

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 site is fully developed

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

Yes, the site is located on a major arterial & sidewalks are provided

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?

MSD will review the road construction plans to insure adequate drainage facilities are provided.

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 existing and it is compatible

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

It is. No waivers or variances are being requested with this proposal.

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District Development Plan Application – Planning & Design Services

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