
ATTACHMENT 1

Sec. 40-354. Review criteria.

The following review criteria are established as general guidelines for the Planning and Zoning Commission and the Town Council in their deliberations and decision making regarding planned unit developments:

- (1) Degree of departure of the proposed planned unit development from surrounding areas in terms of character, or density. Type of use shall be limited to those which are permitted or conditionally permitted in the underlying zoning district.
- (2) Compatibility within the planned unit development and relationship with the surrounding neighborhoods.
- (3) Prevention of the erosion of property values and degrading of surrounding area.
- (4) Provision for future public recreational facilities, transportation, water supply, sewage disposal, surface drainage, flood control, and for soil conservation as shown in the development plans.
- (5) The nature, intent, and compatibility of permanent open space, including the proposed method for the maintenance and conservation of said permanent open space.
- (6) The feasibility and compatibility of the specified stages contained in the preliminary development plan to exist as an independent development.
- (7) The availability and adequacy of water and sewer service to support the proposed planned unit development.
- (8) The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed planned unit development, and including the promotion of bicycling, walking and other alternatives to the automobile.
- (9) The benefits within the proposed development and to the general public to justify the requested departure from the standard zoning district requirements.
- (10) The conformity and compatibility of the planned unit development with any adopted development plan of the Town.
- (11) The conformity and compatibility of the proposed open space, primary and secondary uses within the proposed planned unit development.
- (12) Provision for emergency vehicle access and service to the proposed development.
- (13) Preservation of important natural amenities on the site of the proposed development.

(Code 1986, app. A, § 16.2; Ord. No. 07-709, 10-9-2007)