

## **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 meets all landscape buffers and setbacks which provides for parkway buffering along Old Henry Road and maintains buffers of the existing development.

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

Development shall utilize existing curb cut onto Magisterial Drive with no additional access points onto Nelson Miller Parkway or Old Henry Road.

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

Development to adhere to existing recorded landscape buffer areas which exceed required buffers.

- 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?**

Site is part of the Eastpoint business park and adequate drainage facilities were designed to meet drainage needs for fully developed property.

- 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?**

Site layout design is compatible with surrounding development which includes a bank to the north, a veterinarian office to the west and office development to the east following required landscape buffers and building setbacks.

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

The proposal conforms to the applicable guidelines of the Comprehensive Plan, Cornerstone 2020.

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