

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?

YES SEVERAL TREES + VEGETATION ARE BEING PRESERVED

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

YES ON BOTH

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

YES there will be plenty of greenspace

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, PROPERTY WILL DRAIN AS IT DOES CURRENTLY

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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, THE PLANS CONFORM TO EXISTING PLANS

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

YES they conform to the Comprehensive Plan & DEVELOPMENT CODE

78 DEVPLAN 1191

Sidewalk Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers the following criteria. Please answer all of the following questions. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. How does the proposed waiver conform to the Comprehensive Plan and the intent of the Land Development Code?

PROPOSED BECAUSE
The waiver is ~~proposed~~ ~~because~~ sidewalks do not presently exist in this neighborhood. There are more in front of all the other homes that exist. If the intent was to have sidewalks the other homes would have them.

2. Why is compliance with the regulations not appropriate, and will granting of the waiver result in a development more in keeping with the Comprehensive Plan and the overall intent of the Land Development Code?

The regulations are not appropriate because this is a very old neighborhood without any sidewalks. Granting the waiver will keep the neighborhood uniform and should meet expectation of the development code.

3. What impacts will granting of the waiver have on adjacent property owners?

There will be no impact. Not granting it would result in my property being the only one with a sidewalk in the entire neighborhood.

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4. Why would strict application of the provision of the regulations deprive you of reasonable use of the land or create an unnecessary hardship for you?

It would require me to install 300 feet of sidewalk that would not connect at either end to anything. The sidewalk would have to be maintained and would never be used. I ~~feel~~ feel this is a hardship since it serves no purpose unless entire street has sidewalks.

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