

PRWC Receiving Facility CPA

Demonstration of Need

An Analysis of Economic Issues [*Minimum population support and market area radius (where applicable)*] is required when requesting a Land Use amendment from Residential to a Non-Residential Land Use designation.

This site has low visibility and low accessibility which is ideal for utility infrastructure. This way it does not consume more valuable land for employment or commerce. It is also abutting another government facility, a city park for the town of Davenport.

Urban Sprawl Analysis

1. Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?

No. Why do you ask?

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

The Northeast Utility Service Area is not rural.

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

Isn't everything either radial, strip, isolated, or ribbon in pattern? This is a square property. Will that help?

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

No, this area has not been agricultural since the Clinton administration.

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

Not likely. It is a public facility and service.

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

Probably not.

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

No. It should pay for itself over time in benefit to the public.

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

Nope. It's surrounded by urban uses.

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

No, but it will enable more development.

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

Well, it is blue next to orange. That could be trouble.

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

Doubt it.

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

The rest of it.