

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 IS A LARGE GROVE OF TREES IN THE NORTHWEST CORNER OF THE PROPERTY. THESE WILL NOT BE AFFECTED BY THIS DEVELOPMENT.

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

THERE ARE TWO AREAS OF ACCESS FOR VEHICLES AND A SIDEWALKS ALONG BOTH STREETS. THERE IS A SIDEWALK FROM GOOD SAMARITAN WAY TO THE EXISTING BUILDING.

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

NO NEW AS CURRENT USE WAS APPROVED AND NO NEW DEVELOPMENT IS OCCURING ON THIS PROPERTY. CURRENT OPEN SPACES SHOULD BE ADEQUATE

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?**

AS CURRENT USE WAS APPROVED AND NO NEW DEVELOPMENT IS OCCURING ON THIS PROPERTY. CURRENT DRAINAGE FACILITIES SHOULD BE ADEQUATE

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?**

AS CURRENT USE WAS APPROVED AND NO NEW DEVELOPMENT IS OCCURING ON THIS PROPERTY. SITE IS COMPATIBLE.

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

THE PROPOSAL IS IN CONFORMANCE EXCEPT FOR THE REQUIRED LANDSCAPE BUFFER. A WAIVER HAS BEEN REQUESTED FOR THIS REQUIREMENT.