

## **Response to Standards**

### **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 applicant does not wish to alter the design of the PUD as a whole. Rather, the amendment the applicant is seeking will update the exterior of a portion of the building to make it look more current and inviting to patrons of the shopping center.

2. The planned unit development meets the requirements and standards of the planned unit development regulations.

The amendment the applicant seeks to have approved meets all PUD regulations per the City's zoning code.

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 amendment, should it be approved, will not change the physical design of the building or the negatively affect the natural features of the site. Restaining the exterior will enhance the look and feel of the building while keeping its natural beauty. The white exterior stain is central to the applicant's fresh and clean identity and helps this portion of the building stand out from the rest of the shopping center and helps to increase foot traffic.

4. Open space, outdoor common area, and recreational facilities are provided.

The building contains a beautiful outdoor patio to the north. The applicant plans to make the entire space more pleasing to the eye by staining the exterior with a lighter and modern color, which should invite more patrons to enjoy the patio which has already been updated to include less concrete and more landscaping.

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 applicant will not be making any modifications to design standards from the subdivision control ordinance, nor will it be requesting any bulk regulation waivers. The applicant only requests a change to the color of the exterior of the building to create a desirable environment for the entire shopping center.

6. The planned unit development is compatible with the adjacent properties and nearby land uses.

The planned unit development, if amended, will not negatively affect any adjacent properties or land uses, either acoustically or visually. The applicant seeks to improve and enhance the current space by bringing a newer and updated look to a portion of the building.

7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.

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The planned unit development, if amended, will continue to take into serious consideration the character of the shopping center as a whole and how it serves the community with its request. The amended PUD will improve the overall desirability of the shopping center and invite more commercial activity to the area all while maintaining the vision of the comprehensive plan's vision front and center.