

SEDGWICK SUBDIVISION

EXHIBIT 2

Section 6-4-7: Standards for 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.
The requested PUD amendment will not change the approved layout, unit count or design intent for the Sedgwick community.
2. The planned unit development meets the requirements and standards of the planned unit development regulations.
All the standards as originally approved will remain the same.
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 requested PUD amendment will not change the approved layout, unit count or community design.
4. Open space, outdoor common area, and recreational facilities are provided.
Open space amenities, path connections and common area will remain the same.
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.
Our request to encroach into the building setback is a minor modification to accommodate a better floor plan design and will not deviate from the design intent of the R3A zoning district and the PUD ordinance.
6. The planned unit development is compatible with the adjacent properties and nearby land uses.
The plan unit development will remain exactly the same as the approved PUD for Sedgwick and therefore consistent in character with surrounding land uses and adjacent property.
7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.
The plan unit development will remain exactly the same as the approved PUD for Sedgwick and therefore meets the intent of the comprehensive plan.