

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 natural resources on this site to preserve. It is not in a floodplain, have steep slopes, wetlands, waterways, or trees and is not a historic site. The site elevation is approximately 20 ft above the adjacent on ramp to Gene Snyder Freeway.

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

Safe and efficient vehicular and pedestrian transportation is provided with the sidewalk provided along the sites frontage and up to the building and the vehicular entrance from to the site from Hopewell Road can be shared to the future with the residual tract to the south if appropriate and required by MPW.

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

No open space is required with the development proposed.

- 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?**

The site is subject to Regional Facility fees. This plan will provide adequate drainage facilities. It will be reviewed by and meet the MSD'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 design complies with the requirements of the Land Development Code with the landscape waiver requested. Screening will be provided along the Gene Snyder Freeway, the building set within the required yards and vehicular and pedestrian access provided. The single story body shop is appropriately located and compatible with development in the vicinity.

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

This proposal is in conformance with both the Comprehensive Plan and Land Development Code in its design and with the setbacks and buffers proposed. The proposal is compatible with development in the area, the appropriate infrastructure is in place to serve the site and as previously indicated safe and efficient vehicular and pedestrian access will be provided.