

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?**

Yes, there are several large clusters of existing trees that are being preserved. There are also multiple man-made lakes that are being preserved.

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

The subdivision will have two entries/exits onto to two separate roadways. Each of these connections include sidewalks for pedestrian connections.

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

The open space provided is 2-1/2 times the open space requirements. There is a community clubhouse lot that is included within the open 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?**

There are multiple lakes being used to drain a portion of the subdivision and a large, existing detention basin is in place that will handle the remainder of the drainage.

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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 overall design is compatible with the surrounding residential subdivisions surrounding the site and surrounding area. The revised plan is reducing the number of lots from the previously approved plan.

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

The proposal follows the requirements set forth in the comprehensive plan and the land development code. The proposal is to reduce the number of lots so that a different building product can be used in response to the change in the housing market.

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