

District Development Plan Justification:

In order to justify approval of any district development plan, the Planning Commission considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?

There are no significant natural resources on the vacant site.

2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?

Safe and efficient vehicular and pedestrian transportation is provided

3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?

There is sufficient open space as required.

4. Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?

Existing drainage facilities are constructed. Drainage to a previously approved regional basin.

5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?

The commercial site lies within a commercial development, directly adjacent to commercial uses.

6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?

The area is commercial, we are proposing a commercial use.

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