



WINTER LAKE ROAD RH – COMPREHENSIVE PLAN AMENDMENT

DEMONSTRATION OF NEED

Address the following statements with regard to the proposed land use amendment:

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

The proposed will offer additional housing opportunities, which are in great throughout Polk County.

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

The proposed amendment is for a site located within the UGA which allows more urban development; subject parcel is not located within a rural area.

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

No, the amendment area is within the UGA. The requested RH Land use is adjacent to SR540 which can support higher density development.

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

The proposed future land use site is not in an agricultural area.

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

The proposed amendment will require connection to existing public facilities upon development.

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

No, the current site, while not currently connected to public water and wastewater, will be required to tie in to existing public facilities and services that are currently underutilized.

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

No, the requested amendment will allow, where connection to public facilities and services is required, thereby maximizing Polk County's investment to infrastructure in the area.

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

While the existing site is currently undeveloped, given the TSDA designation of the parcel, the area is recognized as an area of growth.

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

The proposed amendment is considered partial infill development.

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

The request for RH will provide additional housing opportunities to an area of intensive growth.

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

The subject site is located adjacent to SR540, a Minor Arterial that is a major thoroughfare between Western and Eastern Polk County.



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

No open space will be lost; non-residential development exists on a portion of the overall property.