

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. ***The proposed building was approved per Ordinance 20-044. This request is to amend the PUD and provide petitioner with the right, but not the obligation, to construct the pedestrian bridge.***
2. The planned unit development meets the requirements and standards of the planned unit development regulations. ***The PUD was approved per Ordinance 20-044.***
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 physical design of the PUD was previously approved.***
4. Open space, outdoor common area, and recreational facilities are provided. ***The PUD, approved by Ordinance 20-044, has met all open spaces requirements.***
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. ***There are no waivers in design standards as a part of this request.***
6. The planned unit development is compatible with the adjacent properties and nearby land uses. ***The PUD (apartment and event center) was approved per Ordinance 20-044 and is compatible with adjacent land uses (hotel, retail, restaurant, office). This request is for a minor change to provide the petitioner with the right, but not the obligation, to construct the pedestrian bridge that connects the PUD to an adjacent (existing) building.***
7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city. ***The PUD was previously approved by Ordinance 20-044.***