

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 is a Woodland Protection Area that will remain intact as shown on the original DDDP case# 14DEVPLAN1027

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

Yes, vehicular and pedestrian transportation will not be altered from the previously approved Development Plan.

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

Yes, all buffer and open space requirements per the Land Development Code are being followed.

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, stormwater drainage facilities will be provided to account for the additional vehicular use area.

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 only revisions from the approved Development Plan is a vehicular use area expansions. This expansion will be in compliance with Land Development Code regulations and screening will be provided.

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

Yes, this proposal is in conformance with the Comprehensive Plan and Land Development Code to the same extent as the originally approved Development Plan.