

## CHAPTER 14

**PLANNED UNIT DEVELOPMENTS**

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9-14-1: **PURPOSE:** It shall be the policy of Cassia County to guide a major development of land and its construction by encouraging planned unit developments (PUD) to achieve the following:

- A. Varied Living Environments: A maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and reduction in lot dimensions, yards, building setbacks and acre requirements.
- B. Useful Allocation Of Space: A more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses, industrial uses and services.

- C. **Preservation Of Natural Features:** A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns.
- D. **Efficient Land Use:** A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets.
- E. **Harmonious Development:** A development pattern in harmony with land use density, transportation and community facilities objectives of the comprehensive plan. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)

9-14-2: **GOVERNING PROVISIONS:** Whenever there is a conflict or difference between the provisions of this chapter and those of the other chapters of this title, the provisions of this chapter shall prevail. Subjects not covered by this chapter shall be governed by the respective provisions found elsewhere in this title. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)

9-14-3: **MINIMUM AREA:** A PUD for the following principal use shall contain an area of not less than:

- A. **Residential:** Three (3) acres for residential development.
- B. **Residential With Subordinate Uses:** Five (5) acres for residential use with subordinate commercial or industrial uses.
- C. **Commercial:** Ten (10) acres for commercial use.
- D. **Industrial:** Ten (10) acres for industrial use. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)

9-14-4: **USES PERMITTED:** All uses that may be allowed within the land use zone are permitted within a PUD. Also, up to ten percent (10%) of the gross land area may be directed to other commercial, industrial, public and quasi-public uses that are not allowed within the land use district, provided there is a favorable finding by the commission:

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9-14-5

- A. Compatibility: That the uses are appropriate with the residential uses.
- B. Residents: That the uses are intended to serve principally the residents of the PUD.
- C. Uses Planned: That the uses are planned as an integral part of the PUD.
- D. Traffic: That the uses be located and so designed as to provide direct access to a collector or an arterial street without creating congestion or traffic hazards.
- E. Order Of Development: That a minimum of fifty percent (50%) of the residential development occur prior to the development of the related commercial or industrial land uses. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)

9-14-5:

**COMMON OPEN SPACE:**

- A. Minimum Allowed: A minimum of ten percent (10%) of the gross land area developed in any residential PUD project shall be reserved for common open space and recreational facilities for the residents or users of the area being developed.
- B. How Held: The required amount of common open space land reserved under a PUD shall either be held in corporate ownership by owners of the project area for the use of each owner who buys property within the development or be dedicated to the public and retained as common open space for parks, recreation and related uses. Public utility and similar easements and rights of way for watercourses and other similar channels are not acceptable as common open space dedication unless such land or right of way is usable as a trail or other similar purpose and approved by the commission.
- C. Maintenance Responsibility: The responsibility for the maintenance of all open space shall be specified by the developer before approval of the final development plan.
- D. Access By Residences: Every property developed under the PUD approach should be designated to abut upon common open space or similar areas. A clustering of dwellings is encouraged. In areas where townhouses are used, there shall be no more than eight (8) townhouse units in any contiguous group. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)

9-14-6: **UTILITY REQUIREMENTS:** Underground utilities, including telephone and electrical systems, are required within the limits of all PUDs. Appurtenances to these systems which can be effectively screened may be excepted from this requirement if the commission finds that such exception will not violate the intent or character of the proposed PUD. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)

9-14-7: **INCREASED RESIDENTIAL DENSITY:** To provide an incentive for development of quality PUDs, the commission may authorize an increased residential density of up to fifteen percent (15%) of the allowable number of dwelling units. Character, identity and architectural and siting variation incorporated into a development shall be considered cause for density increases, provided these factors make a substantial contribution to the objectives of the PUD which are as follows:

- A. Landscaping: Landscaping (a maximum increase of 5 percent), streetscape, open spaces and plazas, use of existing landscaping, pedestrianway treatment and recreational areas.
- B. Siting: Siting (a maximum increase of 5 percent), visual focal points, use of existing physical features such as topography, view, sun and wind orientation, circulation pattern, physical environment, variation in building setbacks and building grouping (such as clustering).
- C. Design Features: Design features (a maximum increase of 5 percent), street sections, architectural styles, harmonious use of materials, parking areas broken by landscaping features and varied use of housing types. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)

9-14-8: **ARRANGEMENT OF COMMERCIAL USES:**

- A. Ingress; Egress; Screening: When a PUD includes commercial uses, commercial buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points in order to reduce the number of potential accident locations at intersections. Planting screens or fences shall be provided on the perimeter of the commercial areas abutting residential areas.
- B. Design Features: The plan of the project shall provide for the integrated and harmonious design of buildings, and for adequate and properly

arranged facilities for internal traffic circulation, landscaping and such other features and facilities as may be necessary to make the project attractive and efficient from the standpoint of the adjoining and surrounding noncommercial areas.

- C. Care Of Expansion Areas: All areas designed for future expansion or not intended for immediate improvement or development shall be landscaped or otherwise maintained in a neat and orderly manner. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)

9-14-9:

**ARRANGEMENT OF INDUSTRIAL USES:**

- A. Qualification: PUDs may include industrial uses if it can be shown that the development results in a more efficient and desirable use of land.
- B. Attractive Development: Industrial uses and parcels shall be developed in parklike surroundings utilizing landscaping and existing woodlands as buffers to screen lighting, parking areas, loading areas or docks and/or outdoor storage of raw materials or products. A planned industrial area shall provide for the harmony of buildings and a compact grouping in order to economize in the provision of such utility services as are required. Thoroughfares shall be kept to a minimum throughout a planned industrial area in order to reduce through traffic.
- C. Buffer Areas: Project side yards of forty feet (40') and a rear yard of fifty feet (50') shall be required if the project is located adjacent to any residential uses. All intervening spaces between the right of way line and project building line and intervening spaces between buildings, drives, parking areas and improved areas shall be landscaped with trees and plantings and properly maintained at all times. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)

9-14-10:

**PROCEDURE FOR APPROVAL:** When the PUD also qualifies as a subdivision, the processing of the special use permit for the PUD shall also require a preapplication, the submission of a preliminary development plan and approval by the commission of a final development plan as specified within this chapter. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)

9-14-1 1: **PREAPPLICATION MEETING:** The developer shall meet with the administrator prior to the submission of the preliminary development plan. The purpose of this meeting is to discuss early and informally the purpose and effect of this chapter and the criteria and standards contained herein, and to familiarize the developer with the comprehensive plan, zoning ordinance, subdivision ordinance and such other plans and ordinances as deemed appropriate. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)

9-14-12: **PRELIMINARY DEVELOPMENT PLAN APPLICATION:** An application for preliminary PUD shall be filed with the administrator by a property owner or person having an existing interest in the property for which the PUD is proposed. At a minimum, the application shall contain the following information filed in triplicate:

- A. Personal Information: Name, address and phone number of applicant.
- B. Surveyor Or Engineer: Name, address and phone number of registered surveyor, registered engineer and/or urban planner assisting in the preparation of the preliminary development plan.
- C. Legal Description: Legal description of property.
- D. Use Description: Description of existing use.
- E. Zoning: Zoning districts.
- F. Vicinity Map: A vicinity map at a scale approved by the commission showing property lines, streets, existing and proposed zoning and such other items as the commission may require to show the relationship of the PUD to the comprehensive plan and to existing schools and other community facilities and services.
- G. Development Plan: A preliminary development plan at a scale approved by the commission showing topography at two foot (2') intervals; location and type of residential, commercial and industrial land uses; layout, dimensions and names of rights of way; utility easements; parks and community spaces; layout and dimensions of lots and building setback lines; preliminary improvements drawings showing water, sewer, drainage, electricity, telephone and natural gas and such other characteristics as the commission deems necessary.

- H. Development Schedule: Proposed schedule for the development of the site.
- I. Implementation Of Plan: Evidence that the applicant has a sufficient control over the land in question to initiate the proposed development plan within two (2) years. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)
- J. Fee: A fee set by the county. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999; 2003 Code)
- K. Reasons: The application for preliminary PUD shall be accompanied by a written statement by the developer setting forth the reasons why, in his opinion, the PUD would be in the public interest. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)

9-14-13: **PROCEDURE FOR PUBLIC NOTICE:** The same provision for public hearing and legal notifications as required for conditional use permits shall be followed<sup>1</sup>. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999; 2003 Code)

9-14-14: **APPROVAL IN PRINCIPLE BY PLANNING AND ZONING COMMISSION:** Within thirty (30) days after the public hearing the commission shall review the preliminary development plan to determine if it is consistent with the intent and purpose of this chapter; whether the proposed development advances the general welfare of the community and neighborhood and whether the benefits, combination of various land uses and the interrelationship with the land uses in the surrounding area justify the deviation from standard district regulations. The commission's approval in principle of the preliminary development plan shall be necessary before an applicant may submit a final development plan. Approval in principle shall not be construed to endorse a precise location of uses, configuration of parcels or engineering feasibility. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)

The commission shall consider the general standards applicable to conditional use permits and criteria for conditional uses<sup>2</sup> before approving in principle a preliminary development plan. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999; 2003 Code)

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<sup>1</sup>. See section 9-13-5 of this title.

<sup>2</sup>. See section 9-13-3 of this title.

9-14-15: **FINAL DEVELOPMENT PLAN APPLICATION:** Upon approval in principle of the development plan, an application for approval of the final development plan may be filed with the administrator by at least one property owner or person having a presently existing interest in the property for which the PUD is proposed. Each application shall be signed by the owner or lessee, attesting to the truth and exactness of all information supplied on the application for final development plan. Each application shall clearly state that the approval shall expire and may be revoked if construction on the project has not begun within two (2) years from the date of issuance of the approval. At a minimum, the application shall contain the following information:

- A. Survey: A survey of the proposed development site, showing dimensions and bearings of the property lines, area in acres, topography, existing features of the development site, including major wooded areas, structures, streets, easements, utility lines and land uses.
- B. Information: All the information required on the preliminary development plan; the location of lots, location and proposed density of dwelling units, nonresidential building intensity and land use considered suitable for adjacent properties. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)
- C. Development Schedule And Information: A schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; tabulation of the number of acres in the proposed project for various uses; the number of housing units proposed by type; estimated residential population by type of housing; estimated nonresidential population; anticipated timing for each unit and standards for height, open space, building density, parking areas, population density and public improvements proposed for each unit of the development whenever the applicant proposes an exception from standard zoning districts or other ordinances governing development. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999; 2003 Code)
- D. Engineering Studies, Facilities, Improvements: Engineering feasibility studies and plans showing water, sewer, drainage, electricity, telephone and natural gas installations; waste disposal facilities; street improvements and nature and extent of earth work required for site preparation and development.
- E. Site Plan: Site plan showing building(s), various functional use areas, circulation and their relationship.

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- F. Building Plans: Preliminary building plans, including floor plans and exterior elevations.
- G. Landscaping: Landscaping plans.
- H. Restrictions And Covenants: Deed restrictions, protective covenants and other legal statements or devises to be used to control the use, development and maintenance of the land, and the improvements thereon, including those areas which are to be commonly owned and maintained. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)
- I. Fee: A fee set by the county. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999; 2003 Code)

9-14-16: **RECOMMENDATION BY ADMINISTRATOR:** Within thirty (30) days after receipt of the final development plan, the zoning administrator shall recommend to the planning and zoning commission that the final development plan be approved as presented, approved with supplementary conditions or disapproved. The zoning administrator shall then transmit all papers constituting the record and the recommendations to the planning and zoning commission.

The zoning administrator shall find that the facts submitted with the application and presented to them establish that:

- A. Initiation Of Development: The proposed development can be initiated within two (2) years of the date of approval.
- B. Beneficial Environment: Each individual unit of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; the uses proposed will not be detrimental to present or potential surrounding uses, but will have a beneficial effect which would not be achieved under standard district regulations.
- C. Traffic: The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the PUD.

- D. Commercial Development: Any proposed commercial development can be justified at the locations proposed.
- E. Exceptions: Any exception from standard district requirements is warranted by the design and other amenities incorporated in the final development plan, in accordance with the PUD and the adopted policy of the commission.
- F. Surrounding Area: The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.
- G. Comprehensive Plan: The PUD is in general conformance with the comprehensive plan.
- H. Utility Services: The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed. (Ord. 93-6-1, 6-28-1993; arnd. Ord. 99-10-2, 10-18-1999)

9-14-17: **ACTION BY COMMISSION:** Within sixty (60) days after receipt of the final recommendation of the zoning administrator, the planning and zoning commission shall either approve, approve with supplementary conditions or disapprove the application as presented. Upon granting or denying the application the planning and zoning commission shall specify:

- A. Standards: The ordinance and standards used in evaluating the application.
- B. Reason: The reason for approval or denial.
- C. Possible Actions: The actions, if any, that the applicant could take to obtain a permit.

If the application is either approved or approved with conditions, the planning and zoning commission shall direct the zoning administrator to issue permits only in accordance with the approved final development plan and the supplementary conditions attached thereto. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)

9-14-18:

**EXPIRATION AND EXTENSION OF APPROVAL PERIOD:**

The approval of a final development plan for a PUD shall be for a period not to exceed two (2) years to allow for preparation and recording of the required subdivision plat and the development of the project. If no construction has begun within two (2) years after approval is granted, the approval of the final development plan shall be void. An extension of the time limit or modification of the approved final development plan may be approved if the planning and zoning commission finds that such extension or modification is not in conflict with the public interest. (Ord. 93-6-1, 6-28-1993; amd. Ord. 99-10-2, 10-18-1999)