

Demonstration of Need:

- 1.) Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?
 - **No. This is a single commercial enclave.**

- 2.) Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?
 - **No. This is a single commercial enclave.**

- 3.) Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?
 - **No, there are other existing LCC and CE land uses along S.R. 60. This is consistent with the current development patterns.**

- 4.) Does the proposed amendment fail to adequately protect adjacent agricultural areas?
 - **No, no adjacent agricultural services.**

- 5.) Could the proposed amendment fail to maximize existing public facilities and services?
 - **No, no effect on existing public facilities and services.**

- 6.) Could the proposed amendment fail to minimize the need for future public facilities and services?
 - **No, no effect. Essentially the same intensity as existing.**

- 7.) Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?
 - **No, there are already Limited Corridor and Commercial enclave land uses along S.R. 60**

- 8.) Does the proposed amendment fail to provide clear separation between urban and rural uses?
 - **No. Existing development pattern is urban.**

9.) Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?

- **Project is unique as it “fills in” as commercial gap that is otherwise already being used as commercial. Does not encourage redevelopment.**

10.) Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?

- **Similar mixture and use as properties to the left and right.**

11.) Could the proposed amendment result in poor accessibility among linked or related land uses?

- **No, there is an existing access off S.R. 60 and at the back of the property for residential land uses**

12.) As a result of approval of this amendment, how much open space will be lost?

- **None, site has existing access, parking, and office on-site. No existing open space lost.**

