

## JUSTIFICATION

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. 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?

Existing natural resources on the property includes trees, hedges and grass at all 4 sides. Our proposal maintains all existing natural resources at the street in place. At the back of the site - we propose removal of (4) trees for security concerns with their adjacency to our new site fence and removal of 1,532sf of grass for electrical equipment pads.

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

Yes, vehicular and pedestrian transportation to the site is not modified in our design.

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

Sufficient open space for the proposed (and existing) use is provided. Landscaping and open space at the street and sides of the building are not modified. The loading area to the back is modified to allow for an enclosed loading dock and new generators. These replace concrete areas currently used for loading.

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?

Current site drainage at the area of work is maintained, which includes (2) existing storm water discharge points at the east and west sides of the back drive lane which divert into an existing concrete storm water ditch.

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?

Yes, this building is currently used for office and telecommunication. Our proposed scope is renovation within the building of these uses and associated exterior equipment. Authorized Land Use under the current subdivision includes M2 industrial, commercial, and office (all of which our uses include)

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

Under the Louisville Comprehensive Plan (dated 11-1-18) our proposal aligns with the maintained use of office/ industrial including a landscaped building setback from the street.

We are removing part of the grass area in the rear for electrical equipment pads, including gravel between the pads in the (2) equipment zones and for the trash area to allow for loading. We are removing (2) trees at the rear where they conflict with the utility equipment.