

Binding Element Amendment Justification:

In order to justify approval of any amendments to binding elements, 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?

Not applicable. No such resources exist on property.

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

Safe and efficient vehicular access serve the existing businesses today, and when a detailed plan for possible future change or expansion or use is filed, all Land Development Code (LDC), Metro Works and Transportation Planning standards and MSD Floodplain Ordinance Regulatory requirements must be satisfied after being fully addressed on such plan.

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

All LDC requirements in this regard can be fully provided.

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?

MSD Floodplain Ordinance requirements will need to be addressed at time of revised detailed development plan submittal and review.

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?

LDC and MSD Floodplain Ordinance standards will be addressed at time of revised detailed development plan review.

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

Theoretically yes, because Comprehensive Plan and LDC Guidelines, Policies and regulatory requirements will be fully addressed on any revised detailed plan eventually filed with the respect to specific uses of this property.