

DEMONSTRATION OF NEED

1. COULD THE PROPOSED AMENDMENT PROMOTE SUBSTANTIAL AMOUNTS OF LOW-DENSITY, LOW INTENSITY, OR SINGLE USE DEVELOPMENT IN EXCESS OF DEMONSTRATED NEED? **NO. THE PROPOSED AMENDMENT IS TO ALLOW MULTI-FAMILY WITH THE GREATEST DENSITY ALLOWED IN RH.**
2. WILL PASSAGE OF THE PROPOSED AMENDMENT ALLOW A SIGNIFICANT AMOUNT OF URBAN DEVELOPMENT TO OCCUR IN RURAL AREAS?' **NO. THE PROPOSED SITE IS 13 PLUS ACRES IF INFILL; FULLY DEVELOPED ON ALL SIDES.**
3. DOES THE PROPOSED AMENDMENT CREATE OR ENCOURAGE URBAN DEVELOPMENT IN RADIAL, STRIP, ISOLATED, OR RIBBON PATTERNS EMANATING FROM EXISTING URBAN DEVELOPMENT? **NO. INFILL PROPERTY, FULLY DEVELOPED ON ALL SIDES.**
4. DOES THE PROPOSED AMENDMENT FAIL TO ADEQUATELY PROTECT ADJACENT AGRICULTURE AREAS? **NO ADJACENT AGRICULTURAL LANDS, AND NONE WITHIN CLOSE PROXIMITY.**
5. COULD THE PROPOSED AMENDMENT FAIL TO MAXIMIZE EXISTING PUBLIC FACILITIES AND SERVICES? **NO. INFILL PROPERTY, HAS COUNTY SANITARY SEWER, COUNTY WATER, 4-LANE HIGHWAY, NEXT TO COMMERCIAL SHOPPING CENTER.**
6. COULD THE PROPOSED AMENDMENT FAIL TO MINIMIZE THE NEED FOR FUTURE PUBLIC FACILITIES AND SERVICES? **NO. ALL ARE PRESENT AND THIS PROPOSED PROJECT WILL COMPLETE THE DEVELOPMENT TREND IN THE AREA.**
7. WILL THE PROPOSED AMENDMENT ALLOW DEVELOPMENT PATTERNS THAT WILL DISPROPORTIONATELY INCREASE THE COST OF PROVIDING PUBLIC FACILITIES AND SERVICES? **NO. SERVICES ALREADY PRESENT.**
8. DOES THE PROPOSED AMENDMENT FAIL TO PROVIDE CLEAR SEPARATION BETWEEN URBAN AND RURAL USES? **NO. INFILL PROPERTY; NO RURAL USES NEAR THIS SITE.**
9. WILL THE PROPOSED AMENDMENT DISCOURAGE INFILL DEVELOPMENT OR REDEVELOPMENT OF EXISTING NEIGHBORHOODS? **NO. THIS SITE IS INFILL.**
10. DOES THE PROPOSED AMENDMENT FAIL TO ENCOURAGE AN ATTRACTIVE AND FUNCTIONAL MIXTURE OF LAND USES? **NO. THE PROPOSED DEVELOPMENT WILL BE COMPATIBLE WITH THE DEVELOPMENT TREND IN THE AREA ALONG WITH MIXTURE OF USES WHICH THIS SITE IS ONE OF MANY.**
11. COULD THE PROPOSED AMENDMENT RESULT IN POOR ACCESSIBILITY AMONG LINKED OR RELATED LAND USES? **NO. COMPATIBLE AND CONSISTANT.**

12. AS A RESULT OF APPROVAL OF THIS AMENDMENT, HOW MUCH OPEN SPACE WILL BE LOST? THE FINAL DESIGN WILL BE BY PLANNED DEVELOPMENT WHICH WILL PROTECT EXISTING WETLANDS, CREATE OPEN SPACE AND GREEN AREAS, ACTIVE RECREATION ON SITE AND BUFFER AROUND ALL FOUR SIDES OF THE PROPERTY.