

JUSTIFICATION

To justify approval of any district development plan, the Planning Commission considers the following criteria.

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**PLANNING &
DESIGN SERVICES**

Please answer **ALL** of the following items. Use additional sheets if needed. Responses of **Yes**, **No**, or **N/A** will **NOT** be accepted.

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?

The site is a vacant field, currently used for construction purposes of the adjoining property, 2500 Terra Crossing BLVD. There are no natural resources on the property that would warrant being preserved.

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

Vehicular and pedestrian transportation has been designed to work efficiently and safely with the neighboring developments. The larger development on the adjoining property is planned to incorporate the proposed development. Drive aisles and sidewalks are provided to allow access to the larger development.

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

Applicable landscape and open space buffers have been provided for the proposed development. The proposed open space is sufficient for the bank use and to meet the requirements of the Land Development Code. A 15' landscape buffer area is provided along the Terra Crossing BLVD and Old Henry Farm Ct.

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?

The site has proposed storm water management facilities which are tied into a regional detention system. Postdeveloped peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and 100-year storms or to the capacity of the downstream system, whichever is more restrictive.

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?

Overall site design is consistent with the Land Development Code. Buildings, parking lots, screening, and landscaping have been provided to meet the requirements of the Land Development Code. The area contains office and commercial uses and is expected to have future commercial and office development. A waiver is requested to increase the maximum number of parking spaces from 17 spaces to 26 spaces (not including ADA).

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

All applicable sections of the Land Development Code have been reviewed and their requirements have been met. The proposed development is a part of a master planned development which fits the definition of Suburban Workplace as stated in the Comprehensive Plan, Plan 2040. Additional requirements of Plan 2040 have been reviewed for compliance.