

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.
2. The planned unit development 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.
4. Open space, outdoor common area, and recreational facilities are provided.
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.
6. The planned unit development is compatible with the adjacent properties and nearby land uses.
7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.

1. The design of the planned unit development prevents an innovative and creative approach to the development of the land and living environments. The design contemplates a sit down restaurant consisting of approximately 16,263 square feet with a covered entrance and outdoor dining area. The building has been positioned directly at the corner of Beebe Drive and Fitness Drive to create a streetscape aesthetic with masonry on all four sides to create a consistent and modern look. The parking lot will tie into the parking lots for the daycare to the south and the fitness center to the west, so there is an easy path of travel among all properties.
2. The planned unit development meets the requirements and standards of the planned unit development regulations. The design offers a more imaginative and creative architectural design by allowing for a streetscape design and expanded outdoor patio. The project is in character with the surrounding area and the surrounding developments.
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 design maximizes the developable area of the site and allows for entry both through Fitness Drive and through the adjacent center. It preserves the sidewalks that extend down both drives and ties in with the surrounding center.
4. Open space, outdoor common area and recreational facilities are provided. The building position at the intersection of Fitness and Beebe Drives ties in with the sidewalks that extend down both streets and will provide for an inviting design while walking or driving

through the area. The outdoor dining area has been enlarged to take advantage of the trend for outdoor living space and to provide more opportunity for those customers concerned with the Covid-19 or any other virus. The lot will be fully landscaped to tie in natural elements and to blend in with the surrounding commercial development.

5. The modification 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 PUD zoning allows for flexibility from the regulations.
6. The planned unit development is compatible with the adjacent properties and nearby land uses. The sit down restaurant use is compatible with the retail uses surrounding the property. It will offer an alternative choice in dining in a family friendly atmosphere and will coincide well with the daycare center to the south, as peak traffic times for each business will occur at different times of the day to avoid congestion.
7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the City. The development falls in an area used for commercial retail, service and entertainment and will add a range of menu options from Hibachi, Chinese, Thai and Sushi and attracts a wide range of customers in a family-friendly atmosphere. It also provides for a modern building with architectural elements on all sides that tie in with the existing development and draw natural elements from the surrounding nature preserve. This parcel is ripe for development and will add additional outdoor seating to provide additional opportunity for those looking for more open space with which to dine.

EXHIBIT 6: Section 6-4-3:12.1: Standards for Approving a PUD Deviation

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district; and
2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure; and
3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.
 1. The deviation would not undermine the intent and purpose of the underlying zoning district. The property lies in the B-2 PUD zoning district. The proposed use, as a sit-down restaurant, clearly falls within such zoning district and the retail and restaurant uses that surround the property. The request to reduce the number of parking spaces by 17 spaces (from 163 required parking spaces to 146 parking spaces) allows for ample parking spaces to satisfy the needs for the restaurant at a ratio of approximately 9 parking spaces per 1,000 square feet, but also allows space for an expanded outdoor patio, additional architectural features and landscaping which all satisfy the intent of the comprehensive master plan and will complement the surround area. This uses also fits well with the surrounding uses (gym and daycare), as they have different peak times to allow an orderly flow of traffic and sufficient parking for both uses while also maximizing the space available.
 2. The requested deviation would not be a detriment to the provision of municipal services and infrastructure. The reduction of 17 parking spaces would not require any change in municipal services or infrastructure from those already being provided.
 3. The requested deviation would contribute to a planned unit development with a superior level of design and amenity enhancement. The reduction in parking spaces allows for the creation of an expanded outdoor patio area. This design meets current needs, with more people feeling comfortable being outdoors and choosing to eat outdoors, and also complements the more modern look for the property. This also allows for the creation of an enlarged lobby area that provides customers with a place to wait away from the outside elements without being overly crowded.