

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 an existing car wash constructed in 2006 by Docket: 9-20-76W. There are a few trees planted on the site in 2006 and they will remain.

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

There is an existing sidewalk in the US Highway 42 right-of-way. There is not pedestrian connection from the car wash building to the walk since it is a self-serve car wash with no employees. The site is located on US Highway 42 a major arterial with 4 plus lanes.

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

Open Space is not required

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- 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?**

Yes the site was constructed in 2006 with construction approval from MSD. The proposed bldg addition will be constructed on top of existing pavement and will not increase the storm water drainage amount.

- 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, it is because is located in a commercial hub on a major arterial. The adjacent uses are of a similar commercial intensity geared toward a vehicle centric customer base.

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

Yes it is. There are no waiver or variance requests associated with this proposal.

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