

Binding Element Amendment Justification:

In order to justify approval of any amendments to binding elements, 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?

No natural resources are involved in the amendment request. All natural resources are being preserved.

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

Safe and efficient vehicular and pedestrian transportation is provided and the amendment does not influence said transportation.

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

Existing open space is not impacted by this amendment.

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?

Adequate drainage exists and the amendment will not impact drainage.

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?

yes, site design is compatible and amendment will not impact overall site design.

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

yes, the proposed amendment conforms with the CPLDC.

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