

**CHAPTER 06****PLANNED COMMUNITY ZONE (PC)***(Amended 1/25/00; 09/13/16; 05/22/18; 07/28/20)*

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**Section 06.010 Purpose and Intent.**

A. The intent of the Planned Community (PC) Zone and this Chapter is to provide for the implementation of the Lehi City General Plan. The standards for development contained herein are intended specifically to accomplish the following purposes:

1. allow the City to encourage and facilitate more detailed and specific planning and analysis for certain areas of the City;
2. establish provisions and requirements which enable the City to address unique areas of the City or where other characteristics exist that warrant a comprehensive set of land use policies and standards which will encourage an efficient and imaginative development pattern;
3. provide an opportunity for flexibility from the constraints of traditional zoning and allow for development on a performance basis, with higher density and intensity of uses achieved as higher quality development and performance standards are implemented within the zone; and
4. provide a consolidated and structured framework for the processing of preliminary and final subdivision plats, preliminary and final site plans,

and other permits and licenses required by this Code.

B. An application for approval of a PC Zone is a request by the applicant for additional flexibility beyond that allowed by the traditional zones within the City. It is the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that the proposed PC Zone is preferable to traditional zoning. Approval for use of the PC Zone lies at the discretion of the City Council.

**Section 06.020 Planned Community Description.**

A. Each PC Zone shall include a cohesive mixture of land uses, including commercial or business park uses, which will provide services and employment opportunities to residents within the community. Residential uses shall provide a range of housing types and densities to accommodate a variety of age and income groups and residential preferences, so that the community's demographic diversity is maintained. Commercial uses shall focus on retail services for the residents of the community and must include a unifying design theme which compliments the residential areas. Residential and commercial land uses shall be integrated to promote a walkable, sustainable community.

B. Development shall promote creative lot configuration with usable public and private recreation areas, parks, trails and open space with assurance of maintenance. Preservation of open space and critical environmental areas is required through the use of clustering and other innovative development options where a standard lot pattern is not practical or desirable due to physical constraints.

**Section 06.030 Design Compatibility.**

A. Development within a PC Zone shall promote attractive, unified architectural design. Development shall be planned as one complex land use with a common architectural design theme that provides variety within a context of architectural compatibility, rather than an aggregation of individual, unrelated buildings located on separate, unrelated lots.

B. In order to ensure that development within the PC Zone is compatible and meets the purposes of this chapter, the Planning Commission may recommend and the City Council may require that certain design guidelines be employed as part of the approval of an Area Plan for a PC Zone. The design guidelines may include, but are not limited to, architectural controls,

colors, materials, building mass, innovative design of buildings and access, and any other features deemed appropriate by the City Council. As part of the design guidelines for any PC Zone, each single family detached or attached dwelling shall include, as a minimum standard, an enclosed one car garage.

**Section 06.040 Minimum Eligibility Requirements.** (Amended 12/14/04)

A. The establishment of a PC Zone shall require a minimum area of 40 contiguous acres.

B. At the discretion of the Planning Commission and City Council, projects with a total acreage of over 220 acres may include a noncontiguous area if both of the properties are under one ownership or control, the noncontiguous area is 40 acres or larger, and the noncontiguous area is located not farther than 1,500 feet from the larger portion of the project.

**Section 06.050 Allowed Uses.**

Any use identified as a permitted or conditional use in Tables 05-030A, 05-030B or 05-030C, or other use proposed by the applicant, may be an allowed use in the PC Zone; however, each requested use shall be authorized through an Area Plan which has been approved and adopted by the City Council pursuant to the provisions of Chapter 15, Area Plans, of this Code. Proposed uses shall be reviewed for compatibility within the PC Zone as well as compatibility with allowed uses in adjacent zones.

**Section 06.060 Procedures for Establishment of Planned Community Zone.** (Amended 7/28/09; 11/15/11)

A. General Plan Amendment. Unless an area has been previously designated as a PC Land Use as part of the Lehi City General Plan Land Use Element, all areas proposed for development as a PC shall require a General Plan Amendment in accordance with Chapter 4, Amendments, of this Code.

B. Concept Plan. Concurrent with any request to amend the Land Use Element of the General Plan to a PC designation, a concept plan shall be submitted. A concept plan shall be approved by the City Council, following Planning Commission and Reviewing Departments' review, prior to property being designated as a PC Land Use.

1. The concept plan shall give the applicant, staff, Planning Commission and City Council an

opportunity to discuss the planned community development prior to the General Plan land use being established, and prior to the preparation of a more detailed Area Plan. The applicant can use the concept plan meetings to ask questions, and receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements for layout of streets, drainage, water, sewerage, fire protection, mitigation of environmental impacts, and similar matters, and the availability of existing services.

2. The proposed density of the planned community development shall be discussed as part of the concept plan; however, the final total density of the planned community development shall be established only as part of the approval and adoption of an Area Plan.

3. The City may also advise the applicant, where appropriate, to discuss the proposed Planned Community with those agencies who must eventually approve those aspects of the development coming within their jurisdiction, including but not limited to, the Alpine School District and the various utility service providers. Neighbors of the proposed Planned Community shall also be consulted to get their views and concerns.

4. The concept plan shall cover the entire area proposed as a PC Zone and shall identify in general terms the following:

- (a) proposed land uses;
- (b) overall layout and locations of uses, including potential civic and religious uses;
- (c) proposed density and intensity of uses and a description of amenities if a density bonus is proposed;
- (d) major infrastructure improvements that may be necessary;
- (e) proposed site-planning standards, including architecture and materials of buildings;
- (f) park areas, open space areas, trails and other community amenities;
- (g) proposed landscaping, buffering, and transitioning treatments;
- (h) location of any critical lands; and
- (i) all other issues that must be addressed to allow a thorough informed review by the Reviewing Departments, Planning Commission and City Council of the proposed concept plan.

5. To accommodate requests for changes to the concept plan, the City may allow the concept plan to be amended. Amendments shall follow the same requirements for initial approval of a concept plan, including review by staff, the Planning Commission and City Council.

6. A concept plan shall be effective for a period of one year from the date of approval by the City Council, at the end of which time an application for a Zoning Map amendment and Area Plan shall have been submitted and under review by the City. If an application for Area Plan approval in conjunction with an application for a Zoning Map Amendment to the PC Zone has not been filed within the one year period, the concept plan shall be void. The City Council may grant an extension of the approval according to the provisions of Section 10.120.

7. Properties designated as a PC Land Use for which the concept plan has become void shall require the applicant to submit a new concept plan for approval, subject to the then existing provisions of this Code and General Plan.

8. Properties designated as a PC Zone on the Lehi City Zoning Map or properties designated as a PC Land Use on the General Plan Land Use map prior to the effective date of this chapter for which a concept plan has not been approved shall require the applicant to submit a concept plan according to these provisions, prior to any application for an area plan or zoning map amendment to the PC Zone.

C. Zoning Map Amendment and Area Plan Approval. Following approval of a General Plan Amendment and review of a concept plan by the City Council, the applicant may prepare a Zoning Map Amendment and an Area Plan pursuant to the provisions of Chapter 4 and Chapter 15 of this Code. The establishment of a PC Zone requires the review, approval and adoption by the City Council, following receipt of a Reviewing Departments and Planning Commission recommendation, of an Area Plan for those properties proposed for a PC Zone. Prior to approval and adoption of an Area Plan, the Reviewing Departments, Planning Commission and City Council shall verify that the planned community development follows the general layout of the concept plan. The Area Plan shall comply as closely as possible with the concept plan, and shall cover at least 40 acres.

#### **Section 06.070 Development Approvals.**

A. Following the establishment of a PC Zone and approval and adoption of an Area Plan by the City Council, the applicant may prepare and submit applications for development approval, including subdivision and site plan approval, pursuant to Chapter 11, Application Requirements, of this Code.

B. If a proposed Area Plan is adopted by the City pursuant to Chapter 15 of this Code, all permits, licenses and development shall comply with the adopted Area Plan. Additionally, developers and builders shall comply with the Lehi City General Plan, the Lehi City Development Code, and all other codes and ordinances of the City unless modified by the adopted Area Plan.

#### **Section 06.080 Allowed Density.** (Amended 4/11/00)

A. The base density for all residential development in the PC Zone shall be based on the current General Plan land use designation(s) or three units per acre, whichever is greater. Density is calculated based on the gross acreage of the entire PC Zone area, including commercial and residential areas, to produce a total number of allowed units. Commercial area equivalent residential units shall be calculated at three units per acre. 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 as well as any existing public streets, any areas of additional right of way required to comply with the Lehi City Master Transportation Plan, and any perennial channels, measured from top of bank to top of bank of the flow channel, shall be excluded from the gross acreage when calculating the base density. Density for any area(s) under existing power transmission lines shall be calculated at 50 percent of the allowed density. Density shall not exceed the overall base density of three units per acre or current General Plan designation(s) unless specifically authorized in an approved Area Plan and in accordance with the density bonus provisions described in this chapter. Units may be applied to the area in a manner which meets the purpose of this chapter, provides a mixture of housing types and configurations, and is subject to the approval of an Area Plan for the Planned Community. Additional density may also be allowed as part of a transfer of development rights from any environmentally sensitive area(s) outside of the proposed Planned Community.

B. The overall average residential density requirement is intended to set a baseline density standard for all residential development, as well as encourage variety, and allow flexibility to respond to changing market conditions. A mix of housing types may be used to achieve this criterion, some high density and some

low density, provided the overall average density is met. For example, a planned community may include a mix of large lot single family units (2 dwelling units per acre), traditional lot single family units (3.5 dwelling units per acre), small lot single family units (5.5 dwelling units per acre), townhouses (8 dwelling units per acre), and apartments (12 dwelling units per acre) combined to meet the overall allowed density.

C. For the purposes of administering this chapter, the Area Plan shall identify and delineate each different residential area as a “sub-area” or “pod”, with an indication of the number of units per acre allowed in each sub-area.

### **Section 06.090 Required Open Space.**

Not less than ten percent of the total gross acreage in a PC Zone shall be devoted to open space as defined in Chapter 39, Definitions, of this Code. The open space shall be landscaped by the developer with a minimum of grass and an underground sprinkling system unless part of a critical environmental or natural area which is to be preserved, and may contain recreation activity areas, picnic pavilions, gazebos, water features, playgrounds, or other landscaped areas. The open space may be held in common, administered by a homeowners association, dedicated to the City upon acceptance by the City Council, or used to provide amenities in the development. Maintenance of the open space is the responsibility of the owner of the development, if held in single ownership, or a homeowners association, if the dwelling units are sold separately, unless dedicated to the City and accepted by the City Council. Public open space shall be dedicated with the first phase of the project. Area(s) under existing power transmission lines included in the required open space shall be given half credit toward open space acreage.

### **Section 06.100 Location of Open Space.** *(Amended 6/13/00)*

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 Planned Community shall abut the open space. Yard areas within lots shall not be counted toward meeting the minimum open space requirement. Detention and retention basins shall not be counted toward meeting the minimum open space requirement unless it can be demonstrated by the applicant that use of the detention and retention areas as part of the open space will not limit the design or placement

of the open space, and will not detract from its usability, subject to Planning Commission review and City Council approval. In general, open space design and location issues shall be kept separate and independent of drainage issues.

### **Section 06.110 Density Bonus.**

Development within a PC Zone is eligible for a density bonus based on additional amenities provided. Density in excess of the base density may be considered for planned communities which satisfy the requirements of one or more of the density bonus amenities listed in this chapter. Each amenity is assigned a potential density bonus figured as a percentage increase in dwelling units. A density bonus shall not exceed 40 percent above the base density.

### **Section 06.120 Density Bonus Amenities.**

A. An applicant for a PC Zone may include one or more of the following amenities in the design of the development and be considered for a density bonus in accordance with this section. Each amenity is followed by a percentage increase in total density for providing the amenity. The maximum density bonus allowed is equal to a 40 percent increase in dwelling units above the base density. If an applicant were to provide all of the density bonus amenities in a planned community, the total would exceed a 40 percent increase in dwelling units. Regardless, the maximum density bonus allowed is equal to a 40 percent increase in dwelling units above the base density. The Planning Commission and City Council shall determine whether the applicant has complied with the necessary requirements for a density bonus as provided in this section.

B. The density increases listed represent the maximum allowed. The Planning Commission may recommend and the City Council is entitled to approve less than the maximum amount listed.

1. Active Recreation. Active Recreational Facilities in addition to required multi-family amenities or master planned trails which are provided for residents of the Planned Community development or the citizens of Lehi City are eligible for a density bonus. Active recreation areas may include swimming pools, sports courts, tennis courts, trails, pedestrian bridges, and other similar amenities. The Planning Commission and City Council may determine the bonus based on the cost of the amenity, its benefit to the residents of the Planned Community, its size, and the number

of amenities in the Planned Community. The allowed density bonus for active recreation may be up to ten percent.

2. Common Buildings or Facilities. Developments which contain buildings or facilities in addition to required multi-family amenities that are constructed for use by the residents of the planned community or citizens of the community for meetings, indoor recreation, receptions, classes, or other similar uses are eligible for a density increase up to a maximum amount of ten percent. The Planning Commission and City Council may determine the bonus based on the cost of the building or facility, its benefit to the residents of the Planned Community, or its size. The common buildings or facilities must be constructed prior to 25 percent of the building permits being issued for the overall development.

3. Civic Sites. Developments which set aside and donate property for civic uses including police or fire satellite stations, municipal buildings, public recreation facilities and other public buildings or facilities are eligible for a density increase. The Planning Commission and City Council may determine the bonus based on the cost and size of the property. The allowed density bonus for active recreation may be up to ten percent.

4. Street Beautification. Planned Communities which incorporate detached meandering sidewalks with grass, shrubs, perennial flowers and trees along all streets of the development with provision for maintenance through a homeowners association or other means acceptable to the City are eligible for up to a five percent density increase.

5. Pedestrian and Bicycle Enhancements. Planned Communities which include additional pedestrian and bicycle amenities not typically required as part of the street improvements are eligible for up to a ten percent density increase. Improvements may include, but are not limited to:

- (a) raised planters
- (b) bulb-outs or curb extensions
- (c) pedestrian plazas – Including a minimum seven hundred fifty (750) square feet with seating areas and tables
- (d) additional bike lanes/facilities not already required

6. Entry Monuments. Planned Communities which provide a landscaped entry sign area for

residential areas, which landscaping will be maintained by an automatic sprinkling system, are eligible for a two percent density increase per entry sign area.

7. Landscaping. Planned Communities which provide completely landscaped front yards maintained by an automatic sprinkling system for all single family dwellings, and installed by developer at time of construction, including grass or other acceptable ground cover, plus at least three one-gallon shrubs and two shade or evergreen trees of at least a two-inch caliper are eligible for up to a two percent density increase.

8. Open Space in Addition to Ten Percent Minimum. Planned Communities which provide either active or passive open space, as defined in this section, in addition to the ten percent minimum requirement for all residential areas, are eligible for a density increase as indicated. Planned Communities which provide an additional ten to 14% open space (20-24% total) are eligible for a two percent density increase. Planned Communities which provide an additional 15 to 19% open space (25-29 percent total) are eligible for a five percent density increase. Planned Communities which provide more than an additional 20% open space (30% or greater total) are eligible for a ten percent density increase. All open space areas shall be maintained by the owner of the project if held in single ownership, a homeowners association if sold separately, or dedicated and accepted by the City for maintenance purposes. All open space areas shall include emergency vehicle access.

9. Water Features. Planned Communities which provide water features, exclusive of any features provided as part of an entry sign area, such as fountains, streams, ponds, or other similar features that are used commonly and are highly visible in the planned community are eligible for a two percent density increase for each separate feature.

10. Theme Lighting. Planned Communities which incorporate a lighting theme into the development such as decorative street lights/lamp posts, lighting along walkways or trails, entrance way lighting, and exterior building lighting in addition to the normal street lighting requirements of this chapter are eligible for a two percent density increase. All theme lighting shall be ap-

proved by the Lehi City Power Department to ensure proper inventory, quality, and maintainability.

11. Design Features. Architecture that is unique, visionary and timeless as determined by the Planning Commission and City Council may be eligible for up to a five percent density bonus.

C. Layouts that exceed the minimum connectivity index and have reduced block and cul-de-sac lengths from those identified in Section 37.050 may be eligible for up to a ten percent density bonus.

### **Section 06.130 Total Density.**

The total density of a Planned Community is determined by multiplying the Base Density of three units per acre and the total percent of density increase earned. In no case will the total density exceed 40% above the base density. For example, if an applicant had a base density of 200 units and earned a 20% density increase, the applicant would be eligible for 240 dwelling units. However, in no case would the applicant be eligible for more than a 40% density increase or 280 dwelling units. The total density of a PC Zone shall be determined at the time of Area Plan approval.

### **Section 06.140 Commercial Development Standards.**

In addition to residential and recreational uses, a PC Zone may provide offices and professional service uses in a planned environment. Where a PC Zone proposes a mix of residential and commercial or business park uses, the following development standards shall apply in addition to any other commercial development standards contained in this Code or the Design Standards and Public Improvement Specifications manual:

A. Building Design. The proposed non-residential structures shall be complimentary to the surrounding architecture in terms of scale, massing, roof shape, and exterior materials. Buildings should be scaled down into groupings of smaller attached structures. Buildings adjacent to single family detached units shall be limited to two stories or 35 feet.

B. Parking. Large expanses of asphalt shall be reduced and broken into smaller parking areas through the use of parking lot landscaping. Parking lots shall include ample landscaping to buffer cars from neighboring properties including the use of berms and landscaped islands.

C. Access and Traffic. Adequate vehicular and pedestrian access shall be provided. A traffic impact study shall be required as part of the Area Plan, to project auto and truck traffic generated by the uses proposed.

D. Roof Design. Rooflines shall blend in with surrounding buildings in a way that promotes an attractive, unified architectural design.

E. Materials. New buildings shall blend with the materials of surrounding buildings in a way that promotes an attractive, unified architectural design.

F. Signage. Signage of the non-residential buildings shall be part of a coordinated signage system for the entire PC development. Signage shall help unify the development and provide a positive image. Natural materials such as wood, stone, rock and metal with external illumination are encouraged. The use of monument signs is also encouraged. Pole signs, billboards and off-premises signs are prohibited. The size and location of signage shall conform to the requirements and design guidelines of Chapter 23, Signs, of this Code.

G. Lighting. Outdoor lighting shall be screened by shields or hoods to prevent glare onto adjacent properties. The intensity of large fixtures shall be reduced by utilizing a larger number of smaller light poles of twelve to 18 feet. Incandescent lights shall be used in pedestrian spaces where quality light is especially important.

H. Buffering. A buffer between residential and non-residential uses within and adjacent to the PC Zone shall be required as per Section 12.080 of this Code. The buffer may include open space areas, pedestrian trails, and landscaped areas, and may be counted toward the open space requirement for the Planned Community.

### **Section 06.150 Variations from Development Code and Design Standards.**

A. In the process of approving an Area Plan for a PC Zone, the Planning Commission may recommend and City Council may approve variations from applicable standards of this Code or the Lehi City Design Standards and Public Improvements Specifications Manual if all of the following conditions are met:

1. that the granting of the variation will not adversely affect the rights of adjacent landowners or residents;

2. that the variation desired will not adversely affect the public health, safety or general welfare; and

3. that the granting of the variation will not be opposed to the general spirit and intent of this Chapter or the General Plan.

B. Any exceptions granted under this section must still allow adequate installation, construction, and operation of all required utilities and infrastructure.

**Section 06.160 City Council Discretion.**

The limitations and standards contained in this Chapter with respect to maximum density, density bonus amenities, and maximum units per acre allowed in any one sub-area or pod represent baseline standards that apply to typical development within the PC Zone. However, there may be special circumstances where there are extraordinary contributions made or the applicant proposes to go beyond the standards required to achieve any given density bonus. In such instances, the Planning Commission may recommend and the City Council is entitled to approve variations from the density limitations. It shall be the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that such an increase or variation is warranted, and that such increase or variation will further the purposes and intent of this chapter.