

**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?**

The existing property does have some large vegetated/treed areas, potential wetlands, and areas with steep slopes along the west property line. The proposed addition does not affect this area. The proposed "Development Area" affects an existing parking lot, completely impervious area. The improvements do not affect any existing vegetation.

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

The proposed improvements improve vehicular and pedestrian circulation and movement. The proposed traffic pattern is now going to be one directional in front of the emergency department. Pedestrian walkways through the vehicular areas will be designated with a change in material (concrete to asphalt).

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

The improvements in the development area will add approximately 1,641 sq ft of additional green space.

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?**

The existing development area does not currently experience any drainage problems. The proposed improvements are designed to utilize the existing storm sewer and catch basin locations. With the decrease in impervious area, stormwater runoff should decrease.

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 existing and proposed use remains the same. The improvements add an additional 7 emergency beds and increases the size of the waiting room. The proposed development will improve the aesthetics and operation of the existing hospital without creating any detriment to the existing neighborhood or property.

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

The proposed improvements fall right in line and meets the two tier approach of the comprehensive plan and the Land Development Code. The project is being driven in part by the desire to have a better response time to patients and to accommodate the future improvements to the Manslick/I-264 interchange.

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