

Response to Standards for EXHIBIT 2

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.
 - Yes, the design of the amended planned unit development presents an innovative and creative approach to the development of land and living environments by providing nice landscaping, common facilities and not maximizing the allowed impervious area.
2. The planned unit development meets the requirements and standards of the planned unit development regulations.
 - Yes, the project meets the requirements and standards of the planned unit development regulations.
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.
 - Yes, the physical design of the project efficiently utilizes the land and adequately provides transportation and public facilities while preserving the natural features of the site. Project aligned new driveway location with driveway across the street. Project provided appropriate vehicle maneuvering through and around the site. Project provided an accessible route to the public sidewalk. Project did not maximize the allowable impervious area.
4. Open space, outdoor common area, and recreational facilities are provided.
 - The site meets the City landscape and open space requirements. The PUD did not require any outdoor common area for this site. However, the future restaurant will provide an outdoor seating area.
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.
 - Yes, the site design meets the design standards and zoning regulations that fulfill the intent of PUD. No modifications are requested.
6. The planned unit development is compatible with the adjacent properties and nearby land uses.
 - Yes, the site is compatible with the existing PUD zoning and adjacent properties.
7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.
 - Yes, the site design meets the objectives of the comprehensive plan and planning policies of the city.