

Demonstration of Need and Justification

This is an amendment to the original Demonstration of Need and Justification for LDCPAS-2025-17.

This is a two part request for (1) a Small Scale Comprehensive Plan Amendment for future land use change to allow neighborhood activity center uses on +/-7.9 acres of land situated north of Braddock Road, west of Berkley Road, and east of Polk Parkway (the “Subject Property”) and a Comprehensive Plan text amendment to Appendix 2.135 to add a reference that the Subject Property has development standard conditions in the Land Development Code and (2) a LDC text amendment to add property specific development standard conditions for the Subject Property in Appendix E.

The Subject Property is currently designated as Residential Low (RL-1 and RL-4) and lies within an Urban Growth Area. The proposed change would redesignate the Subject Property to Neighborhood Activity Center (NAC). The applicant recognizes an Activity Center Plan (ACP), as set out in Section 2.110 of the Polk County Comprehensive Plan, is required to exceed the general acreage requirements established for NAC districts and to establish landscaping/buffering requirements to address compatibility concerns. The applicant has submitted an ACP connected with Project Number LDCT-2025-19.

The establishment of an NAC district at the intersection of Berkley Road and Braddock Road meets the criteria set out in the Polk County Comprehensive Plan for both Activity Centers and Convenience Centers. *See Consistency Analysis*. In addition, the proposed request will address an existing pattern of predominantly single-use residential development along Berkley Road. Disrupting the pattern of single-use development will ultimately provide current and future residential developments in the area with access to the services typical of a NAC district, while creating an attractive, functional mix of uses and avoiding sprawl.