



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 amendment would allow for the final parcel between lands that have been developed commercially and granted commercial future land use over the decades. The commercial development along SR 60 in Willow Oak continue to expand, demonstrating the need for, and viability of, commercial uses in this area.

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

No, this amendment would allow for commercial development in a Suburban Development Area (SDA) where most land is already developed in the surrounding area.

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

No, this site is the last remaining land between lands that have been developed commercially and granted commercial future land use over the decades within an established LCC corridor that is nearly completely developed.

4. Does the proposed development fail to adequately protect adjacent agriculture areas?

No, this site is not an agricultural area. The Willow Oak area has been developed for decades with commercial and residential uses.

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

No, this amendment would allow infill development between other commercially used property in an area of moderate intensity where public facilities and services currently exist at levels to adequately support the proposed use.

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

No, this commercial usage at this location will allow development that will be limited in intensity to the level of public facilities and services.

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

No, this amendment will allow commercial development consistent with the new Land Development Code standards and in a way that ensures that the development needs do not exceed the cost of providing public facilities and services.



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

No, this site's location on SR 60 within the Willow Oak community has been suburban for decades. It will capture the traffic and visibility of SR 60 while acting as a transition from that intensity to the residential homes to the west.

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

No, this amendment would allow commercial infill development and help transition from SR 60 to the existing surrounding residential development.

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

No, this site is the last remaining land between existing commercial uses, surrounded by commercial and along a busy highway. As the last remaining plot of land between commercial sites, its residential designation fails to encourage an attractive and functional mixture of land uses. Leaving this parcel designation as RS adversely affects the adjoining LCC land's ability to develop commercially due to the Compatibility provisions of Section 220 of the Land Development Code which require a 50 foot setback for commercial uses from residentially designated property. If this parcel remains designated as RS, it will prevent the commercial use within 50 of its borders and have an adverse economic impact on those surrounding parcels. Changing the Future Land Use designation to LCC and OC creates a more attractive and functional mixture of land uses.

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

No, the proposed use has excellent access to the surrounding land uses.

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

No open space will be lost with the approval of this amendment. The site has been cleared of its native vegetation, developed, and surrounded by commercial development for decades.