

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 open grassy fields where the residential development is proposed. There are trees and an existing driveway designated as open space for a pedestrian path to the west. These trees are proposed to remain.

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

There are existing streets built in this area. Sidewalks will be built as individual home sites are developed.

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

There is sufficient open space provided and will remain for scenic and recreational needs.

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?**

Adequate drainage facilities exist in this area and provide for positive drainage within and surrounding the proposed home sites.

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 overall site design and single family land use proposed is compatible with the existing and future development of the area.

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

The proposed single family home sites are in conformance with the Comprehensive Plan and the Land Development Code. No waivers or variances are being requested.

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