

PLANNED COMMUNITY (P-C) ZONE

Purpose:

The purpose of the Planned Community (P-C) Zone is to allow large properties in Herriman City to be developed in accordance with a specific plan that is designed to achieve the following purposes:

1. To promote the general health, safety, and welfare of the public;
2. To implement the objectives and policies of the General Plan;
3. To safeguard and enhance environmental amenities;
4. To attain the physical, social, and economic advantages from comprehensively planned land resources;
5. To promote and encourage conservation of scarce resources;
6. To create a high-quality, place-based development;
7. To secure safety from fire, flood, and other dangers;
8. To provide for adequate light, air, sunlight, and open space;
9. To facilitate a convenient, attractive, and harmonious community that balances areas to live with areas to work;
10. To promote a pedestrian-friendly environment that encourages transit and bicycle use;
11. To expedite the provision of adequate and essential public services;
12. To facilitate development within Herriman City in accordance with the General Plan by promoting high quality, innovative, and creative development. Such development shall include a mixture of uses, heights, setbacks, densities, and lot sizes. It also must provide sufficient diversity of housing types that meet the full life cycle of Herriman City's housing needs, incorporated alongside commercial uses, amenities, and open space preservation;
13. To promote more economical and efficient use of the land; and
14. To provide a process for initiation, review, and regulation of large-scale comprehensively planned communities that affords reasonable flexibility to the developer, while still meeting overall requirements and goals.

This chapter establishes an approval and entitlement process to promote innovative and efficient land use patterns that would otherwise be constrained under typical zoning ordinances. Districts within a P-C Zone may include development of varying densities, dependent upon the proposed uses, or mixture of uses.

Phasing of Plans and Approval:

In order to curate a development that harmonizes a variety of uses across a large area, while also meeting site-specific requirements, a sequence of plans and approvals will be required for each P-C Zone area. These plans are meant to address the project at a variety of scales, with each subsequent plan providing a narrower scale and increased detail.

1. Overall Concept Plan: This plan is meant to serve as a general guide to the property and project at large. In this plan, the property shall be visually divided into areas, each of which include a general use and acreage.
2. Development Agreement: This agreement is to be submitted alongside the Overall Concept Plan. Within the development agreement, standards will be given for approved heights, roof pitches, setbacks, elevations, and landscaping requirements, as well as any other conditions as the Staff and developer see fit.
3. Connectivity Plan: This plan is meant to show the entire property, covering the same expanse as the Overall Concept Plan. Unique to this plan, however, is the inclusion of increased detail regarding connectivity, infrastructure, and amenities. The Connectivity Plan shall show major roadways, access points, and open space networks. This plan shall also show the project property divided into proposed pods of development.
4. Pod Specific Plan: This plan is meant to show specific pods within the project area, in greater detail. The Pod Specific Plan shall convey all roadways, access points, landscaping, parking, anticipated retailers, unit number calculations, setbacks, and elevations within the pod. Pods are encouraged to come in for approval one at a time, or in small clusters, so as to allow adequate review of detail. Depending on the nature of the project, this step may also include the subdivision plat, in which the applicant divides pods into various lots. In creating a plat, all preliminary and final plat requirements must be met, per City Code.

Overall Concept Plan Procedure:

At the time of application for a rezone to the P-C Zone, an Overall Concept Plan shall be submitted for review by the Planning Commission. Following their review, the Commission shall make a recommendation of action to the City Council, per City Code 10-5. The Overall Concept plan shall include, or be supplemented by documents that include:

1. Name of planned community;
2. Names, addresses, and phone numbers of applicant and property owners;
3. P-C Zone parcel location, legal/boundary description, acreage, scale, and north arrow;
4. General descriptions and locations of existing and proposed major infrastructure, including water, sanitary sewer, storm drainage, parks/open space/trails, and street improvements.
5. Existing waterways, major utilities, easements and flood boundary;
6. Adjacent parcels, owners, and uses;
7. Topography and significant features on or adjacent to the property; and

8. Other information deemed necessary by the Planning and Zoning Staff

Connectivity Plan Procedure:

Following approval of the Overall Concept Plan, a Connectivity Plan shall be submitted for review and approval by the Planning Commission. This Connectivity Plan shall include:

1. Name of planned community;
2. Names, addresses, and phone numbers of applicant and property owners;
3. Location, legal/boundary description, acreage, scale, and north arrow;
4. The anticipated land uses
5. All infrastructure and development facilities related to the project located within two hundred fifty feet (250') of the site boundary;
6. Location of man-made features including irrigation facilities, bridges, railroad tracks, and buildings;
7. Proposed division of development pods across the project at large;
8. Existing and proposed waterways and water bodies, major utilities and easements, flood boundary, and flood control facilities;
9. Adjacent parcels, their owners, and their uses;
10. Topography and significant features on or adjacent to the property; and,
11. Documentation of existing and proposed secondary water rights, shares, and usage, if any.
12. Grading and drainage plan
13. Utility plan
14. Flow of circulation, including a street network (with layout, dimensions, and names of existing and future rights-of-way), pedestrian walk routes, bicycle and trails system plans (including any equestrian trails), identification of street alignments and right-of-way widths, illustrative cross sections which accommodate and specify vehicular, pedestrian, and bicycle right-of-way. Pedestrian and bicycle trail systems shall connect the various uses within the project area, as well as provide linkages to existing systems within the City; and
15. A traffic impact analysis, if requested by the Planning Commission or City Engineer.

Pod Plan Procedure:

Following approval of an Overall Concept Plan and Connectivity Plan, a Pod Plan must be submitted for review and approval by the Planning Commission, for each pod of development. This plan must include:

1. Name of planned community;
2. Names, addresses, and phone numbers of applicant and property owners;
3. Location, legal/boundary description, acreage, scale, and north arrow;
4. A detailed view of the pod at hand (pod divisions designated during the Connectivity Plan stage)
5. Existing and proposed waterways and water bodies, major utilities, and easements, flood boundary, and flood control facilities
6. Adjacent parcels, their owners, and their uses;
7. Topography and significant features on or adjacent to the property;
8. Documentation of existing and proposed secondary water rights, shares, and usage, if any;
9. Proposed setbacks for structures, both residential and commercial;
10. Open space plan providing specific description and locations of major open space; and
11. Standards that govern the design and maintenance of major public infrastructure improvements (including without limitation: sidewalks, street lighting, paving, street furniture, etc.) and general building placement, massing, and design criteria.

Uses:

The following uses may be conducted in designated areas within the P-C Zone. (These uses will be designated as permitted or conditional within the Table of Uses, 10-16).

- Residential uses of various types on a range of lot sizes, including: single family detached, single family attached, multi-family residential, townhomes, loft apartments, condominiums, and residential units above ground floor retail, commercial, or offices.
- Retail, service, office, hotel, restaurants, entertainment, and other commercial uses;
- Mix of uses, including office/commercial, office/residential, retail/residential;
- Home-based businesses following the provisions of this title;
- Health-care facilities;

- Public facilities, such as schools, libraries, and civic buildings;
- Common areas, such as plazas, playgrounds, and trails;
- Churches;
- Childcare facilities;
- Open space, including landscaped areas and areas in natural vegetation, golf courses, parks, and recreational areas;
- Agriculture;
- Other accessory uses which are ancillary to, and designed to serve, any of the foregoing uses.

Minimum Requirements:

Each P-C Zone shall contain a minimum of 400 acres to be considered for zoning as such. If the P-C Zone contains multiple owners, the owners may, if necessary to reach the four hundred-acre threshold, or if such owners otherwise desire, combine their properties for planning and development purposes.

Development Standards:

Open Space and Common Areas:

No less than twenty percent of the total gross acreage in a P-C Zone shall be devoted to open space. The open space shall be landscaped by the developer with a minimum of grass and an underground sprinkling system, unless part of a critical environmental or natural area which is to be preserved. The open space is encouraged to include recreation activity areas, picnic pavilions, gazebos, water features, playgrounds, and other landscaped areas. The open space may be held in common, administered by a homeowners association, dedicated to the City upon acceptance by the City Council, or used to provide amenities in the development. Maintenance of the open space is the responsibility of the owner of the development, if held in single ownership, or a homeowners association, if sold separately.

The location of the open space conserved through clustered residential development shall be consistent with the policies contained in the Parks, Recreation, Open Space, and Trails Master Plan. Required open space areas shall be contiguous, not a collection of remnants, and the majority of residential lots or units within the P-C Zone shall abut the open space. Yard areas within lots shall not be counted toward meeting the minimum open space requirement. Detention and retention basins shall not be counted toward meeting the minimum open space requirement, unless it can be demonstrated by the applicant that the use of such basins as part of the open

space will not limit the design or placement of the open space, and will not negatively impact its usability. This caveat must be approved by the Planning Commission and City Council. In general, open space design and location issues shall be kept separate from those regarding drainage.

Other Requirements:

The following requirements shall be addressed via the approved Development Agreement:

-Yards;

-Fencing, screening, clear vision;

-Architectural standards;

-Landscaping; and

-Lighting