

# Planning Board Special Permit Decision Checklist

## FINDINGS

<b>Part K: PUD Preliminary Determination</b>
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### Section 12.35.2

Within twenty-one (21) days after the public hearing, the Planning Board shall make a determination concerning the Development Proposal. If the Planning Board approves the Development Proposal or conditionally approves the Development Proposal with recommendations for modifications, then the developer must submit a Final Development Plan as specified in Section 12.36. If the Planning Board disapproves the Development Proposal then the application for a Special Permit to construct a PUD shall be denied. If the Planning Board makes no decision within the specified time limit, then the Development Proposal shall be considered approved and the developer shall prepare a Final Development Plan.

### Findings

“After review of the application documents and other documents submitted to the Board, testimony taken at the public hearing and review and consideration of the [*PUD special permit application documents*], the Board finds that the Development Proposal.”

1. Conforms to the General Development Controls set forth in Section 12.50;
2. Conforms to the development controls set forth in the specific PUD;
3. Conforms to adopted policy plans or development guidelines for the portion of the city in which the PUD district is located;
4. Provides benefits to the city that outweigh its adverse effects; in making this determination the Planning Board shall consider the following:
  - (a) Quality of the site design, including integration of a variety of land uses, building types, and densities; preservation of natural features; compatibility with adjacent land uses; provision and type of open space; provision of other amenities designed to benefit the general public;
  - (b) Traffic flow and safety;
  - (c) Adequacy of utilities and other public works;
  - (d) Impact on existing facilities with the city;
  - (e) Potential fiscal impacts.

## **12.50 – General Development Controls**

1. The PUD minimum Development Parcel size is met, or the Planning Board permits a reduction.
2. All new roadways conform to the standards established by the Traffic, Parking and Transportation Department:
  - (a) New roadways meet the Minimum Standards for Acceptance of Existing Private Ways as Public Ways as adopted by the Planning Board if they are to be accepted by City.
  - (b) Design of circulation pattern is prepared in accordance with “Recommended Practices for Subdivision of Streets”.
3. All improvements on the site are constructed according to criteria established by appropriate city agencies.
4. Non-vehicular circulation areas are landscaped in an appropriate manner.
5. Development conforms to all environmental standards concerning noise, air quality, radiation and radioactivity.