

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

Whether the requested deviation would undermine the intent and purpose of the underlying zoning district. **The intent of the B2 district is “to accommodate the needs of a much larger consumer population than is served by the neighborhood convenience shopping center district. A wider range of uses and structure sizes is permitted for both daily and occasional shopping.” The requested deviation for a sign setback does not undermine the intent of the B2 district.**

Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure. **The requested deviation will not affect the provision of municipal services and infrastructure. The proposed sign is not located within any easements.**

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. **The requested deviation does not reduce the level of design, amenity enhancement of environmental benefit of the existing PUD. The sign will assist customers with finding facility.**

Section 6-4-7:1 Standards for Granting or Amending a PUD

1. The design of the planned unit development presents an innovative and creative approach to the development of land living environments. **The PUD was designed and approved in 1985.**
2. The planned unit development meets the requirements and standards of the planned unit development regulations. **The PUD was approved in 1985.**
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 provision of transportation and public facilities was accommodated during the PUD approval.**
4. Open space, outdoor common area and recreational facilities are provided. **Any open space, outdoor common areas and recreational facilities were provided during the original approval of the PUD.**
5. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning ordinance regulations fulfill the intent of those regulations. **Modifications in subdivision and zoning regulations were approved with the PUD.**
6. The planned unit development is compatible with adjacent properties and nearby land uses. **The PUD is existing.**
7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the City. **The PUD was previously reviewed and approved.**