

## DEVELOPMENT PLAN JUSTIFICATION

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. Responses of **Yes, No, or N/A** will **NOT** be accepted.

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?

The property has trees, which will remain.

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

Yes. The proposed impact will have very limited impact on transportation, if any.

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

Yes, open space will remain the same as previous use.

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, the proposed will have very limited impact on drainage, if any.

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 use will have limited overall impact of the activity having patterns in the neighborhood. The district allows for alternative forms of housing.

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

Yes, it generally conforms with Plan 2040. The density proposed is consistent with the area and will have limited impact. Therefore, proposed use is in harmony with the neighborhood.

RECEIVED  
SEP 11 2025  
OFFICE OF  
PLANNING