

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 exterior design of the PUD will remain as is. Except for adding a menu board and speaker post to the site for drive-thru operations, the existing design of the site and exterior building architecture will remain as is. The scope of the proposed project is limited to modifications of the interior, previously occupied by a bank, to accommodate business operations for a Dunkin'.

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

Please refer to Item 1 for supplemental response to this Standard. The existing building at site include components for drive-thru's that were used by the former bank. These will be maintained for the proposed Dunkin'.

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.

Please refer to Item 1 for supplemental response to this Standard. No modifications are proposed that will affect the existing natural features of the site.

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

The existing site features, previously approved by the City, will be maintained by the proposed Dunkin'. The Dunkin' portion of this PUD does not include recreational facilities (not applicable to this Project).

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.

This Project does not include modifications in design standards from the subdivision control regulations or waivers in bulk regulations from the zoning regulations that were not previously approved by the City during the initial development of this property

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

This Project does not include modifications to the PUD that will not be compatible with adjacent properties and nearby land uses. Use this section to discuss the change in use (from bank to coffee shop) and how that is compatible with adjacent properties and nearby land uses.

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

The future place type of this parcel is identified in the City's Land Use Master Plan (2022) as Neighborhood Center. B-1 and Planned Unit Developments are identified as appropriate zone districts for this future place type. Coffee shops are identified as a primary use within these types of Neighborhood Centers. A major consideration for this type of future tenant space is to create future place which promotes commercial businesses, that provide services that cater to adjacent residential area.

EXHIBIT C