

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?

There are wetlands in the area of the new proposed buildings as delineated on the RDDDP based upon an Army Corps of Engineers Wetland Evaluation. Impact fees will be required to obtain a Corps permit for work as needed. The applicant is also planning a new detention basin and floodplain compensation area not previously shown on the prior plan to address any impacts.

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

The internal street and pedestrian layout as currently approved will remain with the addition of one additional street with sidewalks along the entire new additional street.

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

The development is required to have 15% open space (or 1.2 acres) and the proposed development as shown on the RDDDP has 41% open space (or 3.3 acres). The Recreation Open Space requirements are also being satisfied.

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 applicant is proposing a new 23,000 square foot detention basin and floodplain compensation area not previously shown on the prior plan. The 23,000 square foot proposed detention basin is approximately twice the size of what is regulatory required.

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?

The style, design and proposed landscaping will be the same as the remainder of the apartment community already constructed and thus will be compatible with the site and the surrounding area.

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

Yes. For all the same reasons as found in the original rezoning of the property and the subsequent approvals of the various sections of this project.