

**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?**

Existing trees and tree canopy are being preserved to meet the requirements of the LDC, as provided for per the approved landscape plan 13LSCAPE1031. There are no other existing natural resources on the site.

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

Yes, a safe and efficient vehicular and pedestrian network is provided on site per the approved development plan iunder case # 18953

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

There are no applicable LDC Open Space requirements.

- 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, adequate drainage facilities are provided on the subject site to convey stormwater and to prevent drainage problems.

- 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 overall design and land uses are compatible with the existing and projected future development of the area.

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

Yes, the site plan is in conformance with the comprehensive plan and the LDC, as approved with Case# 18953. The proposed outdoor storage meets the requirement of LDC Chater 4, Part 4.

LANDDEVPLAN 1193