



# Planned Unit Development

Office Use Only

Permit # \_\_\_\_\_

Date Approved \_\_\_\_\_

Staff Signature \_\_\_\_\_

**Application**

Property Address \_\_\_\_\_

Property Owner \_\_\_\_\_ Phone \_\_\_\_\_

Project Description \_\_\_\_\_

Property Owner Mailing Address \_\_\_\_\_

Agent (If different than Owner) \_\_\_\_\_ Phone \_\_\_\_\_

Agent Mailing Address \_\_\_\_\_

Agent Email \_\_\_\_\_

Zoning \_\_\_\_\_ Overlay Zoning \_\_\_\_\_

Application Date \_\_\_\_\_ Fee Paid \_\_\_\_\_

Owner/Agent Signature \_\_\_\_\_

(9) copies 24" X 36", (5) copies 11" X 17" (Wet Stamped) and a CD with PDF's of all plans shall be submitted. During the pre-application meeting a staff planner will identify which items are required for submittal. Please note that ALL items checked will be required at the time of formal submittal.

- | Rq'd                     | Rc'd                     | Item  |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Application fee (See staff planner for current fees) \$ _____                 |
| <input type="checkbox"/> | <input type="checkbox"/> | Owner's name, address & telephone number                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | Signed consent form   |
| <input type="checkbox"/> | <input type="checkbox"/> | Pre-printed labels, envelopes & stamps for owners of property within 300 feet |
| <input type="checkbox"/> | <input type="checkbox"/> | Comments from pre-application review  |
| <input type="checkbox"/> | <input type="checkbox"/> | Materials board   |
| <input type="checkbox"/> | <input type="checkbox"/> | Current plat map of all areas within 300 feet                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed preliminary plat   |
| <input type="checkbox"/> | <input type="checkbox"/> | Zoning and General Plan compliance statements                                 |

### WRITTEN NARRATIVE

The project narrative should provide specific details about the proposal in an organized, clear and concise manner. The following minimum information should be included for commercial and residential project:

#### Property Description

- Boundaries and size of property: total gross area, area devoted to street right-of-way and total net area (Gross area minus perimeter streets)
- Existing and proposed zoning
- Land use and zoning on adjacent and nearby properties
- Overall description of the project, including the project theme and intended character of the development
- Justification for any increase in density and/or land use intensity from the General Plan Land Use Plan expectations - Please clearly define how this project exceeds City required standards to justify these changes.
- Total number of dwelling units and density

#### Proposed Land Use Development Map

- Proposed land use development map, including major access points, circulation patterns and general land uses in a bubble diagram format

**Planning and Zoning Department**

1265 E. Fort Union Blvd. #250, Cottonwood Heights, UT 84047 - (801) 944-7000

- | Rq'd  | Rc'd                     | Item  |
|---|--------------------------|---|
| <input type="checkbox"/>                      | <input type="checkbox"/> | Traffic analysis and impact study to support the major access points and circulation patterns   |
| <input type="checkbox"/>                      | <input type="checkbox"/> | Any proposed phasing plans  |
| <i>Land Uses</i>                              |                          |   |
| <input type="checkbox"/>                      | <input type="checkbox"/> | Please identify each proposed land use classification for permitted, conditional and accessory uses   |
| <input type="checkbox"/>                      | <input type="checkbox"/> | Lot mix table, including minimum lot dimensions, minimum lot area (sq ft), number of lots and percentage of total lots  |
| <input type="checkbox"/>                      | <input type="checkbox"/> | Purpose, improvement, ownership, and maintenance of common areas and facilities and how these contribute to the intended character of the development               |
| <i>Please answer the following questions:</i> |                          |   |
| <input type="checkbox"/>                      | <input type="checkbox"/> | How does your proposed development impact environmental resources? How do you plan to preserve these?   |
| <input type="checkbox"/>                      | <input type="checkbox"/> | What amenities will be provided to the residents living in the PUD?   |
| <input type="checkbox"/>                      | <input type="checkbox"/> | What public amenities or benefits are provided to the public as a whole?  |
| <input type="checkbox"/>                      | <input type="checkbox"/> | What creative designs are being proposed to accommodate non-motorized modes of transportation (pedestrians, cyclists, horses, etc.)?                                |
| <input type="checkbox"/>                      | <input type="checkbox"/> | How does your proposal conform to applicable elements of the city's general plan, overlay zones, specific area master plans and the city goals and policies?        |
| <input type="checkbox"/>                      | <input type="checkbox"/> | How does your proposed development comply with surrounding development, in terms of density, overall PUD layout and design?   |
| <input type="checkbox"/>                      | <input type="checkbox"/> | How does your design and proposed open space produce a development that is responsive and sensitive to natural features and the aesthetic quality of the community? |

**SITE DEVELOPMENT PLAN**

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Name of development  |
| <input type="checkbox"/> | <input type="checkbox"/> | Date, graphic scale and north arrow                                    |
| <input type="checkbox"/> | <input type="checkbox"/> | Vicinity map   |
| <input type="checkbox"/> | <input type="checkbox"/> | Assessors map & parcel number  |
| <input type="checkbox"/> | <input type="checkbox"/> | Phasing plan   |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing streets, watercourses, easements & rights-of-way              |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing structure within 50 feet                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | Building footprints  |
| <input type="checkbox"/> | <input type="checkbox"/> | Square footage of each use   |
| <input type="checkbox"/> | <input type="checkbox"/> | Impervious surface calculations  |
| <input type="checkbox"/> | <input type="checkbox"/> | Open space calculation   |
| <input type="checkbox"/> | <input type="checkbox"/> | Open space characteristics   |
| <input type="checkbox"/> | <input type="checkbox"/> | Alta survey  |
| <input type="checkbox"/> | <input type="checkbox"/> | Electric, telephone & cable line layout                                |
| <input type="checkbox"/> | <input type="checkbox"/> | Water & sewer line layout  |
| <input type="checkbox"/> | <input type="checkbox"/> | Topographic information (Two foot intervals)                           |
| <input type="checkbox"/> | <input type="checkbox"/> | Grading plan   |
| <input type="checkbox"/> | <input type="checkbox"/> | Stormwater calculations & drainage/erosion control plan                |
| <input type="checkbox"/> | <input type="checkbox"/> | Access points, acceleration/deceleration lanes & vehicular circulation |
| <input type="checkbox"/> | <input type="checkbox"/> | Sidewalks, paths, bicycle lanes & pedestrian circulation               |
| <input type="checkbox"/> | <input type="checkbox"/> | On-site circulation signage  |

- | Rq'd                     | Rc'd                     | Item                           |
|--------------------------|--------------------------|--------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Fire hydrants & fire lanes     |
| <input type="checkbox"/> | <input type="checkbox"/> | Trash receptacles & enclosures |
| <input type="checkbox"/> | <input type="checkbox"/> | Setbacks & buffer areas        |
| <input type="checkbox"/> | <input type="checkbox"/> | Statement of ADA compliance    |
| <input type="checkbox"/> | <input type="checkbox"/> | FEMA flood zone information    |

LANDSCAPE PLAN

- |                          |                          |                                   |
|--------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Planting plan                     |
| <input type="checkbox"/> | <input type="checkbox"/> | Plant schedule                    |
| <input type="checkbox"/> | <input type="checkbox"/> | Irrigation plan                   |
| <input type="checkbox"/> | <input type="checkbox"/> | Tree protection/preservation plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Boundary walls                    |

LIGHTING PLAN

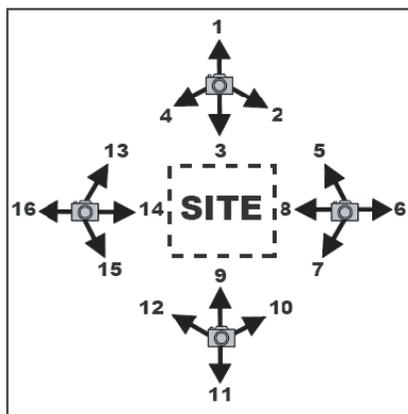
- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Location plan   |
| <input type="checkbox"/> | <input type="checkbox"/> | Photometric plan (Light levels)                             |
| <input type="checkbox"/> | <input type="checkbox"/> | Fixture schedule  |
| <input type="checkbox"/> | <input type="checkbox"/> | Street lighting plan  |
| <input type="checkbox"/> | <input type="checkbox"/> | Cut sheets and details of all off-site and on-site lighting |

STRUCTURES

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Exterior elevations  |
| <input type="checkbox"/> | <input type="checkbox"/> | Roof equipment   |
| <input type="checkbox"/> | <input type="checkbox"/> | Screening & buffering provisions                           |
| <input type="checkbox"/> | <input type="checkbox"/> | Materials  |
| <input type="checkbox"/> | <input type="checkbox"/> | Colors & material board                                    |
| <input type="checkbox"/> | <input type="checkbox"/> | General architectural design & character of all structures |

SITE CONTEXT PHOTOGRAPHS (Photos shall be submitted via CD and email and labeled referring to photo number and direction of view)

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Showing the site and the context of surrounding buildings/property (No panoramic view photos) |
| <input type="checkbox"/> | <input type="checkbox"/> | Taken at the curb and along the property boundaries as shown below                            |
| <input type="checkbox"/> | <input type="checkbox"/> | Show adjacent improvements and existing on-site conditions                                    |
| <input type="checkbox"/> | <input type="checkbox"/> | Aerial photographs of the site  |



SENSITIVE LANDS (IF REQUIRED BY THE DEVELOPMENT REVIEW COMMITTEE)

WETLANDS

- Jurisdictional determination
- Application package to State of Utah
- Wetland boundary survey
- Elevations at high ground & surface water
- Impact analysis
- Wetlands alteration plan and efforts to minimize alteration
- Storm water management and mitigation implementation plan
- Restrictive covenants

GEOLOGY REPORTS

- Surface fault rupture hazard study
- Liquefaction investigations and evaluations
- Debris flow hazard study
- Rock fall hazard study
- Ground water source protection
- Riparian corridor and watershed protection
- Slope stability analyses

HEALTH DEPARTMENT APPROVAL

- Water will serve letter
- Sewer will serve letter
- Air & water quality

OTHER ITEMS

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