

**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 no natural resources on site. Most of the site is impervious with a small amount of lawn and scrub vegetation. The existing building will remain and no new construction is anticipated.

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

Yes. The property has access to Franklin Street and the alley to the rear. Sidewalks exist along Franklin Street and bike parking will be provided along the alley.

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

This is an existing building. No open space is required for this project.

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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?**

No new construction is anticipated, so no drainage impacts are anticipated.

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?**

This is an existing condition in a mixed-use neighborhood. No new construction is anticipated.

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

Yes. The purpose of this RDDP is to reuse an existing structure rather than tearing it down and building new. That is exactly what the Comprehensive Plan promotes. In addition, any areas where we don't meet the LDC result from existing conditions and a waiver was already granted.