

CHAPTER 17

PLANNED UNIT DEVELOPMENTS

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Section 17.010. Purpose and Intent.

(Amended 2/27/01)

A Planned Unit Development may be allowed at the discretion of the Planning Commission and City Council in any zoning district by complying with the provisions of this Chapter. No permit shall be issued for a Planned Unit Development unless and until the following requirements have been met. The intent of allowing Planned Unit Developments in certain districts within the city is:

- A. To encourage the construction of affordable housing units within the City under conditions and requirements that will insure development of residential environments of sustained desirability and stability;
- B. To permit development of housing and commercial projects within residential or commercial districts which are characterized by a harmonious grouping of attractive buildings situated on spacious surroundings and landscaped with well kept lawns, trees and shrubs; and
- C. To allow more flexibility in the location of buildings on the land, the grouping of open spaces and the number of dwelling units in one building.
- D. To improve the overall quality of the built environment, maintain property values, and enhance the image of Lehi City and the character of its major corridors that serve as primary access into and through the City.

A Planned Unit Development is intended to be an "overlay district" in that the proposed use must be consistent with the zoning district in which it is proposed as to the requirements of density, use and purpose.

Section 17.020. Approval Process.

(Amended 2/27/01; 08/13/02)

A. Planned Unit Development (PUD) projects are to be reviewed in a three-step process – Concept Plan, Preliminary Plat and Final Plat.

1. 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 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 PUD will be discussed as part of the Concept Plan; however the total density of the PUD shall be established as part of the preliminary plat approval. Section 11.010 – 11.30 of the Development Code identifies the requirements for Concept Plan.

2. 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 will only be granted when there is a reasonable certainty that the PUD will fulfill all requirements of this Code for subdivision approval. The preliminary application requirements for a PUD are those identified for a preliminary subdivision plat as identified in Section 11.060.

3. Final Plat. Review of the final plan is an administrative and technical matter. The applicant must submit the detailed and technical information necessary to demonstrate that all City standards, requirements, and conditions have been met. Approval will only be granted if the final plan is in conformance with the preliminary approval and the requirements of the City for final subdivision plat approval as identified in Section 11.110 have been met.

B. The City Council may require a subdivision or residential project to be processed as a Planned Unit Development if the subdivision or residential project includes contiguously owned property larger than 10

acres; contains more than twenty five (25) lots or residential units; or is located adjacent to a master planned arterial or collector road.

Section 17.030. Application Requirements.

In addition to the requirements for a preliminary and final subdivision plat and preliminary and final site plan, whichever is applicable, as contained in this Code and the Lehi City Design Standards and Public Improvements Specifications, a Planned Unit Development application shall provide the following information:

1. Preliminary architectural drawings and elevations of all dwellings, structures and other buildings.
2. Site plans of sufficient detail showing all buildings, structures, parking areas, open space areas identifying the locations of all buildings, structures, roadways and other private and public improvements.
3. Tables showing the total number of acres in the proposed development and percentage designated for each of the proposed types of uses including off-street parking, streets, parks, playgrounds, schools and churches.
4. Tabulations of the overall density for all residential and nonresidential uses and any other data that the reviewing bodies may require.

Section 17.040. Development Standards.

(Amended 4/11/00; 2/27/01; 08/13/02; 11/18/03; 12/08/15)

All Planned Unit Developments shall conform to the following standards and requirements:

A. Qualifying Districts. Planned Unit Developments may be allowed at the discretion of the Planning Commission and City Council in all agricultural and residential districts within the City. To ensure that PUD projects are able to achieve the purposes stated in Section 17.010, and to ensure that projects are large enough to support a private homeowners association, property management agency or corporation responsible for maintenance of open space, all Planned Unit Developments shall have a minimum area requirement of ten (10) acres. Exceptions may be allowed for infill projects at the discretion of the Planning Commission and City Council. However it is still the burden and responsibility of the applicant to demonstrate that the purposes of this chapter can be met, and that the adequate guarantees can be made for

the maintenance of all required open space and common areas. For the purposes of this section, an infill project is defined as the development, or redevelopment within an existing developed area where street networks, utilities and other infrastructure are already present as opposed to starting with raw land in a relatively undeveloped or pristine area.

B. Ownership. The area proposed for the Planned Unit Development shall be in one ownership, or if in several ownerships, the application for the permit shall be filed jointly by all of the owners of the property included in the plan.

C. Designer/Engineer. The plan for the Planned Unit Development must be prepared by a designer, architect or civil engineer licensed to practice in the state of Utah.

D. 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.

E. Calculation of Density. The number of dwelling units allowed in a Planned Unit Development is to be calculated in the following manner.

1. The following area(s) 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.
 - (d) Areas to be set aside for public buildings or institutional uses such as churches and schools.
2. Net usable site area is 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 calculated at a rate of one (1) unit per five (5) acres regardless of the density allowed by the underlying zone.

4. If the Planned Unit Development is located in more than one zoning district, the total allowed number of units is 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.

F. Lot Sizes. The dwellings may be situated in one building or buildings may be clustered. Individual lot sizes may be reduced below the requirements of the district in which the development is located. The remaining land not within individual lots shall be set aside for parks, playgrounds, open space or other open areas.

G. Required Open Space. For all Planned Unit Developments not less than ten percent (10%) of the gross area of the project site shall be set aside for the use of the occupants for parks, playgrounds, open space or other open areas. All areas required for vehicular access, parking areas, and land which is otherwise required to comply with the minimum yard requirements around buildings, shall not be included in computing the area required for parks, playgrounds or other open space areas.

H. Open Space Design.

1. The required open space must be landscaped with sod and irrigation sprinklers and a minimum twenty percent (20%) of the proposed open space must be xeriscaped as defined in Chapter 38 of this Code.

2. Trees must be provided within the open space at a rate of two (2) trees per acre of provided open space. Deciduous trees must be a minimum 2" caliper and coniferous trees must be a minimum six (6) feet in height.

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

I. Location of Open Space. The location of open space conserved through a Planned Unit 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 PUD should abut the open space. Yard areas within lots shall not be counted toward meeting the minimum open space requirement.

J. Open Space Adjacent to Arterial Roads. In such instances where a Planned Unit Development is required for projects adjacent to a master planned arterial road, the area between the property line/ROW line and the required decorative fence shall be enlarged and landscaped as part of the required open space. The enlarged parkway area will be counted towards meeting the minimum open space requirement and shall include decorative fencing, street tree plantings and other applicable improvements required in the Lehi City Design Standards and Public Improvement Specifications Manual. The landscaped area may also include shrubs, rocks, flowerbeds and ground cover. Maintenance of the landscaped parkway shall be insured by the developer/owner by means of a property management agency or by establishing a private association or corporation responsible for such maintenance, which shall levy the cost thereof as an assessment on the property owners within the Planned Unit Development.

K. Utilities. All buildings shall be served by public sewer and water systems and shall conform to the requirements of the Lehi City Design Standards and Public Improvement Specifications.

L. Compatibility. Wherever the Planned Unit Development site is adjacent to or contiguous with to a lower density residential or agricultural district, then for that portion of the Planned Unit Development site adjacent to or contiguous with the lower density residential or agricultural district, all yard and setback requirements of the adjacent or contiguous zoning district shall apply.

M. Landscaping. All areas not covered by buildings, or by off-street car parking areas or driveways, shall be planted in lawn, trees and shrubs, or otherwise landscaped and maintained in accordance with an approved landscape plan. All required front yard and side yard areas which are adjacent to a public street shall not be used for automobile parking areas, except for permitted driveways, but shall be landscaped and maintained with lawns, trees and shrubs, or other landscape materials.

N. Design Standards and Conditions. Design standards and conditions of development approval in

addition to those required by the underlying zoning district may be required as conditions of approval, by the Reviewing Departments, Planning Commission and City Council when deemed necessary to insure that a Planned Unit Development will be compatible with adjoining or nearby uses.

Section 17.050. Architectural Standards.

(New 8/12/03)

A. Purpose. These architectural standards and criteria are intended to provide high quality neighborhoods that are aesthetically attractive and desirable places to live. The standards require variations in neighborhood appearance, a sense of individuality for each home, and street scenes that function well and have visual interest. In making neighborhoods a more attractive and desirable place to live, the City hopes to increase neighborhood longevity, create a greater sense of community pride, and provide a high quality of life for Lehi's citizens.

B. Product Mix. Each PUD project shall provide a variety of home styles to insure a diverse and interesting street scene. Neighborhoods that have nearly identical homes and streets without variation in product placement and form are not allowed. In order to ensure that the neighborhood is non-repetitive, the same home elevation or homes with the same color scheme shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another.

C. Corner Lots. Attention should be paid to corner lots. At least one home plan per neighborhood shall be designed specifically for corner home sites. This home plan is required to include wrap-around architecture to provide visual interest on both the front and corner side yard of the home, and the ability to turn the garage for side entry. An example would be continuing a full-wrap of material accent onto the side façade, adding a wraparound porch, or facing the home on a diagonal towards the intersection.

D. Garages. The home and front yard rather than the garage shall be the primary emphasis of the front elevation. The City encourages house plans where the garage does not extend forward of the main architecture of the home, and also encourages the use of side load/swing-in type garages.

E. Architectural Features. The following architectural features are required for each home within a PUD based on the type of exterior materials used. Houses using siding (vinyl, aluminum, or other) as the

exterior material must incorporate at least 12 of the following architectural features in their design; houses with a combination of siding and hard surface (ie. brick wainscot or hard surface front with siding on side and rear) must incorporate at least 10 of the following architectural features in their design; houses using all hard surface for exterior materials (brick, stucco, stone) must incorporate at least 8 of the following architectural features in their design. The architectural features selected must be appropriate to the architectural style of the home. Prior to issuance of a building permit within an approved PUD, the Chief Building Official shall verify that these architectural standards have been satisfied. The Chief Building Official may request input from the Reviewing Departments, Planning Commission, and City Council as deemed necessary.

- 1. Front Porch (must be at least 4' wide and 4' long – landings and stoops do not count).



- 2. Wrap around porch.



- 3. Decorative gables, curved gables and dormers with 2' x 6' fascia that break up otherwise long, uninterrupted rooflines.



- 4. Hip roof or Dutch hip roof with 2' x 6' fascia.



- 5. 8/12 roof pitch or greater with 2' x 6' fascia.



6. Architectural grade asphalt shingles and wood or simulated wood shake shingles.



13. Attached trellis beneath the garage roof fascia and above garage door header trims.

8. Decorative valance windows in garage door.



14. Overhead detached trellis forward of the garage, spanning the driveway.

9. Arched garage door entry.



10. One large garage door split into two single doors.



15. Decorative front door including wood or simulated wood doors and doors with etched or stain glass windows.



11. Side entry garage with windows in the exterior garage wall that faces the front yard.

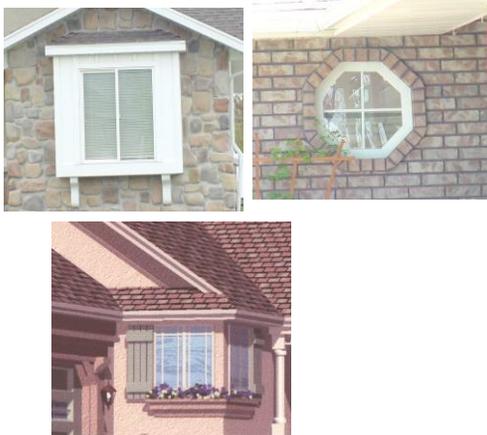


16. Bay or bow window.



12. Full recess garages (with or without a covered breezeway).

17. Oval, octagon or other feature window.



18. Arched window.



19. Oversized window(s) (larger than minimum building code requirement).



20. Decorative Window trim.



21. Decorative shutters and window mullions for all street facing windows (styles other than standard vinyl rectangular shutters are encouraged).



22. Decorative window planter boxes.



23. Pot shelves.



24. Balconies (covered or open).



25. Decorative railings or porch columns.





26. Quoins corners, mullions, or similar decorative trim.



27. Cantilevers “Pop Outs” and setbacks to different parts of the home that break up otherwise long uninterrupted wall planes.



28. Decorative chimney or chimney accents and details



Section 17.060. Guarantees.

(Amended 2/27/01)

A. Adequate guarantees, acceptable to the City, must be provided for the permanent preservation and maintenance of park, playground, and other open

space areas.

B. The city may require the developer/owner to furnish and record protective covenants, which will guarantee the preservation and maintenance of all park, playground and other open space areas or the city may require the creation of a corporation or homeowners association granting beneficial rights to the open space to all owners or occupants of land within the Planned Unit Development.

C. The developer/owner will be required to develop and maintain all park, playground and other open space areas, unless part of, or all of these areas are contiguous to and made part of an existing City maintained park.

D. In the case of private reservations, all park and open space areas shall be protected against any future building development by conveying to the City as part of the condition for project approval, an open space easement over such open areas, restricting the area against any future building or use, except as is consistent with that of providing landscaped open space for the aesthetic and recreational satisfaction of the residents. Building or uses for noncommercial, recreational or cultural purposes, compatible with the open space objectives, may be permitted only with the express approval of the City, and the receipt of all necessary approvals, licenses and permits.

E. The maintenance of all private park and open space areas shall be insured by the developer/owner by establishing a private homeowners association, property management agency or corporation responsible for such maintenance which shall levy the cost thereof as an assessment on the property owners within the Planned Unit Development. Ownership and tax liability of private park and open space reservations shall be established in a manner acceptable to the City and made a part of the conditions of the Planned Unit Development approval.

Section 17.070. Amendments to an Approved Planned Unit Development.

Amendments to an approved Planned Unit Development may be permitted by following the procedures required for the original approval and upon the filing of a petition with the City by at least two-thirds (2/3rds) or more of the property owners within the Planned Unit Development area.