

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 is an existing MSD drainage easement running through the property. The ditch will be rerouted, but otherwise preserved on site.

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

Yes. There is an existing parking lot that will be expanded and include new ADA parking spaces and curb ramps.

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

A significant portion of the property will remain undeveloped.

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?**

A detention basin will be provided as a part of the development.

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. The proposed development will not change the use of the site.

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

Yes. The development plan is in conformance with the land development code.

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