

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?**

None is expected

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

None is expected

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

None is expected

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

No, the development will compliment the surrounding Residential in the area.

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

No, the development is off S. Florida Ave in a section of land that would not be feasible for this.

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

No, the development is off S. Florida Ave in a section of land that would not be feasible for this.

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

No, the development is off S. Florida Ave in a section of land that would not be feasible for this.

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

No, adequate buffers and screening are proposed.

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

No, as this is a Townhome project

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

☐ No, it doesn't fail.

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

☐ No, it will not result in poor accessibility among linked or related land uses.

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

☐ There will be 15% of Open space will be lost.