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 not any environmental constraints or historic resources on the subject site. Portions of the parent tract is a former quarry that is in the process of being filled. Tree canopy requirements of the Land Development Code will be provided on the subject site.

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

Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community have been provided, with a left turn lane voluntarily being added at the Aiken Road entrance. Additionally, applicant is agreeing to avoid traffic during school drop-off and pick-up schedules.

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

There are no open space requirements pertinent to the current proposal.

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 current plan directs all drainage to the north, industrial portion of the M-3 area, to detention away from Aiken Road and away from the residential properties. Metropolitan Sewer District will ensure the provision of adequate drainage facilities on the subject site in order 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 overall site design and land uses are compatible with the existing and future development of the industrial zoned area. Appropriate landscape buffering, an earthen berm, and screening will be provided to screen adjacent properties and roadways. Buildings and parking lots will meet all required setbacks.

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

The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code.