

Binding Element Amendment Justification:

In order to justify approval of any amendments to binding elements, 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, these natural resources are being removed or preserved according to the previously approved Pre-Application and Tree Preservation Plans.

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

Yes, the circulation is the same as was previously approved.

RECEIVED
APR 02 2018
PLANNING &
DESIGN SERVICES

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

Yes, a heavily planted Scenic Corridor Buffer and open space are being provided.

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, the site is currently under construction and the drainage will be provided as previously approved.

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 layout and landscape will be provided according to regulation.

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

Yes, the proposal is to make a larger entrance wall that will follow the direction of the standards set forth for the proposed community. However, the signature entrance wall will exceed the guidelines of the Floyds Fork Overlay District, but will be heavily landscaped in order to maintain a clean and inviting entrance.