

CHAPTER 16**PLANNED RESIDENTIAL DEVELOPMENT (PRD)**

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Section. 016.010. Purpose.

A Planned Residential Development (PRD) may be allowed at the discretion of the Planning Commission and City Council in any agriculture 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 area, 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/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/dwellings be achieved in a coordinated, functional and unified manner. Because the exact location of each house/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)*

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 (10) 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 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 including 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 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 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.

E. Lot Sizes. There is no minimum lot size requirement (area, width, or depth). However, lot sizes must be adequate to promote compatibility with adjoining activities on and off the development site as determined by the Planning Commission and City Council.

F. Housing Types Allowed. Housing types allowed are to be consistent with the types of housing

allowed by the underlying zoning district. The proposed locations for all houses/dwelling units, or building envelopes for all structures must be shown on the plat or site plan in enough detail so that compliance with the required development standards is assured.

G. Building Setbacks. Along the perimeter of the development site/project area, all development must meet the building setback standards of the underlying zoning district. Within the site, building setbacks and separation are 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.

H. Height. The height limit of the underlying zoning district applies.

I. Building Coverage. The building coverage standards of the underlying zoning district do not apply to individual lots, or individual development parcels, but these standards do apply to the overall project area. Allowable areas for buildings must be shown on the preliminary and final plat or site plan.

J. Required Open Space. At least 20 percent (20%) of the total Planned Residential Development site must be devoted to open space as defined in Chapter 35 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 twenty percent (20%) minimum. Open Space proposed for dedication may be received by the City at the discretion of the City Council. All open space must be in common ownership, city ownership, or held in a form acceptable to the City to guarantee public access.

K. 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 should abut the open space. Yard areas within lots shall not be counted toward meeting the minimum open space requirement. 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.

Section 16.050. 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 PRD 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 PRD 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 PRD, the Chief Building Official shall verify that these architectural standards have been satisfied. The Chief Building Official may request input from the DRC, 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.



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



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



7. Wood or simulated wood garage door.



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



8. Decorative valance windows in garage door.



9. Arched garage door entry.



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



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



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



16. Bay or bow window.



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 16.060. 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 will be subject to the review and appeal procedures as contained in this Code and the subdivision procedures and requirements of this Code.

Section 16.070. 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 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. Section 11.010 – 11.30 of the Development Code identifies 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 will 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 11.060.

C. 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.

Section 16.080 Application Requirements.

(Amended. 1/13/04)

Applications for preliminary and final plan review and approval must contain all information required by the City for subdivision approval (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 should 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 should 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 16.090 Approval Criteria.

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

A. The plat/plan fulfills the purposes for Planned Residential Developments;

B. The plat/plan meets all the requirements of this Chapter and all other applicable Chapters, par-

ticularly 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 16.100. 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 must be provided at no cost to the public.

Section 16.110. 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 or to ensure completion of all required improvements and conditions.

Section 16.120. Maintenance of Common Areas.

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

Section 16.130. Phased Development Procedures.

Phasing allowed. 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 and/or phased final site plans. However, dedication of open space as required by Section 16-040(J) will be required for the entire Planned Residential Development area at the time of final subdivision approval

of the first phase of the Planned Residential Development area.

Section 16.140. Amendments to the Development Plan.

Applicants may be granted revisions to approved preliminary or final Planned Residential Development plans. Requests for revisions must be submitted in writing to City. Changes and amendments to approved preliminary and final Planned Residential Development plans are processed following the same procedure as the original review and approval unless determined to meet the standards for a Minor Revision as identified in Section 14-020 of this Code.