

Herriman

Planned Unit Development

Application for a Planned Unit Development (PUD) of a specified piece of property must be submitted to Herriman 21 days prior to the Planning Commission meeting in order to be placed on the agenda for that meeting. **A site development review is required with the City Planner before the concept review is submitted. This meeting should include the design team representing the applicant(19.38.160A).** Please note that the design team must be approved by the Planning Commission.

APPLICATION REQUIREMENTS

Complete the land use application form. In preparing the application be as detailed and specific as possible. Incomplete or inadequate information may result in your application being delayed or possibly denied.

BASIS FOR ISSUANCE OF A PLANNED UNIT DEVELOPMENT

The Planning Commission shall not authorize a Planned Unit Development unless evidence is presented to establish:

- A. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and the community; and
- B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
- C. That the proposed use will comply with the regulations and conditions specified in this title for such use; and
- D. That the proposed use will conform to the intent of the county master plan.

PURPOSE OF A PLANNED UNIT DEVELOPMENT

The purpose of the planned unit development is to allow diversification in the relationship of various uses and structures to their sites and to permit more flexibility in the use of such sites. The application of a planned unit development concept is intended to encourage good neighborhood, housing, or area design, thus ensuring substantial compliance with the intent of the district regulations and other provisions of this title related to the public health, safety and general welfare and at the same time securing the advantages of large-scale site planning for residential, commercial or industrial development, or combinations thereof.

Regulations such as setbacks, lot area, lot width, and lot coverage can be waived or varied to allow for clustering of units. The open space areas created by the clustering are then committed

to common open space within the PUD. These open space areas should incorporate, protect and enhance any amenities naturally existing on the site. Recreational amenities are also essential to provide leisure opportunities to everyone.

PUD's are a conditional use and require Planning Commission approval. According to Herriman's zoning ordinance, a PUD is required to be a minimum of 15 acres.

Please submit a regular subdivision if you are planning to subdivide lots. This may be submitted after your PUD project is approved preliminarily.

SITE DEVELOPMENT REVIEW

Before the Planning Commission reviews a development project, the City Planner will provide a site development review. At this review, staff will provide their recommendations and redline the site plan. This review will address many issues at the beginning of the development process before placing the item on the Planning Commission public meeting; therefore, this review will assist the applicant.

The site development review is held as needed. After staff reviews the project they will make an appointment with the applicant and go over any issues and concerns that may have been addressed.

There is no charge for the site development review.

Please make an appointment with the City Planner concerning the Planned Unit Development before you submit the land use application (including your preliminary site plans). This meeting will help the applicant to understand what planning development standards are required before the first public meeting.

APPLICATION PROCESSING

In regards to engineering, the applicant's engineer instead of the applicant or agent should communicate with the City Engineer during the planning development process. This concept saves time and expense for the City Engineer.

CONDITIONAL USE CONCEPT REVIEW APPLICATION PROCESSING

Herriman provides a concept site plan review process. Conceptual review will be accomplished when the applicant submits the conditional use application (including all applicable information). At this stage, the applicant can submit a schematic sketch of the proposed project. The application and all applicable information necessary for concept review are required to be submitted 21 days prior to the Planning Commission meeting. A notice will be sent to all property owners within 300 feet of the subject property 10 days before the Planning Commission meeting.

A design team is required for all planned development projects. The design team must be reviewed and accepted by the Planning Commission. The team can be presented to the Planning Commission at the Conceptual review stage of the application process, or it can be accomplished in a work session.

The conditional use conceptual review process allows the following: 1) the public to be involved with the proposed project; 2) provides information to the applicant for the preliminary and final approval process; and, 3) prevents the applicant from incurring engineering costs until the preliminary site plans are approved by the Planning Commission.

The planning staff will be in contact with the applicant in the week preceding the Planning Commission meeting in regards to issues and/or conditions that may be placed on the proposed project. If you have any additional information, please feel free to contact staff prior to the Planning Commission meeting.

REQUIREMENTS FOR CONDITIONAL USE CONCEPT SUBMITTAL

- 3 copies of a schematic site plan, if applicable:** the plan can be text as well as drawn.
- Completed Application Form:** signed and notarized!!
- Document verifying proof of ownership:** the current property owner must be the applicant, but may designate an authorized agent to act in his behalf. Proof of ownership should include a Warranty Deed, Trust Deed, or a Quit Claim Deed.

CONDITIONAL USE PRELIMINARY PLAN APPROVAL FOR PLANNED UNIT DEVELOPMENT

At the preliminary stage, copies of the site plans are submitted to various agencies for their review and comment. A copy of the staff recommendation is available 3 working days before the Planning Commission public meeting. If you have any additional information, please feel free to contact the staff prior to this meeting. The preliminary conditional use process determines conditions the Planning Commission and staff may place on the proposed conditional use.

Before submitting the application for preliminary conditional use submittal, the applicant has the option of submitting a site plan to the City Planner. If site plans are submitted, staff will review the plan to be sure that the project is consistent with the Planning Commission conditions determined at conceptual review.

After preliminary conditional use approval, the City Planner will decide when the final conditional use will be placed on the Planning Commission agenda. Work with staff until the plan is complete and concerns or issues are resolved.

After preliminary conditional approval, the applicant will need to submit their engineering plans. Copies of the title sheet, grading, drainage and storm drain calculations, and detail sheet or

references to Herriman's standards and any other written approvals should be submitted to the City.

REQUIREMENTS FOR PRELIMINARY CONDITIONAL USE SITE PLAN SUBMITTAL (FOR PLANNED UNIT DEVELOPMENT)

- 3 site plans which should include the following: parking, easements, right-of-ways, driveways, curbs, gutters, buildings, pedestrian and traffic circulation.**
- 1 Colored Site Plan:**
- 1 Reduced Site Plan 8 ½" x 11"**
- 1 copy of landscaping plans**
- 1 copy of lighting plans**
- 1 copy of topography, drainage and utility layout plans (contours should be delineated at 2' intervals)**

Note: Site plans are to be on a minimum sheet size of 18" x 24", at a scale which suitability fits the paper (a scale is recommended at, 1"= 20', 1" = 30', etc.).

- 1 Building Elevation:**
- 1 Colored Building Elevation:**
- Material Board:** A material board is required for new development unless the Community Development Department waives this requirement. The material board should include colored samples of exterior materials of proposed buildings and structures, including the roof, wall, trim, and any other exterior material features that may be significant. The material board should be 8 ½" x 11" or larger.

The following may be included on the plans. Please present what is applicable for each plan. Example: natural amenities, man-made amenities, sprinkler system and landscaping would be included in the landscaping plan.

- North point, scale and date of drawing.
- Property lines with dimensions, and adjoining streets, right-of-ways, easements, waterways, etc., (within 200' of the PUD).
- Location of curbs, gutters, sidewalks, driveways, loading facilities, entry and exits, parking, etc.
- List calculations for required and proposed parking.
- Landscaping areas as required by ordinance.
- Location and dimensions of all existing and proposed structures, including signs.
- Notes of explanation shall include total square footage of all structures by use.
- Decks, porches, or other parts which extend past normal outline of building.
- Fencing or block walls showing proposed height and materials used.
- Location and height of any overhead power and communication and transmission lines and all utility easements that may affect subject property.
- Proposed use of the building(s) shown on the plot plan.
- Location of exterior existing and proposed lighting standards and devices.
- Any natural amenities such as waterways, or landscape features, etc.
- All proposed lots, numbered and marked with all dimensions.

- All existing and proposed streets within the proposed PUD.
- Location of any proposed public or quasi-public uses such as schools, churches, etc.
- Lighting as required by ordinance.
- Recreation facilities within the proposed PUD.

REQUIREMENTS FOR FINAL SITE PLAN SUBMITTAL FOR PLANNED UNIT DEVELOPMENT

- 3 site plans which should include the following: parking, easements, right-of-ways, driveways, curbs, gutters, buildings, pedestrian and traffic circulation**
- 3 copies of landscaping plans**
- 3 copies of building elevations**
- 3 copies of lighting plans**
- 3 copies of topography, drainage and utility layout plans (contours should be delineated at 2' intervals)**

Note: Site plans are to be on a minimum sheet size of 18" x 24", at a scale which suitability fits the paper (a scale is recommended at; 1" = 20', 1" = 30', etc.). Architectural scale is suggested at 1/8" = 1'.

The following may be included on the plans. Please present what is applicable for each plan. Example: the building elevation plan should display all sides of each type of building proposed on site.

- North point, scale and date of drawing.
- Property lines with dimensions, and adjoining streets, right-of-ways, easements, waterways, etc.
- Location of curbs, gutters, sidewalks, driveways, loading facilities, entry and exits, parking, etc., (within 200' of the PUD).
- List calculations for required and proposed parking.
- Landscaping areas as required by ordinance.
- Location and dimensions of all existing and proposed structures, including signs.
- Notes of explanation shall include total square footage of all structures by use.
- Decks, porches, or other parts which extend past normal outline of building.
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- Location and height of any overhead power and communication and transmission lines and all utility easements that may affect subject property.
- Proposed use of the building(s) shown on the plot plan.
- Location of exterior existing and proposed lighting standards and devices.
- Any natural amenities such as waterways, or landscape features, etc.
- All proposed lots, numbered and marked with all dimensions.
- All existing and proposed streets within the proposed PUD.
- Location of any proposed public or quasi-public uses such as schools, churches, etc.
- Lighting as required by ordinance.
- Recreation facilities within the proposed PUD.

APPLICATION FEES

[] **Planned unit development permit application fees include:**

Residential use

\$1000.00 + \$30.00 per dwelling unit

Commercial - Industrial

\$1000.00 + \$100.00 per acre for the first 20 acres; \$30.00 per acre 21-50 acres; \$10.00 per acre 51+

Engineering review fees

If no subdivision then 4.0 percent of the performance bond

PUBLIC MEETING

The Planning Commission meets the second and fourth Thursday of the month and you must submit your application at least three weeks in advance of the public meeting. The Planning Commission public meeting begins at 7:00 p.m. at 13011 S. Pioneer Street, Herriman, Utah 84096. The property owner or your appointed representative must be present at the public meeting.

A planned unit development conditional use approval expires 24 months from the date the Planning Commission approval is given if the applicant does not obtain a building permit and commence construction or does not obtain a business license.

APPEAL

The final decision of the Planning Commission may be appealed by letter to the Appeals Authority within 10 days after the date of the notice from the Planning Commission.

NEXT PLANNING COMMISSION MEETING _____

FILING DEADLINE _____