

**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 site is mostly wooded and 20.9% of the tree canopy is being preserved, including a natural habitat area in the back of the property.

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

Accessible sidewalks are provided throughout the development as well as parking and vehicular circulation. Further, the developer is building a 10' wide shared use path at the frontage as part of the planned Louisville Loop route.

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

More than the minimum open space is being provided, and adequate recreational open space is as well in the form of multi-purpose fields and playground.

- 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?**

Stormwater is being collected and conveyed to a detention basin.

- 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?**

This development is located within close proximity to downtown Fairdale. New and improved sidewalks promote walkability for residents.

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

The project promotes infill developmene near city centers and is providing affordable housing.