



Demonstration of Need Lake Gibson Estates

1. Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?

- **The amendment is to change the land use from RL-3 to RM. RM is a Medium-density residential use and will promote slightly higher density use in the area. Likewise, the surrounding uses within 1,000' of the project boundary are all RL-3 Residential and Commercial. The proposed land use change stays in line with the Single-family residential use component to the array of surrounding uses without going into high density. As such, the RM land use is compatible with the surrounding area.**

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

- **The site is located approximately 0.25 miles east of Highway 98. This area is considered Urban with many residential developments mixed in with supporting commercial uses. As such, the passage of the proposed amendment will not adversely affect rural areas as the immediate area is urban and the proposed land use supports the higher density residential uses of the surrounding neighborhood.**

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

- **The immediate area around the site is fully built out with a mixture of residential, and commercial uses. The project site is one of the few remaining vacant parcels in the area. As such, the amendment to change to RM will comply with surrounding uses and help to complete development in this already urban area.**



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

- **There are no adjacent agriculture areas. The surrounding area is mostly developed with residential and commercial uses.**

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

- **The proposed amendment is to change the existing land use of RL-3 to Residential Medium (RM). This slightly higher density land use will promote additional growth and residents on this parcel which will in turn promote the use of existing public facilities and services.**

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

- **The proposed amendment is to change the existing land use of RL-3 to Residential Medium(RM). The addition of the slightly higher density, given it is a small Town home Division (16 total units) residential units in this area will not over stress the 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 is to change the Land Use to RL-3 for a 2.51 acre parcel. This amendment is small and alone will not cause a disproportionate increase of cost for public facilities and services.**

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

- **The subject site is located in the interior of the urban North Lakeland area. The development of this site will help to fill in some of the remaining vacant land while also being compatible with surrounding uses. There are no rural areas within the vicinity of this site.**



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

- **The areas immediately around the site are mostly Residential-Low single family residential with supporting commercial uses. The amendment to RM will allow the site to be developed as Single-family which will be a different residential use, but still be compatible with surrounding uses. The difference of these two types of residential uses will discourage infill development as the project is not an infill of the surrounding single family uses.**

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

- **The surrounding area all has the same land use including single-family residential, commercial, and institutional. The addition of this change will begin to promote land use diversity in the area. As such, the proposed amendment to change this site to RM will further increase the mixture of land uses in the area.**

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

- **With the surrounding land uses all being RL-3 and the change to RM, there is only a slight variation and the development of this site is unlikely to impact accessibility of other sites.**

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

- **With such a small change in plans from RL-3 to RM, and with the project site being a small development from 12 duplexes to 16, minimal open space will be lost.**