

**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 existing trees and vegetation on the property on areas outside the parking lot and building areas. The proposed plan will preserve some of the trees and landscaping as well as add additional trees and landscaping. No other natural resources are on the property.

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

The proposed building and parking lot layout provides for efficient transportation of both vehicular and pedestrian movements within the development and community. The existing access drive of the center will be utilized. Adequate space for vehicular and pedestrian movement has been considered in the design.

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

This is a commercial development. The site layout has been designed to accommodate the retail use of the building and Discount Tire's customer traffic flow as well as maintain required open space in the 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?**

The drainage capacity of the existing development has been analyzed as well as the storm drainage run off from the proposed development. Adequate drainage infrastructure will be provided to meet or exceed the code to prevent drainage problems from occurring on the subject site or within the community.

- 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 general vicinity of the subject site is developed commercially. The overall site design, including location of the building, parking lot, screening, landscaping, and land use are compatible with the surrounding existing buildings and uses within the development.

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

Waivers and Variances will be necessary.

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