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DEC 22 2011  
PLANNING &  
DESIGN SERVICE

### **Letter of Explanation / Justification**

The applicant is proposing to develop the remaining portion of a single-family subdivision previously approved and now back in review since the plan has expired. The purpose for this request is to allow the development to occur as shown on the development plan. A zoning line common to R5 and R5A runs through one of the proposed lots. The LDC requires a landscape buffer and screening between these two zones. This request is to waive the buffer dimensional requirements as well as the required plant material / screening requirements.

1. The proposed lot is internal to the proposed development as well as being proposed to be used the same as the adjacent lots and will not detrimentally affect adjacent property owners.
2. Granting this waiver will not violate the comprehensive plan since it is allowing the project to develop in accordance with the development plan.
3. Denial of this request will result in a lot. This loss will not add benefit to the project.
4. The location of the existing road and roadway connection points limits the design opportunities for this property. The applicant has made every effort to develop this property while meeting the requirements of the LDC. As mentioned above strict application will result in the loss of one lot with no direct benefit to the remaining lots and this is an unnecessary hardship on the applicant.

14022 PLAN 1169

**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?

*No natural resources to be preserved.*

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

*Yes. The primary Access "Gaudet Road" already exists and functions as a thru road.*

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

*The proposed development was previously approved as part of a larger development. This remaining parcel will meet regulation as a single-family residential development.*

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 drainage system lends to a larger system already in place for earlier phases of development. There should be no negative impact on adjoining properties.*

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, as described in #3 above.*

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

*Yes, as described in #3 above.*

*19 DECEMBER 1994*