

Letter of explanation for the amendment to binding elements.

To whom it may concern,

This is a letter of explanation for the amendment to binding elements for an existing building on Watterson Trail/Husrtbourne Parkway. The owners of Mango's (At this location) have built their business successfully over the last several years. They have notice the need for larger space to host larger amount of people in their existing business. The request for this build out would allow them the opportunity to encourage others to bring their business into this area. This gives the neighborhood an influx of people that may not typically be in the area. The hopes are to offer a center for families, business and friends to gather in celebration, recognition and reward.

*binding element #3 $\frac{1}{2}$ #4

RECEIVED

DEC 04 2017

PLANNING &
DESIGN SERVICES

17mad1011

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?

No alterations to natural resources. Trees and grass exist.

RECEIVED
DEC 04 2017
PLANNING &
DESIGN SERVICES

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

Yes, the development complies with the transportation guideline. Sidewalks & transit shelters are in place, and is an official TARC Stop.

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

Yes. The original development plan met & exceeded all landscape requirements, as the development is an existing, we are simply doing a tenant fit up in the existing building.

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 development is existing. We are just doing a tenant fit up within the existing building.

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 building is existing. We are not adding to the building but simply doing a fit up within the building.

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

Yes, This is an existing building. The Comprehensive Plan & Land Development code was already approved. We are doing a tenant fit up within this building.

17mad1011