

EXHIBIT 2

Minor Change to the Iron Gate Motor Condos PUD to add a Portion of Phase 2B to Phase 2A

EXHIBIT 2: Section 6-4-7:1: Standards for Granting or Amending a Planned Unit Development

1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.

Response: The Iron Gate Motor Plaza PUD Phase 2A was and will retain the characteristics of an innovative and creative approach to the development of land and living environments in the City.

2. The planned unit development meets the requirements and standards of the planned unit development regulations.

Response: An amendment of the existing Phase 2A PUD by annexation of the adjacent 0.27± acre parcel does meet the requirements and standards of the Planned Unit Development regulations in that it provides essential vehicular access to the condo units on the west side of Building #3 in Phase 2A.

3. The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.

Response: The annexation of the 0.27± acre parcel into Phase 2A efficiently utilizes the land by minimizing the width of the land to be annexed from the adjacent Phase 2B to only that needed for a driveway and fence, while providing for vehicular access and other public facilities and preserving the existing natural features and open space areas of the Site (see Appended Final Site Development Plans).

4. Open space, outdoor common area, and recreational facilities are provided.

Response: Open space, outdoor common areas with recreational facilities such as hiking trails and social discourse assembly areas, have already been provided (see Open Space Exhibit).

5. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.

Response: The proposed Amendment to the Phase 2A PUD does not entail modifications to design standards from the subdivision control regulations or a waiver in bulk regulations from the Zoning regulations so the intent of said regulations is fulfilled.

6. The planned unit development is compatible with the adjacent properties and nearby land uses.

Response: The proposed Amendment to the Phase 2A PUD is compatible with, and is complimentary to, the adjacent properties in the existing Phase 2A PUD and is also compatible with nearby land uses in Phase 2B.

7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.

Response: The proposed Amendment to the Phase 2A PUD fulfills the objectives of the comprehensive plan and planning policies of the City in that essential vehicular access is afforded to Building #3 in existing Phase 2A.