

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 ONE LARGE TREE ALONG LEFT PROPERTY LINE BUT IT IS IN THE CENTER OF THE DRIVE-THRU LANE. GRASSY AREAS ON SIDES AND REAR WILL BE PRESERVED AND ADDITIONAL AREAS ADDED.

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

YES. THERE ARE EXISTING SIDEWALKS ALONG PRESTON HWY. WIDE SIDEWALKS AND H.C. RAMPS ARE PART OF THE NEW DESIGN.

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

YES. ALL LANDSCAPE AREAS ARE PROVIDED.

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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?

YES. WE ARE ACTUALLY REDUCING THE IMPERVIOUS AREAS BY 26.4%. THE PROPERTY IS VERY FLAT SO THERE WILL NOT BE ANY HIGH VELOCITY RUN-OFF.

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?

YES. THE PROPERTY TO THE NORTH IS A GROCERY STORE AND SITS BACK OFF PRESTON. THE PROPERTY TO THE SOUTH IS AN INSURANCE AGENCY AND SITS BACK APPROX. 40' OF PRESTON.

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

YES. THE INTENDED USE IS AN ALLOW USE IN THE C-1 DISTRICT AND THE SUBURBAN MARKET PLACE CORRIDOR FORM DISTRICT. BECAUSE OF THE ADJACENT ZONING (NOT USE) ON THE SOUTH AND WEST SIDES, WE REQUIRE TWO WAIVERS.

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