

## Sec. 117-175. - Approval criteria.

- (a) *Preliminary development plan.* The following criteria shall serve as conditions that should generally be satisfied before the approval of the preliminary development plan:
- (1) The PD district and preliminary development plan is consistent with the adopted city land use plan and comprehensive plan;
  - (2) The proposed uses will have a beneficial effect on the community;
  - (3) The internal streets and primary and secondary roads that are proposed properly interconnect with the surrounding existing road network;
  - (4) The site will be accessible from public roads that are generally adequate to carry the traffic that will be imposed upon them by the proposed development and the streets and driveways on the site will be adequate to serve the residents or occupants of the proposed development;
  - (5) The minimum common open space areas have been designated and shall be duly transferred to a legally established homeowners association, where applicable, or have been dedicated to city or another public or quasi-public agency as provided in section 117-171.
  - (6) The preliminary development plan is consistent with the intent and purpose of this division.
  - (7) The preliminary development plan has been transmitted to all other agencies and departments charged with responsibility of review.
- (b) *Final development plan.* The following criteria shall serve as conditions that should generally be satisfied before the approval of the final development plan:
- (1) Appropriate arrangements with the applicant have been made to ensure the accomplishment of the public improvements and reservation of common open space as indicated on the preliminary development plan and final development plan. If deemed necessary by the MAPC or city council during the preliminary development plan process, this assurance may require that the MAPC or city council hold a performance bond to ensure the successful and proper completion of all public improvements.
  - (2) The proposed detailed final development plan for the individual sections of the overall PD district is consistent in contents, building location, as applicable, land uses, densities and intensities, yard requirements, and area and frontage requirements, with the approved preliminary development plan, the city land use plan, and the comprehensive plan.
  - (3) Each individual phase of the development can exist as an independent unit that is capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective can be obtained.
  - (4) That any part of the planned development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved; or if approved by the planning commission, left in its natural state.
  - (5) That any exception from the design standards provided in the PD district is warranted by the design and amenities incorporated in the detailed final development plan.
  - (6) That the internal streets and thoroughfares proposed are suitable and adequate to accommodate the anticipated traffic within and through the development.
  - (7) That the detailed final development plan is consistent with the intent and purpose of this chapter.
  - (8) The final development plan has been transmitted to all other agencies and departments charged with responsibility of review.

(Zoning Ord., § 14.20.04.11; Ord. No. 07-13, § 1, 5-1-2007)