

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 a 0.3 acre grassed lot with no trees, steep slopes etc. The lot is in the last lot to be developed in Standing Oak Manor P.B. 31, page 89 recorded in 1975.

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

The site is on the corner of East Pages Lane is a Primary Collector and Standing Oak Drive is a local road connecting E. Pages Lane to Paralee Drive.

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

Yes, 15% total site area is being provided as Open Space

- 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 is required to review the construction plans prior to the issuance of a building permit. MSD will be reviewing and approving the storm water management for the proposed development.

- 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?**

It is because the adjacent properties are developed as multi-family residences with homes of a similar size.

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

It is in conformance and there are no waivers or variances associated with this request.

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