

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 existing natural resources on the property.

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

There is a safe and efficient vehicular and pedestrian transportation provided within the development. We are maintaining vehicular code standards at all entrances and exits along with the proposed parking circulation. We are also providing sufficient ADA parking and pedestrian access to the building.

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

There is no open space requirement that is applicable to this development plan. A total of XX SF of outdoor dining space is being provided for the users of the building.

- 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?**

Current drainage is adequate and is being maintained.

- 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 overall site design improves upon the existing parking and building conditions and is compatible with the projected future development of the area.

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

This proposal is in conformance with the Comprehensive Plan and Land Development Code.