

**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?**

There are no natural resources on the property. Existing trees along the northern property area being preserved.

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

Access to available to Blankebaker Road.

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

The open space requirements of the LDC are being met.

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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?**

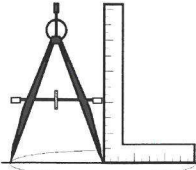
On site runoff will be managed through on-site detention.

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 site design is compatible to the area and is in keeping with new development to the south known as Blankenbaker Distribution Center.

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

No waivers or variances are being requested from the comprehensive plan or LDC.



ENGINEERING

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January 30, 2023

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444 South 5th Street  
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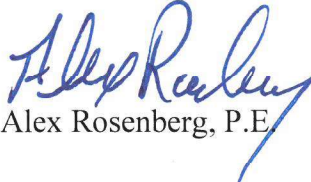
RE: Terex Company  
2909 Blankenbaker Road  
Case # 16DEVPLAN1174

Dear Julia,

On behalf of my clients, Terex Company and Lichtefeld Inc., we are submitting a Revised Detailed Development Plan for property located at 2909 Blankenbaker Road. There was a General Development Plan approved for this property on September 22, 2015 and a Detailed Plan approved in November of 2016 under Case Number 16DEVPLAN1174. Since that time the ownership has changed are submitting a revised plan for the development. The 10.50 acres warehouse site has been reduced to 126,750S.F. of office warehouse with 127,556 S.F. of outdoor storage. We believe the overall development of Tract 2 is in compliance with the General Plan.

Your consideration in this matter is greatly appreciated.

Sincerely,

  
Alex Rosenberg, P.E.

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