

**Justification:**

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 not located in a historic preservation district or included on the national register of historic places. The proposed development will meet all planting and vegetative buffer requirements.

Floodplain exists on the site per F.E.M.A. Map No. 21111C0031F. Onsite detention and floodplain compensation will be provided. The proposed drainage system will be in full compliance with requirements set forth by MSD. No buildings are proposed within the limits of the floodplain. The proposed access for the site is outside the FEMA 100-year floodplain.

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

Yes, the site is well connected to the surrounding properties through the use of sidewalks and vehicular access points.

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

The site has designated open space and landscaped areas. The site will comply with the tree canopy and landscape requirements set forth in the City of Lyndon's Land Development Code.

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 proposed drainage system includes various structures and an on-site detention facility which tie into existing drainage structures within existing drainage easements and public right-of-way. The drainage system will meet requirements set forth by MSD.

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 proposed development complies with applicable zoning and form district regulations as well as the parking, screening, and landscaping requirements set forth in the Land Development Code. Additionally, a variance has been granted permitting the infill setback requirement of 131.5' to be exceeded by a maximum of 234.85'.

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

Yes, the current proposal meets the requirements of the Land Development Code and the intent of the Comprehensive Plan.