

1.1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments. ***The original approval (CityGate Centre Phase III) through Ordinance 20-044 presented an innovative and creative approach to development.***

1.2. The planned unit development meets the requirements and standards of the planned unit development regulations. ***The original approval (CityGate Centre Phase III) through Ordinance 20-044 met all requirements and standards of the planned unit development regulations.***

1.3. 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 original approval (CityGate Centre Phase III) through Ordinance 20-044 met all physical design of the planned unit development.***

1.4. Open space, outdoor common area, and recreational facilities are provided. ***Open space, common areas and recreational facilities are provided for in the original approval (Ordinance 20-044).***

1.5. 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. ***The original approval (CityGate Centre Phase III) through Ordinance 20-044 was granted several waivers including deviations for lot area, parking and height.***

1.6. The planned unit development is compatible with the adjacent properties and nearby land uses. ***The PUD is compatible with the adjacent properties and nearby land uses including those located in the CityGate and Calamos Campuses.***

1.7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the City. ***The property is designated as a "Regional Center" in the Comprehensive Plan. A Regional Center should "feature a diverse mix of uses, drawing customers and visitors from throughout the City and surrounding region." The approved plan and amendment are in compatible with this designation.***