



Planned Development As a Conditional Use

OFFICE USE ONLY

Petition No.
Date Received:
Reviewed By:

SALT LAKE CITY PLANNING

Proposed Planned Development Name:

Proposed Number of Units:

Subject property address:

Applicant name:

Applicant Phone:

Applicant Address:

Applicant e-mail address:

Cell/Fax:

Applicant's interest in subject property:

Property owner(s) name:

Phone:

Property owner e-mail address:

Cell/Fax:

If subdivision, provide subdivision engineer:

Phone:

Zoning:

Total Acreage:

County Tax ID ("Sidwell #") for all properties involved:

Date of Update

Type Of Usage

Existing Property Use

Proposed Property Use

Please include with the application:

1. The names and addresses of all property owners located within 450 feet of the subject parcel(s). The name, address, and Sidwell number of each property owner must be typed or clearly printed on gummed mailing labels. Please include the applicant and the appropriate Community Council Chair. **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**
2. A legal description of the subject property.
3. A vicinity map, drawn to scale, showing zoning districts and current uses of properties within 200 feet of the subject parcels.
4. Ten (10) copies of a preliminary development plan and elevation drawings prepared according to the attached guidelines beginning of page 2 of this application.
5. Ten (10) copies of a project description and discussion of the questions listed on page 2 of this application.
6. A current Sidwell map from the Salt Lake County Recorder's office showing the entire subject area with property ownership boundaries.
7. **If applicable, a signed, notarized statement of consent authorizing applicant to act as an agent.**
8. **A filing fee of \$664.44 is required. For residential planned developments, an additional \$27.69 per unit is required. For non-residential developments, an additional \$110.75 per acre in excess of one acre is required. All fees are due at time of application.**

If you have any questions regarding the requirements of this application, please contact the Salt Lake City Planning Division at 535-7757 prior to submittal.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

File the complete application at:

SLC Buzz Center
451 South State Street, Room 215
Salt Lake city, UT 84111
Telephone: 535-7700

County tax parcel (“Sidwell”) maps and names of property owners are available at:

Salt Lake County Recorder
2001 South State Street, Room N 1600
Salt Lake City, UT 84190-1051
Telephone: (801) 468-3391

Signature of Property Owner _____
Or authorized agent

Project Description (item 5 from application form)

Please provide your responses to the following items in a written report.

- Please describe your project.
- List the primary street access(es) to this property.
- What are the land uses adjacent to the property (abutting and across the street)?
- Have you discussed the project with nearby property owners? If so, what responses have you received?
- If applicable, what are the anticipated operating and delivery hours associated with the proposed use?
- How many parking stalls will you provide as part of the project?
- How many employees do you expect to have on-site during the highest shift?
- If applicable, how many seats will be provided as part of the conditional use?
- What is the gross floor area of the proposed building?
- If the planned development is to be constructed in phases, what will be the schedule for the development of such phases? Indicate the approximate beginning and completion for each phase.
- When a development provides for common open space, the total area of common space provided at any stage of development shall, at minimum, bear the same relationship to the total open space to be provided in the entire development as the phases completed or under development bear to the entire development.

Preliminary Development Plan (item 4 from application form):

A preliminary development plan at a scale of twenty feet to the inch (20' = 1") or larger, unless otherwise approved by the Zoning Administrator, setting forth at least the following, unless waived by the Zoning Administrator:

- location, dimensions, and total area of the proposed development
- locations, names and existing widths and grades of adjacent streets and associated rights-of-way
- a professionally prepared traffic impact analysis, if required (Contact Barry Walsh in Transportation Department 535-7102)
- a site plan which shows the number, location and dimensions of parking spaces and loading docks with arrows defining ingress, egress and traffic circulation within the development
- a description of, and a site plan which shows the location of public improvements and proposed public areas, including sidewalks, any street or access easements, and proposed locations of underground utilities
- locations and types of utilities serving the location
- the location, dimensions, floor area, type of construction and use of each proposed building or structure
- the number, size, and type of dwelling units in each building, and the overall dwelling unit density
- the proposed treatment of open spaces and the exterior surfaces of all structures, with typical elevations of proposed structures
- the location and purpose of any existing or proposed dedication, easement or deed restriction
- a general drainage plan for the site
- a site plan of the proposed landscaping and irrigation
- architectural graphics which include typical floor plans, elevations, sections and profiles
- significant topographical or physical features of the site, including existing trees exceeding 2.5 inches in caliper and all existing trees on City property adjoining the street (in the parking strip)
- soils and subsurface conditions
- the locations and proposed treatment of any historic structure, element or feature affected by the development
- a digital copy of the preliminary development plans colored or shaded for legibility (for presentation use)
- one (1) copy of a reduction of the preliminary development plan--11' x 17' maximum size--the reduction need not include any area outside the property lines of the subject site

THE PLANNED DEVELOPMENT PROCESS

WHAT IS A PLANNED DEVELOPMENT

A Planned Development is a distinct category of conditional use. As such, it is intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services and encouraging innovation in the planning and building of all types of development. Through the flexibility of the Planned Development technique, the City seeks to achieve the following specific objectives:

- Creation of a more desirable environment than would be possible through strict application of other City land use regulations;
- Promotion of a creative approach to the use of land and related physical facilities resulting in a better design and development, including aesthetic amenities;
- Combination and coordination of architectural styles, building forms and building relationships;
- Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geological features, and the prevention of soil erosion;
- Preservation of buildings which are architecturally or historically significant or contribute to the character of the City;
- Use of design, landscape or architectural features to create a pleasing environment;
- Inclusion of special development amenities; and
- Elimination of blighted structures or incompatible uses through redevelopment or rehabilitation.

When a development is proposed as a Planned Development and also includes an application for a conditional use approval, the Planning Commission shall decide the Planned Development application and the conditional use together. In approving any Planned Development, the Planning Commission may change, alter, modify or waive any provisions of the Zoning Ordinance or the Subdivision Ordinance as they apply to the proposed Planned Development. No such change, alteration, modification or waiver shall be approved unless the Planning Commission finds that the proposed Planned Development:

- Will achieve the purposes for which a Planned Development may be approved; and
- Will not violate the general purposes, goals and objectives of the Zoning Ordinance and of any plans adopted by the Planning Commission or the City Council.

STANDARDS

- The site of the Planned Development must meet the minimum area required for the zone in which it is located as specified in Table 21A.54.150.E.2.
- Residential Planned Development's shall not exceed the density limitation of the zoning district where the Planned Development is proposed.
- A residential planned development application may include a request to dedicate reduced width streets to Salt Lake City for perpetual use by the public.

PROCESS

- Applicant submits a narrative summary of the proposal, a description of adjacent land uses and neighborhood characteristics, and requests a pre-application conference.
- Pre-application conference. A pre-application conference with the Planning Director or his designee, the development review team (DRT), and representatives of the other city departments and decision-making bodies, where appropriate, will be held. The Planning Director or his designee shall schedule the pre-application conference within fifteen (15) days after receiving the request from the applicant.
- Preliminary Development Plan. Application for Preliminary Development Plan approval must be submitted by the applicant. The application should include a completed application form, a preliminary site plan, and any additional information, drawings, plans or documentation as requested by the Zoning Administer or the Planning Commission which is necessary or appropriate for a full and proper consideration of the application.
- Public Hearing. Planning Commission will hold a public hearing to review the preliminary development plan application according to the standards and procedures as above. Following the public hearing, the Planning commission shall decide whether to approve, approve with conditions or modifications, or deny the application. The motion of the Planning Commission approving the Planned Development should include a provision approving the final development plan, subject to certification by the Planning Director that the final development is in conformance with the preliminary development plan approved by the Planning Commission.
- Final Development Plan Approval: Upon receipt of an application for final development plan certification, the Planning Director will review that application to determine if it is complete, including any

modifications required by the Planning Commission. Within 10 working days of receipt of a complete application the Planning Director or designee will: 1) certify that the final development plan complies with the approved preliminary plan; or 2) refuse to certify the final development plan for lack of compliance with the preliminary development plan as approved by the Planning Commission.

For more information on application requirements or specific Planned Development regulations please refer to the Salt Lake City Zoning Ordinance Chapter 21A.54.