

Binding Element Amendment and Revised Detailed District Development Plan Justification:

In order to justify approval of any amendments to binding elements and RDDDP, 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? **[YES.]** And are these natural resources being preserved? **[This application is to request approval to move the historic home to another location. A new location has been selected which will have public street view adjacent to the popular Parklands of Floyds Fork. As such, the historic home with log structure will exist in a setting much more like that which existed at the time this 1800s farm house was built than under the present plan as part of a dense apartment community. It will be located on 5 wooded acres, therefore re-established in a historic context and environment. Further, it will also remain a single-family residence -- maintaining its original use.]**

2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community? **[Yes, same as explained at time of rezoning and RDDDP approval]**

3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided? **[Yes. Same as explained at time of rezoning and RDDDP approval]**

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? **[Yes. Same as explained at time of rezoning and RDDDP approval]**

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. Same as explained at time of rezoning and RDDDP approval]**

6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code? **[Yes. Same as explained at time of rezoning and RDDDP approval]**