

## SEC. 13-1-56 CRITERIA FOR APPROVAL.

As a basis for determining the acceptability of a Planned Unit Development District application to the Plan Commission and Common Council, the following criteria shall be applied to the application for such district with specific consideration as to whether or not it is consistent with the spirit and intent of this Chapter, is consistent with the policies of the City development plan, has been prepared with professional advice and guidance and produces significant benefits in terms of environmental design:

- (a) **Character and Intensity of Land Use.** In a Planned Unit Development District, the uses proposed and their intensity and arrangement on the site shall be of a visual and operational character which:
  - (1) Are compatible to the physical nature of the site with particular concern for preservation of natural features, tree growth and open space.
  - (2) Would produce an attractive environment of sustained aesthetic and ecologic desirability, economic stability and functional practicality compatible with the general development plans for the area as established by the community.
  - (3) Would not adversely affect the anticipated provision for school or other municipal services.
  - (4) Would not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it.
- (b) **Economic Feasibility and Impact.** The proponents of a Planned Unit Development District application shall provide evidence satisfactory to the Plan Commission and Common Council of its economic feasibility, of available adequate financing and that it would not adversely affect the economic prosperity of the City or the values of surrounding properties.
- (c) **Engineering Design Standards.** The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for storm water drainage or other similar environmental engineering consideration shall be based on standards necessary to implement the specific function in the specific situation, provided, however, in no case shall standards be less than those necessary to insure the public safety and welfare as determined by the City designated engineer.
- (d) **Preservation and Maintenance of Open Space.** In a Planned Unit Development District, adequate provisions shall be made for the permanent preservation and maintenance of "open space" either by private reservation or dedication to the public.
  - (1) In the case of private reservation, the open area to be reserved shall be protected against building development by conveying to the City as part of the conditions for project approval an open space easement over such open areas restricting the area against any future building or use except as consistent with that of providing landscaped open space for the aesthetic and recreational satisfaction of the surrounding residences. Buildings or uses for noncommercial, recreational or cultural purposes compatible with the open space objective may be permitted only where specifically authorized as part of the development plan or, subsequently, with the express approval of the Common Council following approval of building, site and operational plans by the Plan Commission.

- (2) The care and maintenance of such open space reservations shall be assured by establishment of appropriate management organization for the project. The manner of assuring maintenance and assessing such cost to individual properties shall be included in any contractual agreement with the City and shall be included in the title to each property.
  - (3) Ownership and tax liability of private open space reservations shall be established in a manner acceptable to the City and made a part of the conditions of the plan approval.
- (e) **Implementation Schedule.** The proponents of a Planned Unit Development District shall submit a reasonable schedule for the implementation of the development to the satisfaction of the Common Council, including suitable provisions for assurance that each phase could be brought to completion in a manner which would not result in an adverse effect upon the community as a result of termination at that point.