

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 no steep slopes, trees are located along the drainage way and fence rows on the site. The trees will be removed and new trees planted as required by Code. The site is in the Suburban Workplace Form District and correctly zoned for the commercial and industrial uses proposed.

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

Safe and efficient vehicular access will be provided with direct access to Hurstbourne Parkway and to Fegenbush Lane. Kyle Ridge Way runs along the north property line and a public road/private access esmt is proposed parallel to Hurstbourne Pkwy for added connectivity. Sidewalks shall be provided along all roadway frontages as required by Code and into the site to provide safe pedestrian access.

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

No open space is required with this proposal.

- 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?**

This plan will provide adequate drainage facilities. Several detention basins are proposed, 2 along the sites Hurstbourne Parkway frontage, one near the far east and the far west property line. Drainage will be reviewed by and meet the Metropolitan Sewer District's requirements for 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?**

The site is correctly zoned for future development along a major roadway corridor and will allow development similar to those existing in the area. The detailed plan(s) for the site will address Code requirements including setbacks, screening and landscaping specific to the development proposed & adjacent uses. The sites development is expected to be compatible with development in the area.

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

This proposal is in conformance with both as outlined in the original zoning cases' justifications and with the setbacks and buffers proposed. The proposal shall be compatible with future development anticipated in the Suburban Workplace form district it is located within, the appropriate infrastructure is in place to serve the site and as previously indicated safe and efficient access will be provided.