

**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 are a few trees and a cemetery on site. The cemetery is being preserved and some of the trees will be preserved. This is a partially developed section of a larger development that included significant tree preservation on other portions of the site not subject to this application.

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

Yes. Much of the existing infrastructure is in place. This revision results in a reduction of overall units for the development and should, therefore, not have a negative impact on transportation.

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

Yes. As previously indicated, this site is a part of a much larger development that provided significant amounts of open space.

- 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. Much of the existing stormwater infrastructure is already in place. Modifications will be made as necessary to obtain MSD 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. This site is already partially developed as condos. This revision reduces the number of dwelling units while using most of the existing infrastructure, thereby limiting the impact on the area.

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

Yes. This proposal allows a mix of housing types in an area already slated for multi-family development.

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