



# PLANNED UNIT DEVELOPMENT

Application Number

Community & Economic Development | 2277 East Bengal Boulevard | 801-944-7000 | [www.ch.utah.gov](http://www.ch.utah.gov)

<b>Property Address</b>	
<b>Project Description</b>	
<b>Property Owner</b>	
<b>Property Owner Name</b>	
<b>Property Owner Mailing Address</b>	
<b>Applicant (if different from owner)</b>	
<b>Applicant Phone</b>	
<b>Applicant Mailing Address</b>	
<b>Applicant Email</b>	
<b>Zoning Designation</b>	
<b>Overlay Zoning</b>	
<b>Application Date</b>	
<b>Fee Paid</b>	
<b>Owner / Applicant Signature</b>	

(3) copies 24"x36" and a digital copy with PDFs of all plans must be submitted. During the pre-application meeting a staff planner will identify which items are required for submittal. Please note that ALL items check will be required at the time of formal submittal. An application will not be considered complete until all checked items are submitted in an acceptable manner.

## GENERAL

- Application Fee (See Consolidated Fee Schedule for current fees)
- Owner's name, address, and telephone number
- Signed consent form, if applicant is different than property owner
- Pre-printed labels, envelopes and stamps for owners of property within 300 feet
- Comments from pre-application review
- Materials Board
- Current plat map of all areas within 300 feet
- Proposed preliminary plat
- Zoning and General Plan compliance statements

## WRITTEN NARRATIVE

**The project narrative should provide specific details about the proposal in an organized, clear and concise manner. The following minimum information should be included:**

### *Property Description*

- Boundaries and size of property: total gross area, area devoted to street right-of-way and total net area (gross area minus streets)
- Existing and proposed zoning
- Land use and zoning on adjacent and nearby properties
- Overall description of the project, including the project theme and intended character of the development
- Justification for any increase in density and/or land use intensity from the General Plan's land use expectations. Please clearly define how this project exceeds required standards to justify these changes.
- Total number of dwelling units and density

### *Proposed Land Use Development Map*

- Proposed land use development map, including major access points, circulation patterns and general land uses in a bubble diagram format
- Traffic analysis and impact analysis to support the major access points and circulation patterns
- Any proposed phasing plans

### *Land Uses*

- Please identify each proposed land use classification for permitted, conditional and accessory uses
- Lot mix table, including minimum lot dimensions, minimum lot area (sq ft), number of lots, and proposed setbacks for all lots
- Purpose, improvement, ownership, and maintenance of common areas and facilities, and how these areas contribute to the intended character of the development

*Please answer the following questions:*

- How does your proposed development impact environmental resources? How do you plan to preserve these resources?
- What amenities will be provided to the residents living in the PUD?
- What public amenities or benefits are provided to the public as a whole?
- What creative designs are being proposed to accommodate non-motorized modes of transportation?
- How does your proposal conform to applicable elements of the city's General Plan, overlay zones, specific area master plans and the city's overall goals and policies?
- How does your proposed development comply with surrounding development, in terms of density, overall PUD layout, and design?
- How does your design and proposed open space produce a development that is responsive and sensitive to natural features and the aesthetic quality of the community?

#### **SITE DEVELOPMENT PLAN**

- Name of development
- ALTA survey
- Date, graphics scale, and north arrow
- Vicinity map showing the development in context of a larger area
- Assessor's map and parcel number
- Phasing plan
- Existing streets, water courses, easements, and rights of way
- Existing structures within 50 feet
- Existing building footprints and proposed building pads
- Square footage of each use
- Impervious surface calculations
- Open space calculations
- Open space characteristics
- Utility line layout (e.g. water, sewer, power, gas, cable, etc.)
- Topographic information, showing existing and proposed grade at two-foot intervals
- Grading plan
- Storm water calculations
- Drainage and erosion control plan
- Access points, acceleration/deceleration lanes, and vehicular circulation
- Sidewalks, paths, bicycle lanes, and pedestrian circulation
- On-site circulation signage
- Fire hydrants, fire lanes, and no-parking areas
- Trash receptacles and enclosures
- Setbacks and buffer areas
- Statement of ADA compliance
- FEMA flood zone information

## **LANDSCAPE PLAN**

- Planting plan
- Plant schedule
- Irrigation plan
- Tree protection and preservation plan
- Boundary walls (including dimensions, colors, and materials)

## **LIGHTING PLAN**

- Location plan
- Photometric plan (light levels)
- Fixture schedule
- Street lighting plan
- Cut sheets and details of all off-site and on-site lighting

## **STRUCTURES**

- Exterior elevations
- Roof equipment
- Screening and buffering provisions
- Materials
- Colors and materials board
- General architectural design and character of all structures

## **SITE CONTEXT PHOTOGRAPHS**

- Showing the site and the context of surrounding buildings/property (no panoramic photos)
- Taken at the curb and along the property boundaries
- Show adjacent improvements and existing on-site conditions
- Aerial photographs of the site

## **SENSITIVE LANDS (AS REQUIRED BY THE DEVELOPMENT REVIEW COMMITTEE)**

### **WETLANDS**

- Jurisdictional determination
- Application package to the State of Utah
- Wetland boundary survey
- Elevations at high ground and surface water
- Impact analysis
- Wetlands alteration plan and efforts to minimize alteration
- Storm water management and mitigation implementation plan
- Restrictive covenants

**GEOLOGY REPORTS**

- Surface fault rupture hazard study
- Liquefaction investigations and evaluations
- Debris flow hazard study
- Ground water source, riparian corridor and watershed protection
- Slope stability analysis
- Geotechnical report

**HEALTH DEPARTMENT APPROVAL**

- Water and sewer will-serve letters
- Air and water quality

**OTHER ITEMS**

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