

District Development Plan Application – Justification Attachment

1. There are natural resources on the subject property. These include a creek and trees. The applicant is not crossing or doing any work within the banks of the creek. Further, the applicant is keeping the development activities out of the required buffer zones. This allows for the preservation of the creek and creek side vegetation and trees.
2. The subject site's access to Watterson Trail is through an existing vehicular entrance that is shared with the adjacent property. Sidewalks exist along a portion of the project. These walks will be continued along and through the proposed development.
3. Significant green space is being preserved along the creek and the East end of the project as shown on the Development Plan.
4. The proposed project will drain towards the existing creek. The site will comply with MSD regulations for water quality and storm water erosion control.
5. The subject site had a project approved some years ago and partially constructed. This proposal is similar and utilizes most of the infrastructure already in place. The project is compatible with the surrounding land uses given the location, natural features, and the proposed design.
6. The proposal is in compliance with the Comprehensive Plan and the Land Development Code. The project proposes multi-family housing near in a Suburban Marketplace Corridor, promotes pedestrian movement, and develops along a creek while preserving the creek. The project is seeking no additional variances or waivers.