

## Chapter 17.28: Planned Development (PD) Combining District

### §17.28.010. Purpose

To implement development standards in the General Plan related to population density and building intensity, any development proposal may be submitted as a “planned development.” Planned developments are reviewed as part of both the subdivision and design review process. A planned unit development is a subdivision. Once approved, the PD combining district is added to the base zoning district to identify the site of the planned development.

### §17-28-020. Requirements

#### A. Minimum Area

The minimum area which may be considered for a planned unit development shall be one acre and six or more dwellings. The maximum density established in the General Plan shall not be exceeded. Only those uses specified as permitted or conditional in the base zoning district shall be permitted in a planned unit development.

#### B. Final Plat Required

All planned unit developments shall require a preliminary and final plat map. Final plat maps shall require that there be surveying ties between the corners of each structure or lot within the PUD and the perimeter boundaries of the project.

#### C. Rezoning required

All planned unit developments shall require a rezoning into the “Planned Development (PD)” combining district.

#### D. Planned Developments are to be “Intentional” Projects

The purpose of a planned development is to encourage a project that is designed and intended to be a quality development with a comprehensive theme and character. A planned development is not intended to be a mechanism to bypass the subdivision process or to cure an illegal subdivision. The Planning Commission shall not approve planned developments that are created for purposes of bypassing the subdivision process if it finds that the project does not comply with the provisions of this chapter or the General Plan.

### §17.28.030. Standing to Apply

Any owner or real property proposing to create a subdivision as a planned unit development shall follow the procedures of this chapter. Any planned unit development shall be proposed with a preliminary major subdivision plat map. A subdivision of any lot created that results in the dedication of any public street or public place to the City shall follow these procedures as required by Utah Code §10-9-807.

### §17.28.040. Planned Unit Development Permits

All requests for planned unit development permits shall be required to obtain a preliminary plat approval in conformance with this Title prior to the issuance of any building or occupancy permits, business licenses, or other entitlements.

### §17.28.050. Procedures, Reports, and Hearings

Planned unit development permits are processed under the provisions of Chapter 17.55 and the requirements of this chapter. Applications for Planned Unit Development permits are heard before the Planning Commission with the recommendation of the Design Review Committee.

**§17.28.060. Planning Commission Action**

The Planning Commission may approve or conditionally approve a planned unit development permit and preliminary plat upon substantiating the following findings:

- A. The maximum density established has not been exceeded, unless a density bonus has been approved in conformance with the General Plan policy and City ordinance.
- B. The design review permit conforms to the requirements of Title 17 of the Logan Municipal Code as an identified conditional use.
- C. The design is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
- D. The streets providing access to the subject property have adequate capacities or a suitable level of service for the density of the project.
- E. Access to adjoining streets are designed to be constructed in conformance with City standards and specifications.
- F. The proposed design results in adequate off-street parking in conformance with this Title.
- G. Fencing, screening and landscape separation are proposed or required for purposes identified in the project report or adopted findings.
- H. The project provides recreation areas, usable and passive open space, landscaping, and vegetation in conformance with the General Plan and this Title.
- I. Signs and lighting are situated and sized in accordance with City requirements and this Title.
- J. The project conforms to perimeter setback, yard and area requirements.
- K. The design of the project and its site conform to the adopted Design Review Guidelines, or prior to adoption once the Draft Guidelines have been presented to the public, the Committee may find that the proposed project design and site design are likely to be consistent with the Design Review Guidelines as represented by the Draft Guidelines.

**§17.28.070. Criteria, Conditions and Modifications****A. Findings Required**

No planned development application shall be approved unless the approving agency finds that the application:

1. Complies with all requirements imposed by this Title and the conditions of the Planning Commission;
2. Is consistent with the objectives and purposes of this Title and the General Plan;
3. Is consistent with the general design review policies adopted by the Municipal Council in the General Plan.
4. Will result in development of a project that will enhance or maintain neighborhood character.

**B. Conditions and Modifications**

In considering an application for a planned development permit, the Planning Commission may impose modifications or conditions concerning development features to ensure conformance with the requirements of this section. Conditions may address, and are not limited to requirements that specify.

1. The size of the site and location of buildings, including consideration for all property owned by the proponent in the project vicinity whether or not proposed for current development;
2. A waiver or reduction in the setbacks or building siting requirements in order to accommodate increased open space or other amenities within common areas;
3. Approval of density transfer for purposes of permitting the number of units appropriate to the site without regard to a lot size;

## 17.28: Planned Development Combining District

4. A waiver of site development standards as may be necessary to accommodate a well designed development;
  5. Changes in the widths of onsite streets and roads within the project;
  6. Additional requirements for the content of deed covenants, conditions, and restrictions;
  7. The location, width, purpose, and site of ingress and egress to adjoining existing and public streets;
  8. The location and amount of off-street parking, including visitors or special purpose parking;
  9. The design, radii, rights-of-way, easements, and other features of the internal traffic circulation system;
  10. Location, style, height, and materials for fencing, screening and landscaped separations;
  11. The overall building bulk, number of units, width, height, length, and location;
  12. The amount and location of usable open space, recreation areas, common areas, and other passive recreation areas;
  13. The number, size, height, and location for signs and lighting;
  14. Any other conditions found by the commission to be rationally related to the site and its development.
- C. Commission Approval May Not Be Changed Without Further Hearing  
No approved development may be modified, structurally enlarged, or expanded in ground area unless the site plan is amended by the Planning Commission.
- D. Density Shall Not Be Increased  
No increase beyond the number of dwelling units specified in the zoning district in which the site exists, shall be allowed.