

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer **all** of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Will the waiver adversely affect adjacent property owners?

The adjoining property owners will not be adversely affected by the waiver because the existing properties are secured closed developments and their operations do not support connectivity.

2. Will the waiver violate the Comprehensive Plan?

The waiver will not violate the comprehensive plan because the new development internal circulation is not compatible with surrounding property circulation. The sites are contained and closed.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

By providing the required connectivity, the site layout, functionality and security of the site is significantly impacted and prevents having a closed and secure development.

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4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

The strict application of the provisions of the regulation forces the applicant into an unreasonable and ineffective use of the land and creates an unnecessary hardship.

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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 are no natural resources on property.

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

One points of access is being provided

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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?**

The final design of this project must meet all MS4 Water Quality Regulations established by MSD.

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 site is compatible with surrounding developments

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

The plan meets or exceeds the Comprehensive Plan and Land Development Code.

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