

lots around the majority of the perimeter providing very good land use transitions from external (around FHN) to internal. Additionally, large open space areas and transitions are provided internal to the site. For example, the hotel is placed in an area with significant golf course (Filing 1) surrounds that land use.

- *The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;*

Applicant response-Yes, the allowed uses, bulk requirements and required landscaping and buffering are appropriate and are compatible to the surrounding neighborhood due to the large lots (+- 5 acres) being placed around the perimeter of the site. By doing this our land use closely matches the surrounding estate lots of similar sizes. Additional, large open space areas (and buffers) are placed along Black Forest Road and Hodgen Road. Regarding the hotel, the golf course surrounds the majority of that parcel thus providing open space buffering around that facility. The hotel will not be visible to much of the surrounding Black Forest area due to sensitively placing the hotel in an area with surrounding trees and the golf course itself. This significantly helps with the compatibility of the hotel in relationship to the surrounding area.

- *Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;*

Applicant response-Yes, many natural features such as existing drainages are preserved and respected, thus providing open space and trail corridors for the future residents.

- *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;*

Applicant response-Yes, significant open space, parks, trails and amenities are integrated into the plan which provide a reasonable walking and biking opportunities. Most of the parks and trail are within a few minute walk of each lot.

- *The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;*

Applicant response-A metro district has been approved by the County Board providing major infrastructure for this project, therefore will not overburden existing facilities or the lack of facilities in the area. Much of the surrounding area is on individual well and septic system. With water, instead of drilling more shallow wells, thus overburdening the shallow aquifer in the area, this proposal instead will use a centralized water system (either Tri-View MD or FAWWA). Additionally, the Black Forest Fire District and other emergency services will provide necessary support as the property falls within their District. For additional information please see the various reports submitted with this application.

- *The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;*

Applicant response-This community has been well-designed incorporating about 22% of the property in parks, trails and open space that is well interconnected. Environmental features such as the major drainageways have been respected and set aside in open space that provide significant aesthetic features and a harmonious design overall.

- *The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;*

Applicant response-No mineral deposits are present on this property.

- *Any proposed exception or deviation from the requirements of the zoning resolution or the*

Per previous comments, please be specific.

