

Preliminary Development Plan Review Criteria Note Sheet

Recommendations and decisions on a proposed Preliminary Development Plan must be based on consideration of the criteria listed in Section 14-703-05-H:

1. Consistency with the Comprehensive Plan

2. Consistency with the PUD Standards of Section 14-902, including the statement of purpose

3. The nature and extent of the common space in the PUD

4. The reliability of the proposals for maintenance and conservation of common open space

5. The adequacy or inadequacy of the amount and function of the common open space in terms of the densities and dwelling types proposed in the plan

6. The extent to which the proposed use will adversely affect the capacity of safety portions of the street network or present parking problems in the vicinity of the property. Whether adequate provision for public services, provides adequate control over vehicular traffic, and furthers the amenities of light and air, recreation and visual enjoyment

7. The extent to which the proposed use will have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area

8. Whether potential adverse impacts have been mitigated to the maximum practical extent

9. Whether the preliminary development plan represents such a unique development proposal that it could not have accomplished through use of (non-PUD) conventional zoning regulations

10. The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the PUD in the case of a plan that proposes development over a period of years
