

**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?**

The existing landscaping on the site is intended to be preserved. Other than this, there are no significant natural resources on the site.

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

Safe and efficient vehicular access is provided to the site from Taylorsville Road and a sidewalk is provided along the frontage of both Taylorsville Road and Fairview Avenue for pedestrian access.

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

No open space is required with this development.

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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?**

The existing conditions comply with preliminary and construction plans for the site that were reviewed and approved by MSD as providing adequate drainage facilities to serve the 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?**

The existing development was approved in October of 2003 and thereby identified a s compatible with the development of the area. This proposal results in the minor addition of 2 parking spaces and shall not affect its compatiblilty with the area.

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

The proposal is compatible with the development in the area, appropriate access both pedestrian and vehicular are provided, adequate screening is provided where adjacent to residential and the land use is one that serves both the nearby commercial and the residential development in the vicinity and is in conformance with the Comprehensive Plan and Land Development Code.

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