



**APPLICATION FOR PLANNED UNIT DEVELOPMENT
(PUD) APPROVAL**
(Chapter 17 - Lehi City Development Code)

<p>For Office Use Only</p> <p>File #: _____ Application Date: _____ Receipt #: _____ Planner: _____</p> <p>Fee: (Must pay preliminary subdivision application fees)</p>

Name of Proposed Subdivision: _____ Total # of Lots: _____

Address of Proposed Subdivision: _____

Name of Applicant or Authorized Agent(s): _____

Address _____ City _____ Zip _____

Phone # (____) _____ Fax # (____) _____ Email Address _____

Signature of Owner(s) (if other than applicant): _____
(if more than one owner, attach additional information for each owner to this application)

Address _____ City _____ Zip _____

Phone # (____) _____ Fax # (____) _____ Email Address _____

APPLICATION SUBMITTAL REQUIREMENTS:

Applications for Planned Unit Development Projects must be accompanied by an Application for Preliminary Subdivision as well as the following:

- (1) _____ A statement of how the purpose and intent of the PUD Ordinance (Chapter 17) will be achieved by the proposed Planned Unit Development (PUD) project.
- (2) _____ Preliminary architectural drawings and elevations of all dwellings, structures and other buildings. **The applicant must provide adequate information and/or illustrations showing how the architectural standards contained in Section 17.050 will be met.**
- (3) _____ A description of neighborhood and/or community amenities to be provided as part of the development by the developer including trails and paths, landscaping, pavilions, playground equipment, fencing, special lighting, special street signs, street trees or any other upgrades or amenities.
- (4) _____ A summary report identifying: density calculations; 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 and whether the services will be publicly or privately owned and operated.
- (5) _____ For Public Notice a list (and stamped addressed #10 business size envelopes) of the names and addresses of all owners of record of real property within three hundred (300) feet of the parcel of land proposed for development.

DEVELOPMENT STANDARDS:

- (1) _____ The area proposed for the Planned Unit Development shall be in one ownership, or if in several ownerships, the application for the permit shall be filed jointly by all of the owners of the property included in the plan.
- (2) _____ The plan for the Planned Unit Development must be prepared by a designer, architect or civil engineer licensed to practice in the state of Utah.
- (3) _____ The dwellings may be situated in one building or buildings may be clustered. Individual lot sizes may be reduced below the requirements of the district in which the development is located, provided the total number of dwelling units does not exceed the number of dwelling units permitted per acre in the zoning district (as identified in Table 05-040-A) multiplied by the number of acres in the proposed Planned Unit Development. The remaining land not within individual lots shall be set aside for parks, playgrounds, open space or other open areas.
- (4) _____ For all Planned Unit Developments not less than ten percent (10%) of the gross area of the project site shall be set aside for the use of the occupants for parks, playgrounds, open space or other open areas. All areas required for vehicular access, parking areas, and land which is otherwise required to comply with the minimum yard requirements around buildings, shall not be included in computing the area required for parks, playgrounds or other open space areas.
- (5) _____ All buildings shall be served by public sewer and water systems and shall conform to the requirements of the Lehi City Design Standards and Public Improvement Specifications.
- (6) _____ Wherever the Planned Unit Development site is adjacent to or contiguous with a lower density residential or agricultural district, then for that portion of the Planned Unit Development site adjacent to or contiguous with the lower density residential or agricultural district, all yard and setback requirements of the adjacent or contiguous zoning district shall apply.
- (7) _____ All areas not covered by buildings, or by off-street car parking areas or driveways, shall be planted in lawn, trees and shrubs, or otherwise landscaped and maintained in accordance with an approved landscape plan.
- (8) _____ All required front yard and side yard areas which are adjacent to a public street shall not be used for automobile parking areas, except for permitted driveways, but shall be landscaped and maintained with lawns, trees and shrubs, or other landscape materials.
- (9) _____ Development standards and conditions of development approval in addition to those required by the underlying zoning district may be required as conditions of approval, by the Development Review Committee, Planning Commission and City Council when deemed necessary to insure that a Planned Unit Development will be compatible with adjoining or nearby uses.

GUARANTEES:

- (1) _____ Adequate guarantees, acceptable to the City, must be provided for the permanent preservation and maintenance of park, playground, and other open space areas.
 - (2) _____ The city may require the developer/owner to furnish and record protective covenants, which will guarantee the preservation and maintenance of all park, playground and other open space areas or the city may require the creation of a corporation granting beneficial rights to the open space to all owners or occupants of land within the Planned Unit Development.
 - (3) _____ The developer/owner will be required to develop and maintain all park, playground and other open space areas, unless part of, or all of these areas are contiguous to and made part of an existing City maintained park.
 - (4) _____ In the case of private reservations, all park and open space areas shall be protected against any future building development by conveying to the City as part of the condition for project approval, an open space easement over such open areas, restricting the area against any future building or use, except as is consistent with that of providing landscaped open space for the aesthetic and recreational satisfaction of the residents. Building or uses for noncommercial, recreational or cultural purposes, compatible with the open space objectives, may be permitted only with the express approval of the City, and the receipt of all necessary approvals, licenses and permits.
 - (5) _____ The maintenance of all private park and open space areas shall be insured by the developer/owner by establishing a private association or corporation responsible for such maintenance which shall levy the cost thereof as an assessment on the property owners within the Planned Unit Development. Ownership and tax liability of private park and open space reservations shall be established in a manner acceptable to the City and made a part of the conditions of the Planned Unit Development approval.
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APPLICANT(S)/OWNERS(S) CERTIFICATION:

I (we) certify under penalty of perjury that this application and all information submitted as a part of this application is true, complete and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I (we) understand that Lehi City may rescind any approval, or take any other legal or appropriate action. I (we) also acknowledge that I (we) have reviewed the applicable sections of the Lehi City Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. I (we) also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature _____, Title _____ Date _____