

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. The 9,557 sq ft commercial building on a 1.01-acre site results in a Floor Area Ratio (FAR) of 0.22.
- 2. Will the passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?**
No. It is a one-story commercial building designed to serve the daily needs of nearby rural residents.
- 3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?**
No.
- 4. Does the proposed amendment fail to adequately protect adjacent agricultural areas?**
No.
- 5. Could the proposed amendment fail to maximize existing public facilities and services?**
No. It will use a septic system and portable well.
- 6. Could the proposed amendment fail to minimize the need for future public facilities and services?**
No. It uses on-site water and wastewater systems and does not require expansion of public infrastructure.
- 7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?**
No.
- 8. Does the proposed amendment fail to provide clear separation between urban and rural uses?**
No.
- 9. Will this amendment make it harder to improve or build within existing neighborhoods?**
No.
- 10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?**
No.
- 11. Could the proposed amendment result in poor accessibility among linked or related land uses?**
No.
- 12. As a result of approval of this amendment, how much open space will be lost?**
No.