

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 are a few trees to be removed and mitigated for/or replanting.

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

Yes. The development will not have direct access to public road but will utilize the existing shared access easement east of the proposed lot.

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

No. It is not applicable to the project. However, the proposed development increases the amount of green space.

- 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 proposed development will utilize the existing storm system on site.

- 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 existing Meijer parking lot is over-sized and underutilized. The proposed development will reduce the amount of paved area and provide service for the customers.

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

Yes. The use is allowed in the current zoning and is compatible with the existing tenants.