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PLANNING &
DESIGN SERVICES

Binding Element Amendment Justification:

In order to justify approval of any amendments to binding elements, 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?

Yes, we will need to trim a tree but the tree will remain.

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

Yes, the sign's new height will not affect any vehicular or pedestrian transportation.

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

Yes, the height of the new sign will not affect the open 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?

The new height will not affect this drainage because we are putting the new sign on the existing brick foundation.

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, we are just wanting to make the height of the sign in accordance with Chapter 8.

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

Yes, we want to have the sign to the height allowed by Chapter 8.

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