

Section 4.3 Minimum Eligibility Criteria

A. The following minimum eligibility criteria shall be met in order for PUD approval:

1. Recognizable and Substantial Benefit: The PUD shall result in a recognizable and substantial benefit to the ultimate users of the project and to the community. Such benefit must otherwise be unfeasible or unlikely under the regulations of other Districts.
2. Availability and Capacity of Public Services: The proposed type and intensity of use shall not result in an unreasonable burden on the availability and use of existing public services, facilities, and utilities.
3. Compatibility with the Master Plan: The proposed development shall be in accordance with the goals and policies of the Lake Township Master Plan.
4. Compatibility with the PUD Intent: The proposed development shall be consistent with the intent and spirit of Section 4.1.
5. Economic Impact: The proposed development shall not impede the continued use or development of surrounding properties for uses permitted on such properties.
6. Unified Control of Property: The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance and the specifications of the PUD approval.