

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 small amount of floodplain on the site which will not be significantly impacted.

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

One short road is proposed with the development and it will connect into a larger established vehicular network.

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

Open Space is not required.

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 is required to approve drainage plans prior to construction beginning on the residences or the infrastructure.

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 surrounding land uses are single family residential

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

The proposal is in conformance.

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