

## Exhibit 2

### Clow Creek Farm Addition

#### Standards for Granting or Amending a Planned Unit Development Section 6-4-7

1. **The design of the planned unit development presents an innovative and creative approach to the development of the land and living environments:**  
*The Subject Property is bisected by a creek and wetlands; the proposed design is an innovative and creative design that protects the wetlands while at the same time complimenting the existing contiguous living environments.*
2. **The planned unit development meets the requirements and standards of the planned unit development:**  
*The proposed design meets the requirements and standards of the planned unit development for the City, specifically the required open space.*
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:**  
*The proposed design incorporates a large open area, which compliments existing creek and provides a storm water detention area.*
4. **Open space, outdoor common area, and recreational facilities are provided:**  
*The proposed design provides for ample open space, outdoor common areas, and easy access to recreational facilities.*
5. **The modifications in design standards form the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations:**  
*The proposed development is immediately adjacent to residential properties (subdivision control and bulk regulations) and thus have no adverse effect or impact on said regulations.*
6. **The planned unit development is compatible with the adjacent properties and nearby land uses:**  
*The adjacent properties were developed in 1995, and were developed consistent with the area plan. The proposed design is consistent with the adjacent property plan,, therefore, the proposed design is compatible with nearby land uses.*
7. **The planned unit development fulfills the objective of the comprehensive plan and planning policies of the city:**  
*The proposed design is consistent with not only the existing contiguous uses, it is also compliant with the City's Master Plan, and the Southwest Sector plan.*