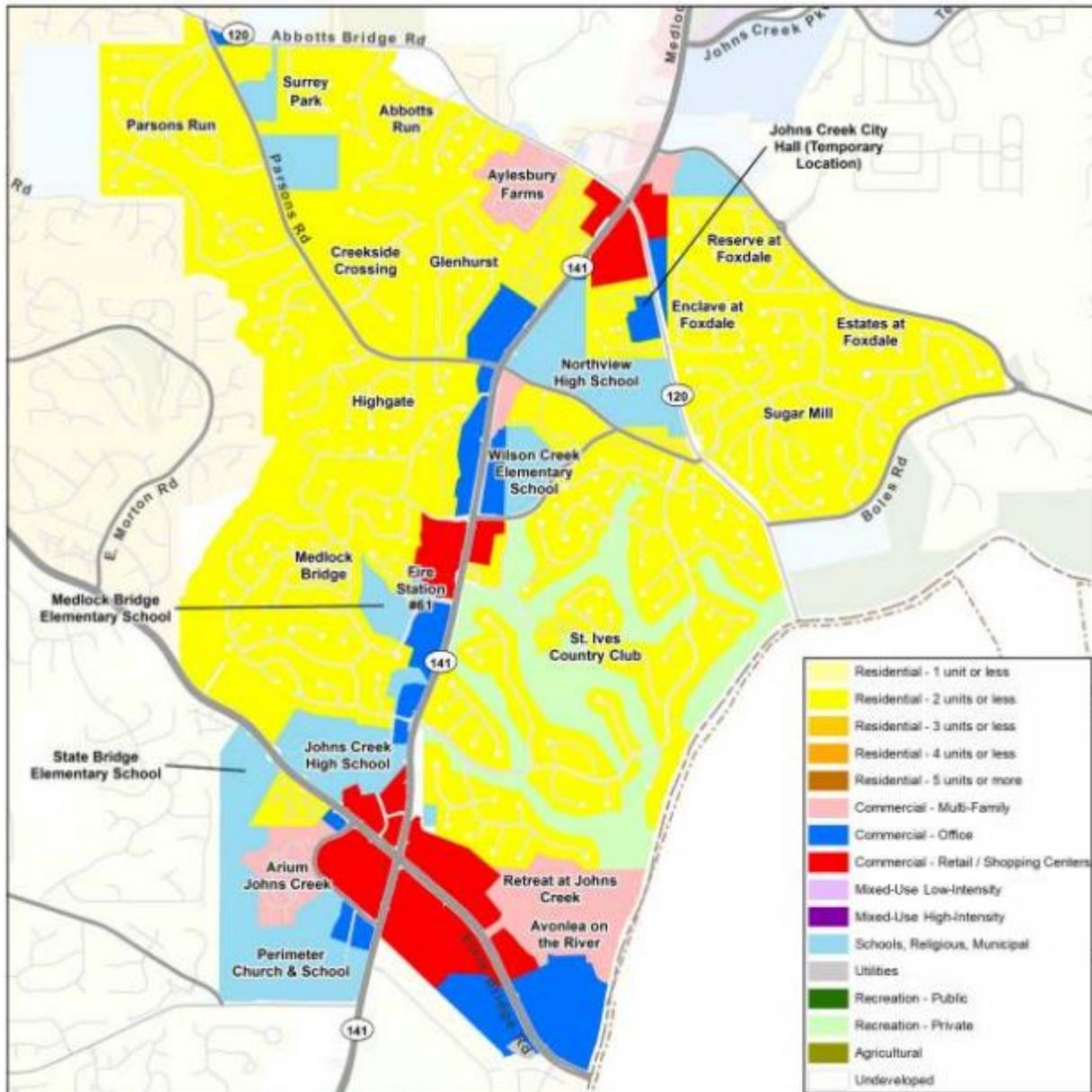


ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

1. Conformance with the Comprehensive Plan

This Property is the existing Medlock Corners retail store shopping center and parking lot. The adjacent properties are used and developed as commercial/retail shopping centers and outparcels.

The Property is located in the Medlock Community Area and identified for Commercial-Retail/Shopping Centers as shown on the map below:



Map 38: Future Land Use in Medlock

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RZ-23-0001, VC-23-0002, VC-23-0003

PLANNING & ZONING

The Comprehensive Plan envisions the future land use will match the current use. By developing this small out-parcel, there will be enhanced landscaping, improved pedestrian connectivity and infilling of parking lots with amenities for the community which is consistent with the desire to see enhancement of some of the shopping centers in the area. The proposed use is consistent with the Comprehensive Plan.

2. Environmental Impacts of the Proposed Project

As set forth in this application, the proposed development is an out-parcel of the parking lot. The current conditions are an under-utilized asphalt parking area that lacks any of the environmental sensitive attributes listed below.

a. Wetlands

None

b. Floodplain

None

c. Streams/stream buffers

None

d. Slopes exceeding 25 percent over a 10-foot rise in elevation

None

e. Vegetation

None

f. Wildlife Species (including fish)

None

g. Archeological/Historical Sites

None

3. Project Implementation Measures

Given the fact this development is an outparcel of an existing parking lot, there are no adverse environmental issues.

a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.

None on site.

b. Protection of water quality.

Measures will be taken to ensure water quality meets or exceeds the City's requirements.

c. Minimization of negative impacts on existing infrastructure.

Due to the nature of this small development, negative impacts on existing infrastructure will not occur. Where existing infrastructure is removed, it will be replaced in like kind in area to implement proposed improvements.

d. Minimization of archeological/historically significant areas

None on site.

e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.

Not applicable. This area is not an environmentally stressed community, but rather the commercial corridor in the City.

f. Creation and preservation of green space and open space

Open space will meet the City's requirements and the development will incorporate more usable open space in the form of outdoor patios and benches.

g. Protection of citizens from the negative impacts of noise and lighting

No negative impact from light or noise is anticipated as this is an existing parking lot to be developed for a restaurant building of only ~ 3,500 square feet.

h. Protection of parks and recreational green space

There are no parks or recreational green space to protect.

i. Minimization of impacts to wildlife habitats

None on site