

Demonstration of Need for Mediterranean Drive Development

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

R/ No. The proposed amendment pursues a proposed zoning of Residential Low-4 which is in line with demonstrated need.

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

R/ No. The proposed amendment will not allow a significant amount of urban development.

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

R/ No.

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

R/ No.

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

R/ No.

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

R/ No. The proposed amendment minimizes the need for future public facilities and services.

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

R/ No.

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

R/ No.

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

R/ No.

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

R/ No.

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

R/ No.

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

R/ 108,915 SF of open space will be lost.