

**CHAPTER 16****PLANNED RESIDENTIAL DEVELOPMENT (PRD)***(Amended 08/14/18; 07/28/20)*

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**Section. 16.010. Purpose.**

A Planned Residential Development (PRD) may be allowed at the discretion of the Planning Commission and City Council in any agricultural or residential district by complying with the provisions of this Chapter. The Planned Residential Development provisions of this Code are an overlay zoning district provision to allow design flexibility in the development of lands within the City, the placement of buildings on lots and development areas, and to encourage the realization of several potential public benefits. The intent is to:

- A. provide flexible development options where the standard lot pattern is not practical or desirable due to physical constraints;
- B. provide flexibility in architectural design, placement of buildings, use of open space and outdoor living areas, provision of circulation facilities and parking, and related site and design considerations;
- C. promote the preservation of open and natural areas;
- D. allow for common open areas within a development area while still achieving the density of the base zone;
- E. support reductions in development costs and ongoing maintenance costs;

F. provide for efficient use of public services and improvements;

G. encourage and preserve opportunities for energy efficient development; and

H. promote an attractive and safe living environment.

**Section 16.020. Description.**

A Planned Residential Development (PRD) is a site plan or subdivision area containing houses and dwelling units with some or all of the lots reduced below the minimum lot sizes required by the zoning district, but where the overall project and site area meets the density standard of the zoning district. These projects require that the planning for lots and the locations of houses and dwellings be achieved in a coordinated, functional and unified manner. Because the exact location of each house or dwelling is determined during the review and approval phases, greater flexibility in development standards is possible while assuring that the character of the underlying district is maintained.

**Section 16.030. Allowed Uses.**

Planned Residential Developments allow all of the uses that are allowed in the underlying zone by right, or as a conditional use, with appropriate conditions.

**Section 16.040. Requirements for Planned Residential Development Projects.***(Amended 4/11/00; 08/13/02; 12/08/15; 09/08/20)*

- A. Qualifying Districts. Planned Residential Developments may be allowed at the discretion of the Planning Commission and City Council in all agricultural and residential districts within the City with a minimum area requirement of ten acres.
- B. Procedure for Approval. Planned Residential Developments are allowed subject to the requirements of this Chapter and the site plan and subdivision requirements, review, and procedures as contained in this Code.
- C. Density. The overall project may not exceed the density allowed by the underlying zoning district plus any additional density bonus allowed at the discretion of the Planning Commission and City Council.
- D. Calculation of Density. The number of dwelling units allowed in a Planned Residential Development is to be calculated in the following manner:

1. The following areas shall be subtracted from the gross site area to determine net usable area:
    - (a) areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code;
    - (b) the area of any perennial channels, measured from top of bank to top of bank of the flow channel;
    - (c) existing public streets, any areas of additional right-of-way required to comply with the Lehi City Master Transportation Plan; and
    - (d) areas to be set aside for public buildings or institutional uses including churches and schools.
  2. Net usable site area shall be multiplied by the density allowed by the underlying zoning district as established in Table 05-040-A to identify the maximum number of allowed units.
  3. Density for areas in the 100-year flood plain as shown on the FEMA Flood Insurance Rate Maps shall be as determined by the Planning Commission and City Council on a case-by-case basis at the time of Concept Plan approval.
  4. If the Planned Residential Development is located in more than one zoning district, the total allowed number of units shall be calculated by adding the number of units allowed by each zoning district. However, the dwelling units may be placed without regard to district boundaries, provided the total units do not exceed that allowed by the underlying zoning districts.
- E. Density Bonus Amenities: The list below represents items for which a density bonus may be granted subject to Planning Commission and City Council approval. Other items not included in this list may be considered for a density bonus on a case by case basis.
1. Active Recreation: master planned trails, swimming pools, sports courts, tennis courts, pickleball courts, splash pads, clubhouse, trails, pedestrian bridges, and other similar amenities beyond those required.
  2. Pedestrian and Bicycle Enhancements: raised planters, bulb-outs or curb extensions, pedestrian plazas, additional bike lanes or facilities not already required.
  3. Additional Open Space: beyond the required 20 percent.
  4. Improvements to Master Planned Infrastructure: master planned roads, utilities, trails, property for civic buildings, or other similar items.
- F. Lot Sizes. There shall be no minimum lot size requirement of area, width, or depth. However, lot sizes shall be adequate to promote compatibility with adjoining activities on and off the development site as determined by the Planning Commission and City Council.
- G. Housing Types Allowed. Allowed housing types shall be consistent with the types of housing allowed by the underlying zoning district. The proposed locations for all houses and dwelling units, or building envelopes for all structures, shall be shown on the plat or site plan in enough detail so that compliance with the required development standards is assured.
- H. Building Setbacks. Along the perimeter of the development site or project area, all development shall meet the building setback standards of the underlying zoning district. Within the site, building setbacks and separation shall be established as part of the preliminary development plan approval by the reviewing and approval bodies of the City sufficient to promote a functional, attractive, and compatible development. Setbacks may be reduced but shall be sufficient to allow for the installation of all required public utilities.
- I. Height. The height limit of the underlying zoning district shall apply.
- J. Required Open Space. At least 20% of the total Planned Residential Development site shall be devoted to open space as defined in Chapter 39 of this code, or payment in lieu of open space provided. Additional density may be authorized for the provision of open space greater than the required 20% minimum. Open Space proposed for dedication may be received by the City at the discretion of the City Council. All open space shall be in common ownership, city ownership, or held in a form acceptable to the City to guarantee public access.
- K. Open Space Design.
1. The required open space shall be landscaped with sod and irrigation sprinklers and a minimum 25% of the proposed open space shall

be water wise landscaping as defined in Chapter 39 of this Code.

2. Trees shall be provided within the open space at a rate of ten trees per acre of provided open space. Deciduous trees shall be a minimum 2" caliper and coniferous trees shall be a minimum six feet in height.

3. Detention and retention basins shall not be counted toward meeting the minimum open space requirement. Open space design and location issues shall be kept separate and independent of drainage issues.

L. Location of Open Space. The location of open space conserved through clustered residential development shall be consistent with the policies contained in the General Plan Parks, Open Space, and Recreational Facilities Element. Required open space areas shall be contiguous, not a collection of remnants, and the majority of residential lots or units within the PRD shall abut the open space. Yard areas within lots shall not be counted toward meeting the minimum open space requirement.

#### **Section 16.050. Combined Planned Residential Development and Subdivision Applications Permitted.**

A subdivision plat may be approved concurrently with the approval of the Planned Residential Development. To do so, the applicant must request preliminary plat approval concurrently with the Planned Residential Development approval. The combined Planned Residential Development and subdivision application shall be subject to the review and appeal procedures and the subdivision procedures and requirements of this Code.

#### **Section 16.060. Approval Process.**

Planned Residential Developments (PRDs) are to be reviewed in a three-step process: Concept Plan, Preliminary Plat, and Final Plat.

A. Concept Plan. The Concept Plan gives the applicant, staff, Planning Commission, and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meetings to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for the layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat. Overall

density of the proposed PRD will be discussed as part of the Concept Plan; however, the total density of the PRD shall be established as part of the preliminary plat approval. Sections 11.010 – 11.040 of the Development Code identify the requirements for Concept Plan.

B. Preliminary Plat. The Preliminary Plat examines items such as density, including the number, type, and location of all dwelling units and other associated structures, parking, impact on surrounding areas, adequacy of services, project amenities, and plan for service improvements, consistent with the preliminary subdivision requirements of this Code. Preliminary approval shall only be granted when there is a reasonable certainty that the Planned Residential Development will fulfill all requirements of this Code for subdivision approval. The preliminary application requirements for a Planned Residential Development are those identified for a preliminary subdivision plat as identified in Section 11.070.

C. Final Plat. Review of the final plat is an administrative and technical matter. The applicant shall submit the detailed and technical information necessary to demonstrate that all City standards, requirements, and conditions have been met. Approval shall only be granted if the final plat is in conformance with the preliminary approval and the requirements of the City for final subdivision plat approval as identified in Section 11.120 have been met.

#### **Section 16.070 Application Requirements.**

*(Amended. 1/13/04)*

Applications for preliminary and final plat review and approval shall contain all information required by the City for subdivision approval as required in Chapter 11, as well as the following:

A. A statement of how the purpose and intent of this Chapter will be achieved by the proposed Planned Residential Development (PRD). The statement shall include sketches or illustrations of the proposed character of the development, including architecture of buildings and a description of how the development will relate to surrounding land uses. The statement shall also include a description of existing neighborhood features and neighborhood and community amenities to be provided by the development.

B. A summary report identifying the different land uses, including the amount of land for housing, open areas, streets, and parking; the number and type of housing units; and a statement of how necessary services will be provided.

**Section 16.080 Approval Criteria.**

The preliminary plat can be approved if the review and approval body finds that all of the following approval criteria have met:

- A. The plat fulfills the purposes for Planned Residential Developments;
- B. The plat meets all the requirements of this Chapter and all other applicable Chapters, particularly the development standards as contained within this Code;
- C. There is a certainty that the applicable development standards and service standards will be met;
- D. Adequate public facilities exist or can be provided to serve the proposed Planned Residential Development; and
- E. The proposed Planned Residential Development provides greater amenities for residents of the City and efficiency in the provision of City services than would be achieved by a conventional development pattern.

**Section 16.090. Provision of Services.**

*(Amended 1/13/04)*

It is the responsibility of the applicant to provide all service facilities necessary for the functioning of the Planned Residential Development consistent with the requirements generally imposed on subdivision or site plan approvals. All services shall be provided at no cost to the public.

**Section 16.100. Certificates of Occupancy.**

Certificates of occupancy will not be issued unless all improvements and conditions of approval have been fulfilled to the satisfaction of the City Engineer and Chief Building Official, or the applicant has filed a guarantee with the City to ensure completion and warranty of all required improvements and conditions.

**Section 16.110. Maintenance of Common Areas.**

Unless dedicated and accepted by the City, an enforceable maintenance agreement for any common-owned areas shall be created and recorded. The agreement shall be approved by the City Attorney to assure that the City's interests are maintained and protected.

**Section 16.120. Phased Development Procedures.**

An applicant may submit a preliminary subdivision plat or preliminary site plan for the entire Planned Residential Development area that proposes phased final subdivision plats or phased final site plans. However, dedication of open space as required by Section 16.040(I) shall be required for the entire Planned Residential Development at the time of final subdivision approval of the first phase of the Planned Residential Development area.

**Section 16.130. Amendments to the Development Plan.**

Applicants may be granted revisions to approved preliminary or final Planned Residential Development plans. Requests for revisions shall be submitted in writing to the City. Changes and amendments to approved preliminary and final Planned Residential Development plans shall be processed following the same procedure as the original review and approval unless they are determined to meet the standards for a Minor Revision as identified in Section 14.020 of this Code.