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PLANNING &  
DESIGN SERVICES

**Binding Element Amendment Justification:**

In order to justify approval of any amendments to binding elements, 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?

THE EXISTING WATER COURSE AND FLOODPLAIN ARE BEING PRESERVED.

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

VEHICULAR AND PEDESTRIAN TRANSPORTATION IS BEING PROVIDED.

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

OPEN SPACE IS NOT A REQUIREMENT 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?

ADEQUATE ON-SITE DRAINAGE FACILITIES ARE PROPOSED. FLOOD-PLAIN AND DETENTION MITIGATION MEASURES HAVE ALREADY BEEN PROVIDED.

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 BUILDINGS ARE COMPATIBLE TO ADJOINING USES. PROPOSED DEVELOPMENT IS PERMISSIBLE IN ZONING + FORM DISTRICT

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

THE PROPOSED DEVELOPMENT IS PERMISSIBLE IN THE PROPERTY ZONING + FORM DISTRICT.