

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?

The proposed large-scale amendment to the Future Land Use Map (FLUM) from RL-1 (Residential Low-1) to ROS (Recreation and Open Space) and INST-1 (Institutional-1) will not result in additional low density, low-intensity, or single use development onsite or in this portion of Polk County.

2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?

The passage of the proposed large-scale amendment will not allow urban development to occur in rural areas.

3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?

The proposed large-scale amendment will not create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development.

4. Does the proposed amendment fail to adequately protect adjacent agricultural areas?

There is no surrounding land in agricultural use.

5. Could the proposed amendment fail to maximize existing public facilities and services?

If the large-scale amendment is approved will encourage maximizing the existing facilities and improving future facilities.

6. Could the proposed amendment fail to minimize the need for future public facilities and services?

The large-scale amendment will serve to encourage future facilities and services.

7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?

The proposed large-scale amendment to the Future Land Use Map (FLUM) will not promote development in the area that will disproportionately increase the cost of providing public facilities and services.

8. Does the proposed amendment fail to provide clear separation between urban and rural uses?

No. There is clear separation between urban and rural uses in this area.

9. Will the proposed amendment discourage infill development or re-development of existing neighborhoods?

The proposed large-scale amendment will not discourage infill and re-development of existing neighborhoods.

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

The proposed large-scale amendment will neither encourage nor discourage attractive and functional mixtures of land uses.

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

The proposed large-scale amendment will not result in reducing accessibility to other uses in the area.

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

No open space will be lost as a result of the approval of the large-scale amendment. The proposed large-scale amendment is requesting ROS and INST-1. The purpose of the ROS (Recreation and Open Space) district is to provide for the use and development of lands and areas which are accessible to the public, and which are oriented towards providing recreational activities and services for County residents and visitors.