

District Development Plan Justification: **STOR-ALL FAIRDALE**

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?

EX. TREES ON NORTH SIDE ARE TO BE PRESERVED
FLOODPLAIN IS ON NORTH SIDE OF PROPERTY

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

SIDEWALK AND CROSSWALK TO EX. SIDEWALK
IS PROPOSED

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

NO OPEN SPACE IS 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?

STORM WATER WILL BE ROUTED TO PROPOSED
STORM SEWERS TO FLOW TO EX CREEK

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?

AREA IS ZONED CM, ~~AND IS~~ PROPOSED USE
IS COMPATIBLE TO ADJOINING PROPERTY

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

PROPOSED STORAGE USE IS IN CONFORMANCE
WITH LDC.