

Moonstone 72-unit Subdivision

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?
 - a. The proposed amendment promotes a denser development as it changes the current land use designation from DRI undeveloped to DRI developed. Therefore, it would not promote substantial amounts of low-density, low-intensity, or single use development in excess of the demonstrated need.
2. Will the passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?
 - a. No. The surrounding neighborhoods include built out residential neighborhoods and an elementary school. This change does not allow for dense urban development in this neighborhood.
3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?
 - a. No. The proposed change allows for uses comparable with the surrounding area.
4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?
 - a. No. There are no adjacent agriculture areas near the site. Any development on the property would provide for buffers to protect all adjacent areas per the Polk County existing Land Development Code.
5. Could the proposed amendment fail to maximize existing public facilities and services?
 - a. No. The amendment proposed is consistent with the existing residential neighborhoods surrounding the property.
6. Could the proposed amendment fail to minimize the need for future public facilities and services?
 - a. No. This proposed amendment is consistent with the existing DRI development and the surrounding community.
7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?

- a. No. This change will conform to concurrency requirements and consistent with surrounding residential neighborhoods and not increase the proportional cost of providing public facilities and services to each home.
8. Does the proposed amendment fail to provide clear separation between urban and rural uses?
- a. No. The DRI is designed to facilitate uses that are consistent with both urban and rural uses and will not alter existing services to the surrounding residential neighborhoods.
9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?
- a. No. This proposed change will not alter infill development on the surrounding neighborhoods as a new permitted use within DRI zoning district.
10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?
- a. No. This amendment change is consistent with the vision of past historical planning for the area as a whole. The area is part of the broader functional mixture of land uses and fits in with existing residential neighborhoods.
11. Could the proposed amendment result in poor accessibility among linked or related land uses?
- a. No. the proposed development is linked between existing related land uses and is consistent with those neighborhoods.
12. As a result of approval of this amendment, how much open space will be lost?
- a. Currently the parcel is undeveloped wooded lot with an area of about 17.09 acres or 100% wooded vacant space. The DRI supports a maximum 70% developed area. Therefore, the amendment will not lose any open space area as it is part of the overall DRI for the entire area and is consistent with the proposed residential density within the community with typical open space requirements.