

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 has been developed since 1994 as an office building and an associated parking lot area. Landscaping has been installed and will be retained if possible.

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

The site is located in the Hurstbourne Green Office Park and there is an extensive pedestrian walk system in place as well as a vehicular road network.

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?

MSD has signed off on the plans for the existing development and will review and approved the plans for the parking lot alterations.

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 is compatible with the surrounding Hurstbourne Green Office Park

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

It is to the extent the current user requires more parking.

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer **all** of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Will the waiver adversely affect adjacent property owners?

The waiver will not affect the adjoining property owners because only a portion of the Interior Landscape Area parking islands are proposed to be removed. The number of trees provided will comply with the quantity of trees required by the Land Development Code and the Hurstbourne Green Office Park design criteria.

2. Will the waiver violate the Comprehensive Plan?

The waiver will not violate the Comprehensive Plan because it is necessary to meet the parking needs of the current users.

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3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

It is the minimum necessary because the waiver request is to eliminate as few ILIs as necessary to pick the minimal needed parking spaces.

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

The applicant will install the required trees. There currently is not sufficient on site parking and as a result cars are being parked in areas that are not the parking lot.