

6001 Outer Loop
Revised District Development Plan
Justifications

- 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?**

Yes. Where feasible and informed by environmental studies - existing resources are being preserved and/or reasonably incorporated to enhance the overall development. Trees, slopes, soils, are responded to accordingly, and ultimately aid in the placement and rhythm of the site plan. Building orientation and exterior open space seek to take advantage of view opportunities and the pattern of sun exposure. The previously approved plan comprised of 11 buildings sprawling throughout the site. The updated plan presents three taller buildings and two two-story buildings along the Outer Loop while keeping the density similar but increasing green space and preserving as many natural resources as possible.

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

Yes. Site plan layout pays special attention to both vehicular and pedestrian traffic. Round-about intersection, raised sidewalks, ingress/egress locations - all are planned to provide safe and efficient transportation within and exiting from the site.

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

Yes. The revised plan exceeds the requirements by providing the following:

- Required Open Space: 66,037 SF (10%) vs. Provided Open Space: 162,473 (25%)
- Required Recreational Space: 33,019 SF vs. Provided Recreational Space: 71,888 SF
- Required Interior Landscape Area: 11,220 SF (7.5%) vs. Proposed Interior Landscape Area: 18,402 SF (12.3%)

The revised plan improves the previously approved plan by increasing the following:

- Previous Open Space: 148,970 SF vs. Provided Open Space: 162,473
- Previous Recreational Space: 32,779 SF vs. Provided Recreational Space: 71,888 SF
- Previous Interior Landscape Area: 10,753 SF (8.5%) vs. Proposed Interior Landscape Area: 16,809 SF (11.5%)

- 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. In partnership with our civil and environmental engineers, and in responding to the subject property's topography - the project has adequate management practices to prevent issues from occurring.

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?

Yes. The overall site design has vastly exceeded required minimums for landscaping, promotes pedestrian and vehicular safety, and proposed building locations that will serve as a best practice case study for future development, all of which complement the 2040 Comprehensive Plan.

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

Yes, the revised plan is in conformance with applicable guidelines and policies of the Land Development Code except for a variance requested for increasing the maximum building height from 35 feet to 45 feet. The previously approved District Development Plan also included a Binding Element for a 6-foot privacy fence along the west property line. The Revised District Development Plan includes landscape buffering along the west line and requests the 6-foot privacy fence Binding Element be removed. The development plan conforms with the Comprehensive Plan and the Highview Neighborhood Plan. The revised plan increases the design of open space from the previously approved plan. The increased centralized open space encourages outdoor recreation. The variance request for increased building height allows the density to be further centralized while creating more open space and further increases the setbacks from the northern single-family residents. The Comprehensive Plan also encourages the development of mixed-use projects. By incorporating the anticipated childcare center, this adds a mixed-use element to the project.