

Demonstration of Need

The applicant requests an amendment of the existing land use from Residential Low (RL-3) to Institutional (INST). INST would meet Polk County's growing market demands and provide opportunities for the area.

Future developments would be cultivated with the utmost care for surrounding land uses, making sure that impacts to public facilities, services and environmental resources are minimal to none. The applicant does not foresee any conflicts but instead, intends to use development to benefit the encompassing area and residents.

Analysis of Economic Issues

Please see attached Demographic Snapshot Comparison Report.

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 request for INST will not create single-use development due to the fact that it will have diverse development options.

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

No, the property is already in an urban setting and will not conflict with rural areas.

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

The site is adjacent to INST Land Use and is situated at a major roadway intersection. Due to these existing conditions, the proposed amendment should not create or encourage urban development growth in unusual patterns.

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

There are no significant agricultural areas adjacent to the project.

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

Public facilities are available and INST land use blends well with adjacent property.

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

No, the request is consistent with the development pattern along this section of W Pipkin Road.

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

Public facilities are available, and the INST land use will not disproportionately increase the cost of public facilities and services.

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

The request for INST is compatible with the other future land uses within the immediate area.

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

No, the amendment will allow the continued pattern of development within the surrounding area.

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

The proposed INST will add to the already diverse mix of attractive and functional land uses.

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

No, any development in this area will comply with the current land development which promotes connectivity and access management.

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

We do not anticipate additional open space being lost as a result of this amendment.