

**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?**

Since this is new construction the only existing natural resources would be the newly planted trees and shrubs which will remain.

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

Per the previously approved plan safe and efficient vehicular and pedestrian transportation is provided. No changes to access are proposed with this request.

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

Open space is not a requirement for this development other than the buffers provided for the adjacent residential development.

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?**

Provisions for adequate drainage facilities have been addressed on the approved plan with the provision of underground detention provided 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?**

The previously approved plan, case #17zone1042, is evidence that the use was deemed compatible with the area.

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

The previously approved plan and justification of case #17zone1042, is evidence that the proposal was deemed to be in conformance with the Comprehensive Plan and Land Development Code.

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