

JUSTIFICATION

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. Responses of **Yes**, **No**, or **N/A** will **NOT** be accepted.

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?

There are scattered trees on site, some of may be removed with a denser treed area in the south near a sinkhole. It is the intent not to disturb the sinkhole and to preserve as many trees in the south of the site as possible.

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

A loop driveway access each building/garage and connects to existing infrastructure to the west. Extensive internal sidewalk network has been developed and connects to the west.

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

Various outdoor active and passive activity areas are provided on site.

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?

Stormwater will be collected via basins and conveyed to a new detention basin that will outlet into an existing sinkhole.

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?

This development provides a less dense development than the condos to the west which is a good transition to the single family to the east.

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

The plan complies with the comprehensive plan by providing alternative housing style in the Neighborhood Form District in the form of multi-family and senior living.