

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?**

Much of the site has been filled with little vegetation on it with the exception of a triangular shaped, wooded area on the north side of the 150' utility easement that crosses it. Some 46,000 sf of these woods are proposed to be preserved, a larger area than preserved on the approved GDDP.

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

Safe & efficient transportation is provided to this site with frontage on Jefferson Blvd., a minor arterial with 2 lanes of traffic in both directions and sidewalks. Two access points are proposed to serve the site with one serving as a separate access for truck traffic. These entrances are located roughly 800' apart, with the one for truck access straddling the property line so it can be shared with future dev.

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

No open space is required. (Per the GDDP tract 3 is identified as an open space/non-buildable lot and there are several existing open space lots south of the site, between this lot and the Sunshine Acres residences.)

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?**

An existing detention basin, on the west side of Jefferson Blvd from the site, is proposed to serve the needs of this development.

APPROVED
OCT 27 2014
PLANNING &
DESIGN SERVICES

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 development is appropriately located with access on Jefferson Blvd, a minor arterial, is in the Suburban Workplace Form District and will provide a berm and landscaping to screen this site from the adjacent residential which will be supplemented by the neighborhoods existing open space lots.

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

The property is already zoned for the use, is appropriately located in the SWFD and the Code requirements including: parking, access and buffers will be provided.

14DEVPLAN1155