

CR546 Map Error Correction CPA

Demonstration of Need

An 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.

James Mock purchased approximately 7 acres on Saddle Creek Road in the spring of 2000. The maps at the time indicated that the property was Residential Suburban. This was before the Data Viewers and the Polk PA cadastral maps were utilized. Between the parcel map books and the Quadrangle Future Land Use Maps, the property appeared to be within the lines (See Exhibit D). When the Future Land Use Map was attached to specific parcel boundaries, these 7 acres were not included in the RS rather than in the A/RR designation.

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?

No. Why do you ask?

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

When you look at all the development surrounding the site you quickly see that it is not rural.

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

Isn't everything either radial, strip, isolated, or ribbon in pattern? This is a rectagle property. Will that help?

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

No, this area has not been agricultural since the Nixon administration.

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

Not likely. There is water service to the site.

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

Probably not.

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

No. It will enable more return on the existing public investments.

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

Nope. It's surrounded by urban uses.

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

No, but it will enable more development.

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

No, it's the same as next door.

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

Doubt it.

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

Not much.