

**STOR ALL CANE RUN ROAD
4100 CANE RUN ROAD**

This proposed development will consist of the final two mini-storage buildings of the previously approved Development Plan. The proposed buildings will consist of 31,500 square feet.

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OCT 09 2014
PLANNING &
DESIGN SERVICES

19 DEVELOPMENT

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 natural resources on the property

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

The development is self contained where no outside vehicular or pedestrian traffic of the development is permitted

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

No open space is required for this 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?**

An existing on-site detention basin will be utilized for the new development

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 proposed new building is part of the overall mini storage development

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

The proposed new building will be part of the previously approved Development Plan

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