

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 amendment converts a Phosphate Mining designation to Agriculture/Residential Rural, which is consistent with rural land use patterns. The change does not introduce additional density beyond what is permitted under A/RR. It aligns the Future Land Use designation with the intended long term rural character of the area.

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

No, the A/RR designation permits rural residential and agricultural uses at low densities. It does not allow urban development and therefore does not introduce significant urban development into rural areas.

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 does not expand or extend urban land use designations. It maintains rural development.

4. Does the proposed development fail to adequately protect adjacent agricultural areas?

No, the A/RR designation supports agricultural activities and rural residential uses, which are compatible with adjacent agricultural lands.

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

No, the A/RR designation anticipates lower service demands than more intensive land use categories. The amendment does not create additional strain on existing public facilities and is consistent with rural service levels.

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

No, rural residential development generates less demand for public infrastructure than urban classifications.

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

No, development under A/RR is expected to occur at low density, consistent with rural service standards. The amendment does not introduce urban infrastructure expectations that would disproportionately increase service costs.

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

No, the A/RR designation reinforces the rural character of the area and maintains separation from urban land use categories.

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

The site will maintain a rural land use designation. It is in an area not intended for infill.

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

No, the A/RR designation supports a compatible mix of rural residential and agricultural uses appropriate to the area's character.

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

No, rural residential and agricultural uses are compatible. The amendment does not disrupt existing or planned patterns.

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

The change from Phosphate Mining to Agriculture/Residential Rural maintains or increases the likelihood of open space preservation. Agricultural and rural residential uses typically retain significant open space compared to mining or more intensive land uses.