

**Binding Element Amendment Justification:**

**In order to justify approval of any amendments to binding elements, 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?**

The answer to these questions are that this binding element amendment application changes nothing to affect any of these factors from what exists today and from what existed and were discussed at the Public Hearing at which the rezoning and DDDP were approved.

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

Yes. See also answer in #1 above.

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

Yes, plus see the explanation letter accompanying this application and the answer in #1 above.

**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. See also answer in #1 above.

**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. See also answer in #1 above.

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

Yes, and none of the Comp Plan Compliance reasons set forth in the originally filed Detailed Statement of Compliance have changed, nor does this binding element amendment application change any of the original Findings of Fact when the rezoning and DDDP were originally approved.