

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 land is very flat with little vegetation other than the tree line along the north property line and some tree masses in the far eastern ¼ of the site. A 50' landscape buffer is proposed along the north property line and the intention is to preserve the existing trees in this area, as well as, those in the east corner where no development is proposed or site grading required.

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

Safe & efficient transportation is provided to this site with frontage on Jefferson Blvd., a minor arterial with 2 lanes of traffic in both directions and sidewalks. The site shares an entrance with the lot to the west and a sidewalk is proposed up to the building. No connection is proposed to Jefferson Post Drive, a residential street, since the uses are not compatible and a secure truck court is preferred.

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

No open space is required. (There are several existing open space lots south of the site, between this lot and the Sunshine Acres subdivision residences.)

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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?**

An existing detention basin, on the west side of Jefferson Blvd from the site, is proposed to serve the needs of this development. The plan shall be reviewed and approved by MSD to assure proper drainage is provided and no increase in offsite drainage flow.

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 development is appropriately located with access on Jefferson Blvd, a minor arterial, is in the Suburban Workplace Form District and will provide a berm and landscaping to screen this site from the adjacent residential which will be supplemented by the neighborhoods existing open space lots.

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

The property is already zoned for the use, is appropriately located in the SWFD and the Code requirements including: parking, access and buffers will be provided.

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