



**Iroquois Center Development Petition – 5/10/24, Rev. 6/14/24**

**Exhibit 2: Section 6-4-7:1: Standard 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.

**Response:** *The proposed minor change to the planned unit development (PUD) will create additional development opportunities within the Iroquois Shopping Center. In the interim, the land north of the proposed Chick-fil-A (CFA) restaurant will be restored and seeded to create an attractive space for potential future development. Much of the existing shopping center is vacant, including the portion of the building be demolished, and it is anticipated that the new Chick-fil-A restaurant (proposed by others) will attract new tenants to the shopping center.*

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

**Response:** *The proposed development will meet the requirements and standards of the planned unit development regulations and no deviations are anticipated. With the development there will be sufficient parking and landscaping, and all setbacks will be code compliant. This request for a Minor Change to the PUD will be an amendment to a Major Change to the PUD as approved with the CFA project. Site improvements will be limited to building and site demolition, landscaping, grading, and drainage improvements.*

- 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.

**Response:** *A new CFA lot will be created under this request which will allow for cross access (under a separate agreement) with the remainder of the shopping center to maintain continuity and efficient traffic circulation. The portion of the site north of the CFA lot is ideally located for a potential future outlet. Utilities are readily available to the site, including sanitary sewer, storm sewer, water main, gas, and electric. Future site access will be available by way of the primary drive lane connecting Ogden Avenue to Iroquois Avenue.*

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

**Response:** *The portion of the building being demolished north of the proposed CFA will be restored and create approximately 0.7 acre of future developable area resulting in a net benefit to the overall shopping center. In the interim condition it will be seeded until such time that it gets developed for use by a new tenant.*

5. The modifications in design standards from the subdivision control regulations and the waiver in bulk regulations from the zoning regulations fulfill the intent of those regulations.

**Response:** *There are no proposed modifications in design standards from the subdivision control regulations or waiver in bulk regulations proposed with this Minor Change to the PUD. This Minor Change to the PUD is required to amend the approved PUD to reflect the proposed building demolition and minor site work requested under our application.*

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

**Response:** *The proposed development is compatible with the adjacent properties and nearby land uses. It is located within a commercial retail subdivision and along a major commercial corridor in the city. It is anticipated that redevelopment along the Ogden Avenue frontage will draw additional interest into the shopping center and complement the adjacent surrounding commercial area.*

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

**Response:** *The proposed development fulfills the objective of the comprehensive plan and planning policies of the city. The city's Comprehensive Plan identifies the future land use of the subject property as Urban Center. The CFA restaurant and future commercial development opportunity (retail or restaurant) north of the CFA will align with the Urban Center classification as identified in the Comprehensive Plan.*