

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?**

Construction of the Sanitary Sewer by MSD is needed to eliminate the Berrytown WWTP as mandated by USEPA and requires the removal of several trees in the proposed easement areas. These trees interfere with construction of the sewer and with the future integrity of the sewer. Thus, we are requesting release of the Woodland Protection Area (WPA) shown on the attached Drawing.

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

The vehicular and pedestrian movement will not be affected by releasing the WPA or the additional parking area. The previously approved DDDP indicated safe and efficient vehicular and pedestrian movements, and they are unaffected, if not enhanced with the proposed additional parking.

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

The previously approved plan met those needs and that remains in tact with this proposed project. The Open Space will remain except the limited area of additional parking.

- 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 proposed Sanitary Sewer project does not affect the drainage system on –site. The proposed parking area will include drainage inlets to a proposed stormwater culvert to be constructed in the existing ditch line under the proposed parking area.

- 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?**

We are not adding any buildings, only additional parking that is located away from the adjacent residential property. An existing 6 ft. wood privacy fence will continue to screen the existing building and additional parking from the adjacent residential property. Landscaping will be added to the additional parking area as required to screen the off-site roadways.

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

The site is currently zoned M-2 in the Suburban WorkPlace Form District and is currently used for existing Office/Warehouse Buildings. This project will allow MSD to construct the required Sanitary Sewer and also provide additional needed parking for the existing buildings, which is in compliance with the Comprehensive Plan and Land Development Code.