

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 to preserve.

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

The proposal includes safe vehicular and pedestrian connections to, from and within the site.

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

Since this proposal is for less than 10 multi-family units open space is not required per the Land Development Code.

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?**

MSD will review the proposal to ensure stormwater runoff is handled adequately.

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 multi-family units will be compatible in this area as all of the existing properties along Wallingford Lane are multi-family residential units. This property was originally approved to be developed as multi-family residential back in the late 1980's.

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

The proposal will be in conformance with the Comprehensive Plan with regard to housing variety, density and compatibility with surrounding properties