

**DEMONSTRATION OF NEED  
FOR  
Graceway Community Church –CPA (Small Scale)**

Section A: Narrative (Divided)

1. Provide a narrative discussing how the need for the proposed Future Land Use meets market demands and outweighs adverse impacts upon existing public facilities, public services, and environmental resources.

Currently, the property is divided into three FLU districts: RL-1, BPC-1 and NAC. Originally, the land was RL-1 and BPC-1 but it was larger than the owner (church) needed and they considered using the east portion of the parcel as a commercial rental area (perhaps convenience store, etc.) and was approved, possibly due to a large number of commercial developments along Spirit Lake Road. Changing the west section of the property from RL-1, NAC, and BPC-1 to INST allows both residential and commercial along the quickly developing residential and commercial Spirit Lake Road corridor. Proposed future land use is not planned to negatively impact existing public facilities, public services, or environmental resources.

2. Also, address the amount of excess vacant land in the County that has the same Future Land Use as the proposed request.

Property is an excellent location for the proposed land use change. It is adjacent to a collector road in an area with both residential and commercial development, the ideal market area for the proposed church.

3. Most importantly, discuss why the change is needed now and why it is needed at the proposed location.

The church has owned this vacant property for over 30 years and is in the process of selling their existing church property several miles away in order to develop a larger facility on this property.

Section B: Analysis of Economic Issues [*Minimum population support and market area radius (where applicable)*] is required when requesting a Land Use amendment from Residential to a Non-Residential Land Use designation.

The construction of the facility will provide short-term economic benefit and employment opportunities for the construction industry. Also, some new employees might come from out of the area. These additional staff will add housing revenue to local communities, as well as taxes to the local, state, and federal government.

Section C: 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?

The Spirit Lake Road corridor has experienced bountiful growth in the last several years. Previously used for residential commutes to the larger commercial areas, the road now contains several commercial developments (small retail stores, fueling stations, etc.) that meet the needs of the surrounding residential properties. INST land use district promotes more intense residential uses (multi-family development) as well as schools but also allows churches (low density/intensity). The owners intend to develop the west portion of the property (INST request) as a church (single use development).

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

The passage of the proposed amendment is not expected to have any affect on urban development in rural areas. The surrounding area is already partially developed with small businesses and single-family residences.

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

Due to the amount of existing residential and commercial developments along the Spirit Lake Road corridor, the rural and urban lines are currently blurred. There are several vacant properties along Spirit Lake Road but they are becoming developed with residential single-family subdivisions or minor commercial uses.

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

Proposed church development will not affect any agricultural areas nearby, if any.

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

Development will be required to connect to nearby (across the street) water and sewer utility lines.

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

No new public facilities are required. All required public services are existing and will continue to be utilized in any future development. The new use minimizes the need for public facilities and services.

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

The proposed amendment follows current development patterns. All required public services are existing and will continue to be utilized in any future development.

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

Due to the amount of existing residential and commercial developments along the Spirit Lake Road corridor, the rural and urban lines are currently blurred. There are several vacant properties along Spirit Lake Road but they are becoming developed with residential single-family subdivisions or minor commercial uses.

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

The property is located on an Urban Collector road and is surrounded by both residential and commercial properties. A section of the property is already zoned for commercial development (NAC). Although infill development is not applicable, redevelopment will not be hindered.

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

The proposed amendment better encourages a functional mixture of adjacent land uses. It will also allow better use of existing vacant land with minimal activity/intensity.

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

No. All related and adjacent land uses have adequate existing accessibility.

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

Proposed church development consists of about 1 acre for building and parking (paved and grass). Total property owned is > 7 ac.; however this land use change applies to only ~5.8 ac.