

DEVELOPMENT PLAN JUSTIFICATION

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. Responses of Yes, No, or N/A will **NOT** be accepted.

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?

There is an existing stream on the property. We have designed the residential lots to avoid the stream and it's setbacks.

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

The development will be have a connecting street from Mt. Holly Road to Callie Drive. Our street will be an extension of Callie Drive. Therefore the development will have two vehicular access and egress points.

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

Yes, 1 acre of open space is proposed, or almost 13% of the site area.

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 whole site naturally slopes to the NE and that is where our stormwater detention basin will be located.

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 neighborhood to the north is single family, there is a large single family lot to the east and to the west there is a single family lot and also apartments.

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

Yes, this development site plan offers equitable opportunity for homeownership through the Habitat for Humanity program, provides a healthy and safe neighborhood for families with open space for outdoor activities, provides sustainability by not re-routing the stream and provides connectivity by providing a sidewalk to the neighborhood to the north and opportunity for connection along Mt. Holly Road with sidewalks along that frontage as well.

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