

## **Crescent Road Mixed Use Development**

### **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 small-scale LU amendment request is for ECX with multifamily and commercial uses. This matches the land use for the overall project. Directly east and west of the proposed development has a land use designation of RMX, north is ECX and south is INST-1. The current land use is RMX.

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

The LU amendment is following the pattern of recent and future RMX and ECX development in the 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 development pattern will be continuous connected blocks.

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

It does not. The adjacent agricultural areas will not be negatively impacted in any way.

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

On the contrary, the development that will occur if the amendment is approved will encourage maximizing the existing facilities and improving future facilities.

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

The amendment will serve to encourage future facilities.



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

The proposed amendment will follow a development pattern that will allow more feasible and less costly public facilities and services.

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

No. As development continues to occur in the area, there will be clear separation between urban and rural uses.

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

The development amendment will allow development that will encourage infill and re-development.

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

The proposed amendment will encourage attractive and functional mixtures of land uses based on the development that will occur.

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

No. Based on the approval of the amendment, accessibility among linked or related uses will be much improved.

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

We do not see any loss of open space as all properties included in the proposed amendment are privately owned citrus groves and pastures.