

**Revised District Development Plan Justification**

**Mike's Carwash**

**10511 Preston Highway**

The applicant proposes to develop this vacant property into a carwash. The subject property is part of a multi-site development that was recently approved and contains a fuel center and drive-through restaurant. The subject property does not fall into the bounds of any local regulatory floodplains and contains no scenic or historic assets. There is little to no vegetation on the property and the surrounding properties are also being developed.

There is safe and efficient vehicular and pedestrian transportation provided both within the development and the surrounding community. The subject property contains two entrances and the back of the property features a roadway for access around the site and adjacent properties. The property is adjacent to a recently-approved Thornton's fuel center, and the sites will be developed according to a unified access plan, providing for efficient vehicular maneuvering and pedestrian access.

There is sufficient open space (scenic and recreational) to meet the needs of the proposed development. There are provisions for adequate drainage facilities provided on the subject site to accommodate the impervious surface to be built on the subject property in order to prevent drainage problems from occurring.

The overall site design and land use is compatible with the existing and projected future developments of the area. The subject property is between a recently-approved Thornton's fuel center and Chick-Fil-A Restaurant. The subject property is also near Commerce Crossings business park, I-265, and the recently-opened Menard's.

The proposed development is in conformance with the Comprehensive Plan and Land Development Code. The proposed development involves design measures that will keep both the site and subsequent building in compliance with the contemporary site design standards and form district recommendations. This development exists in the Neighborhood Form district, which is characterized, at appropriate locations, by neighborhood centers with a mixture of uses such as offices, retail, shops, restaurants and services. The proposed development would service the residential areas of this community. The Neighborhood Form "should provide for accessibility and connectivity between adjacent uses and neighborhoods..." The proposed development will provide vehicular and pedestrian connectivity to adjoining uses and will complement the other businesses in the area.

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22-DDP-0054