designed, permitted and constructed in accordance with criteria of the South Florida Water Management District based on a 25 year, 3 day storm event. The project has been divided into separate water management basins which have specified discharge rates from the site based on assumed impervious coverage ranging from 60% to 79% of an individual site. Any proposed land use within the Creekside PUD will be required to meet these permit conditions. The potential construction of additional retail and business services within the Creekside PUD will be required to meet these same existing permit conditions.

#### **Roads**

A Traffic Analysis analyzing the impacts of an increase in retail/business square footage with a corresponding reduction in industrial/commercial square footage has been completed and included in this submittal. That analysis concludes that no roadway LOS issues result from the increase in retail/business square footage.

#### **Water/Sewer**

Zoned Use: 70,000 sq. ft. commercial/retail

Use rate: .15 gallons/day/sq. ft.

Daily water/sewer use: 70,000 sq. ft. x 0.15 = 10,500 gpd

Zoned Use: 70,000 sq. ft. Industrial

Use rate: .20 gallons/day/sq. ft.

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Daily water/sewer use:  $70,000 \text{ sq. ft.} \times 0.2 = 14,000 \text{ gpd}$

Source: San Diego Department of Health

**Solid Waste**

Zoned Use: 70,000 sq. ft. commercial/retail

Use rate: 5 pounds/1,000 sq. ft./day

Daily waste:  $70,000 / 1,000 \times 5 = 350 \text{ pounds/day}$

Zoned Use: 70,000 sq. ft. Industrial

Use rate: 1.4 pounds/100 sq. ft./day

Daily waste:  $70,000 / 100 \times 1.4 = 980 \text{ pounds/day}$

Source: [calrecycle.ca.gov](http://calrecycle.ca.gov)

**Parks: Community and Regional**

The proposed commercial or industrial development will have no increased population density and therefore will have no effect on the community and regional parks.

No adverse impacts to Community or Regional Parks result from the creation of the subdistrict.

**Schools**

The proposed commercial or industrial development will have no increased population density and therefore will have no effect on the school district.

No adverse impacts to schools result from the creation of the subdistrict.

**Fire Control and EMS**

The proposed project lies within the North Naples Fire Control and Rescue District. The North Naples Fire Control and Rescue District Station 45 is located approximately 0.8 miles from the project entrance. No significant impacts to Fire Control level of service are anticipated due to the proposed project. Estimated impact fees for EMS and fire would be determined at time of SDP based on the square footage per building.

Collier County Sheriff Substation  
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