

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?**

We will need to remove a few trees, as minimal as possible, and install a drainage culvert in the existing ditch line across the entrance drive for the new Warehouse. Additional landscaping will be provided as required.

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

Yes, and providing access to the warehouse from the rear of the property as proposed will facilitate a safer access point for the truck traffic similar to the route currently used by the adjacent property.

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

The required Landscape areas and green spaces are being provided with this proposed project.

- 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 site is already developed and the drainage system in place for the existing parking lot and building. The proposed warehouse will provide adequate roof drainage and a storm culvert under the proposed access drive in place of the existing ditch line in that area.

- 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?**

An existing office building and parking already is located at this site and this project is to add a warehouse to the site. The property to the northeast is an existing Industrial Office/Warehouse facility and the property to the northeast is currently vacant and is zoned PEC for Industrial use as well.

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

The proposed warehouse addition project is in compliance with zoning and layout guidelines as per the Land Development Code and conforms with the Comprehensive Plan.

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