

DEMONSTRATION OF NEED

PROJECT NARRATIVE

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?*
There is an existing commercial retail establishment located directly across the street. For this reason, we feel that the proposed amendment does not promote low-density and/or single use development in the area. It instead adds/matches the current use of the intersection. The proposed commercial retail assists in meeting the needs of the area.
2. *Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?*
We feel that the passage of this proposed amendment will not allow a significant amount of urban development in the nearby rural area. Considering the existing commercial retail, the addition of this development would make for only two (2) such developments within a ±3 mile radius.
3. *Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?*
We feel that the proposed amendment does not share similar characteristics with radial, strip, isolated, or ribbon patterns similar to urban developments. For this reason, the proposed amendment does not create or encourage those development patterns.
4. *Does the proposed amendment fail to adequately protect adjacent agriculture areas?*
While the development does propose improvement of current cow pasture, the County buffering requirements will be met on subject site sides meeting the current agricultural uses.
5. *Could the proposed amendment fail to maximize existing public facilities and services?*
On the contrary, the proposed amendment encourages further use of existing facilities in the area. While there are no public water or sewer facilities immediately adjacent to the site, the site is anticipated to utilize the existing transportation infrastructure (roadways). It will also connect to public power and telephone/cable services. Because of this, we believe the development will maximize existing public facilities and services in the area.
6. *Could the proposed amendment fail to minimize the need for future public facilities and services?*
The proposed amendment is not anticipated to affect the need for future facilities and services in the area, in a negative way.
7. *Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?*
The proposed amendment has no effect on the future development patterns in the area. As there is already commercial retail at the intersection, we feel that this change only further supports that use in this area of the county.



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

As there is already commercial retail in operation at the intersection, we feel that this matches the current intent of the subject site. We feel that the adjacent neighbors will not experience any change from their current condition. The current separation between urban and rural uses will stay the same.

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

The proposed amendment is not anticipated to affect the current status of the infill development or redevelopment in this area of the county.

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

We believe that adding the commercial retail use to the intersection increases the functionality of the intersection. It also promotes diversity in the area, providing grocery services for the adjacent residential and agricultural uses.

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

The proposed amendment is not anticipated to affect accessibility among linked and/or related land uses in the area. There are currently agricultural, residential and commercial uses at the intersection. This is not proposed to change.

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

The proposed development includes the loss of approximately 0.93 acres of open space.

