

**LEVEL 4
DEMONSTRATION
OF NEED**

Demonstration of Need

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. Also, address the amount of excess vacant land in the County that has the same Future Land Use as the proposed request. Most importantly, discuss why the change is needed now and why it is needed at the proposed location.

For Text Amendments, please provide a narrative discussing why the text amendment is needed and what other alternatives besides the request have been or could be sought as a remedy?

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.

Urban Sprawl Analysis (Only for CPA Map Amendments)

Address the following statements with regard to the proposed land use amendment:

1. Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need? ***No, most of the adjacent properties are developed and the infrastructure is in place for the anticipated growth.***
2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas? ***No, the site is located in the Urban Growth Development Area and is surrounded by residential development.***
3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development? ***No, most of the surrounding property is developed.***
4. Does the proposed amendment fail to adequately protect adjacent agriculture areas? ***There is little agricultural activity in the immediate area and the proposed amendment will not impact the activity.***
5. Could the proposed amendment fail to maximize existing public facilities and services? ***No, the development is infill development and maximizes the existing public facilities and services in the area. There is capacity available to support the development.***

6. Could the proposed amendment fail to minimize the need for future public facilities and services? ***No, the existing uses are similar to the proposed demand on public facilities and services.***
7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services? ***No, the area is mostly developed and the proposed use is similar to the demand on the public facilities and services.***
8. Does the proposed amendment fail to provide clear separation between urban and rural uses? ***No, the residential patterns in the area are consistent with urban development and this development is infill. The site is not adjacent to rural uses.***
9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods? ***The opposite, the proposed amendment will allow for infill development in area with a mix of uses (residential, commercial and institutional).***
10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses? ***No, the surrounding properties consist of single-family residential homes and the amendment to RM to allow for a multifamily development will encourage a functional mixture of land uses. There are a variety of existing uses along this section of Overlook Drive, including apartments, single family developments, commercial properties and institutional uses (churches). The proposed amendment will allow for a small multi-family development that is consistent with the mixed-use pattern along Overlook Drive in the surrounding area.***
11. Could the proposed amendment result in poor accessibility among linked or related land uses? ***No, Overlook Drive SE is an urban collector road and will provide adequate accessibility to the site. The existing street network shall be maintained.***
12. As a result of approval of this amendment, how much open space will be lost? ***None is anticipated. The upland portion of the site will eventually be development by single family residential considering the existing land use (RL-1). The proposed amendment will allow for denser development type while preserving open space and existing wetland areas onsite. Open space within the development shall be provided in compliance with the Land Development Code.***