



## **ATTENTION: Salt Lake City Adopted Changes to the Planned Development Regulations**

**Please read the following prior to submitting your Planned Development application**

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### **What is a Planned Development?**

A planned development (PD) is a development approved by the Planning Commission through a special review process. The process is regulated by section 21A.55 of the zoning ordinance and is intended to allow for the flexible application of most zoning standards provided certain objectives are met.

### **Purpose and Objectives of a Planned Development**

The PD process is not intended to be a means to simply obtain variances from zoning regulations. A PD should result in a more enhanced product than would be achievable through the strict application of land use regulations by:

- Implementing the City's vision for future growth;
- Encouraging efficient use of land and resources;
- Promoting greater efficiency in public and utility services;
- Encouraging innovative planning and development; and
- Reinforcing the character of the surrounding neighborhood.

There are a number of objectives that the City seeks to achieve through the PD process. These objectives are listed in Section 21A.55.010 of the PD zoning regulations (see attached ordinance). **Your application submittal must include evidence showing that your project meets at least one of the objectives identified in Section 21A.55.010 of the Zoning Ordinance.**

### **Review Standards**

The Planned Development ordinance states specific standards that the Planning Commission must use when approving a PD. In summary, the Planning Commission must find that the PD:

- Meets the PD purpose statement and at least one of the listed City objectives;
- Is generally consistent with City master plans;
- Is compatible with the surrounding neighborhood;
- Preserves and provides appropriate landscaping;
- Promotes City mobility goals;
- Preserves natural and built features that significantly contribute to the surrounding character; and
- Does not have a detrimental effect on city utilities.

Section 21A.55.050 of the PD regulations (attached) lists the specific standards of review. **Your application submittal must include evidence (written and graphical) showing that your project meets the Planned Development standards of review.**

### **Staff Consultation**

If you have questions regarding the PD regulations and/or process, please contact the Salt Lake City Planning Counter staff at [zoning@slcgov.com](mailto:zoning@slcgov.com). If you would like to discuss your development plan in more detail, you can request a pre-submittal meeting with the Salt Lake City Planning Staff by contacting the Planning Counter. Pre-submittal meetings are held every Thursday afternoon from 1:30 p.m. to 3:30 p.m.



# Planned Development

SALT LAKE CITY PLANNING

### OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
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Project Name:

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:

Address of Subject Property:

Name of Applicant:	Phone:
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Address of Applicant:

E-mail of Applicant:	Cell/Fax:
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Applicant's Interest in Subject Property:

Owner     Contractor     Architect     Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:	Phone:
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**Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

### AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please email [zoning@slcgov.com](mailto:zoning@slcgov.com) if you have any questions regarding the requirements of this application.

### WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

### REQUIRED FEE

Filing fee of **\$806** plus **\$121** per acre in excess of (1) acre.  
Plus additional fee for required public notices will be assessed after application is submitted.

### SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:	Date:
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## SUBMITTAL REQUIREMENTS

Staff Review

**1. Project Description**

Description of your proposed use and existing use (please attach additional sheet/s)

**2. Planned Development Information.**

Provide the following written and graphic information (please attach additional sheet/s):

- a. Demonstrate how your project meets the purpose and objectives of a planned development as stated in [21A.55.010](#) of the Planned Development ordinance;
- b. Demonstrate how your project meets the Standards for Planned Developments as stated in [21A.55.050](#) of the Planned Development ordinance; and
- c. Describe the plan for long term maintenance of all private infrastructure as stated in [21A.55.110](#) of the Planned Development ordinance.

**3. Minimum Plan Requirements**

A digital (PDF) copy of each plan and elevation drawing

**4. Site Plan**

Site plan (see the *Site Plan Requirements flyer* for further details)

**5. Elevation Drawing (if applicable)**

Detailed elevation, sections and profile drawings with dimensions drawn to scale

Type of construction and list the primary exterior construction materials

Number, size, and type of dwelling units in each building, and the overall dwelling unit density

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

\_\_\_\_\_ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.