

Exhibit F -  
**Justification Statement**

The Applicant seeks approval to renovate an existing restaurant (former Boston Market) to a Chicken Salad Chick restaurant and add a drive-thru lane. This involves a Conditional Use Application for a restaurant with a drive-thru lane and a Site Plan Amendment for existing development within a Community Commercial Land Use within the Wellington P.U.D.

The applicant shall provide a written Justification Statement to explain how the request conforms to the following:

1. The proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

Goal 1 of the Land Use Element of Wellington's Comprehensive Plan is fulfilled through this request. The Goal states the following:

Ensure that the future land-use pattern "preserves and protects the distinctive characteristics of the individual communities" which makes up Wellington and maintains a low-density residential character, enhances community economic opportunities, discourages urban sprawl, promotes energy efficient land use patterns, maintains an aesthetically appealing and safely built environment, respects environmental constraints, and provides services for all citizens at the levels established herein".

The proposed request does not change the land use and the project maintains the density and intensity of the Community Commercial Future Land Use Designation, therefore the project is consistent with the goals, objectives, and policies of Land Use Element of the Comprehensive Plan.

Goal 1 of the Transportation Element of Wellington's Comprehensive Plan is fulfilled through this request. The Goal states the following:

Provide a transportation system that meets the needs of Wellington and the larger community of which Wellington is part while maintaining a high quality of life for Wellington residents and businesses.

The project does not change Wellington's transportation system and the application has provided a Traffic Statement to verify that the proposed improvements will not result in additional traffic impacts to the adjoining roadway, therefore the project is consistent with the goals, objectives, and policies of Transportation Element of the Comprehensive Plan.

Moreover, this request does not affect the goals, objectives, and policies of the Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvements, Education, Public School Facilities, and Equestrian Elements of the Comprehensive Plan, therefore this request is consistent with all elements of the Comprehensive Plan.

## **II. Justification Statement**

2. The proposed request is in compliance with Article 2 of the LDR (Concurrency Management).

The proposed request meets the Level of Service (LOS) standards for public facilities, utilities, traffic, infrastructure, open space and recreation per Article 2 of the LDRS.

3. The proposed request is in compliance with Article 6 of the LDR (Zoning District, Use, Property Development and Supplementary Regulations).

The project is located in the Wellington PUD Zoning District and complies with the regulations of the PUD. A Conditional Use Application will be submitted concurrently with this application for the drive-thru lane. The project meets the Property Development standards for restaurants. The drive-thru lane meets the queuing standards and minimum lane width as provided within Article 7.

4. The proposed request is in compliance with Article 7 of the LDR (Site Development Standards).

The proposed request meets all driveway, parking, access, lighting and landscape standards per Article 7 of the LDR.

5. The proposed request is in compliance with Article 8 of the LDR (Subdivision, Platting and Physical Improvements).

The property is platted as Parcel "C4" of the Pines of Wellington Tract "C" Replat. All required improvements have been constructed for the subdivision.

6. The proposed request is in compliance with Article 9 of the LDR (Vehicular Traffic Performance Standards).

The Traffic Statement attached to this application demonstrates the project does not impact Wellington's roadways and intersections to maintain the adopted Level of Service to endure health, safety and welfare.

7. The proposed request is consistent with applicable neighborhood plans.

The proposed request is compatible with the adjacent properties as the adjacent property to the north is a restaurant with drive-thru and the subject property is part of the overall Wellington Commons Mall Site/Subdivision.

8. The proposed request complies with all County health and fire standards.

The existing restaurant and renovations comply with all County health and fire standards.

## **II. Justification Statement**

9. That the proposed request complies with Village building standards and all other relevant and applicable provisions of the LDR.

The existing restaurant and renovations comply with the building standards all other relevant and applicable provisions of the LDR.