

Sidewalk Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers the following criteria. Please answer all of the following questions. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

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1. How does the proposed waiver conform to the Comprehensive Plan and the intent of the Land Development Code?

I don't know but this is the way it should be done, by tying our sidewalk into the one on Blakenbaker Parkway. This is shown on the drawing.

2. Why is compliance with the regulations not appropriate, and will granting of the waiver result in a development more in keeping with the Comprehensive Plan and the overall intent of the Land Development Code?

This is a practical solution. Installing a sidewalk along Speckman Road: No one will use it.

3. What impacts will granting of the waiver have on adjacent property owners?

There will be no impact on adjacent property owners.

4. Why would strict application of the provision of the regulations deprive you of reasonable use of the land or create an unnecessary hardship for you?

Because no one will use this walk. It will go directly into the Shaton woods on the North Side of the Property.

ADREN WILKS

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 trees except to the East by the retention basin. North is all woods. West in Blankenbaker Pkwy, and South is BB&T with a large green space.

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

There are 2 means of ingress *and* egress, by Speckman Road to Blankenbaker Pkwy and Rose Road to Martin House Lane to Blankenbaker at the red light.

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

There is open area provided by the Tract II site.

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 area is the top of the hill between the Salt River shed and the Beargrass shed. The site drainage was provided in the retention basin for Tract I & II for the Apartments.

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 will be the last site we have to develop. The rest of the surrounding land is residential to the North and West.

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

In my opinion it is in compliance since 2002.

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