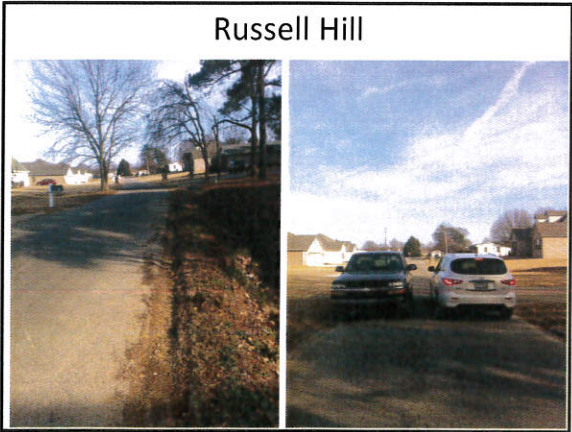


Ordinance 17:096

Sec. 117-175 Approval criteria

a) *Preliminary development plan.* The following criteria shall serve as conditions that should generally be satisfied before the approval of the preliminary development plan.

- 1) The PD district and preliminary development plan is consistent with the adopted city land use plan and comprehensive plan.
- 2) The proposed uses will have a beneficial effect on the community.
- 3) The internal streets and primary and secondary roads that are proposed properly interconnect with the surrounding existing road network.
- 4) **The site will be accessible from public roads that are generally adequate to carry the traffic that will be imposed upon them by the proposed development** and the streets and driveways on the site will be adequate to serve the residents or occupants of the proposed development.
- 5) The minimum common open space areas have been designated and shall be duly transferred to a legally established homeowners association, where applicable, or have been dedicated to city or another public or quasi-public agency as provided in section 117-171.
- 6) The preliminary development plan is consistent with the intent and purpose of this division.
- 7) The preliminary development plan has been transmitted to all other agencies and departments charged with responsibility of review.



Makala Ln



Obligations that the City Council should consider are as follows:

1. Insure that all storm water issues are addressed.
2. Recognize there are inadequate public roads to support an additional 200 vehicles.
 1. Specifically: Craighead Forest Road
Russell Hill Road
Makala Lane
Harrisburg Road
3. The probability of increased crime in affected areas.
4. Decreased property values.
5. An overburdened Nettleton School District.
6. A lack of Quality of Life provisions in the development.

The North Boundary

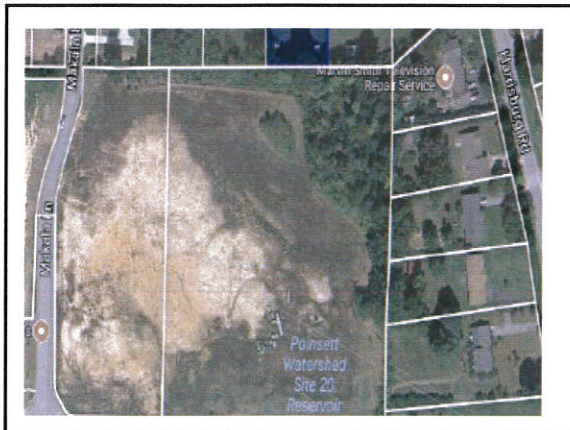


East Boundary



High Voltage Area





The current Savannah Development consists of 300+ Apartments and provide NONE of the following QUALITY OF LIFE items:

- AN ONSITE OFFICE
- CLUBHOUSE/COMMUNITY MEETING FACILITY
- PLAYGROUNDS
- BALL FIELDS or BASKETBALL COURTS
- TREE SHADED PICNIC AREAS
- OUTDOOR PAVILLIONS
- WALKING or BIKE PATHS
- SIDEWALKS

WE REQUEST THE CITY COUNCIL TO:

1. VOTE NO TO THIS REZONING REQUEST
2. REFUSE TO GRANT ANY FUTURE GRADING OR BUILDING PERMIT FOR PDW/SID PICKLE UNTIL THE CITY:
 - a) PROVIDES ADEQUATE STREETS
 - b) APPROVES A MULTI-FAMILY RESIDENTIAL PLAN AND THE ORDINANCES, CODES, REGULATIONS/LAWS THAT ARE NECESSARY TO ENFORCE THAT PLAN
 - c) IMPLEMENTS A TREE PRESERVATION ORDINANCE
 - d) ACQUIRES THE ABILITY TO LEVY IMPACT FEES WHEN NECESSARY
