

12.6.6 Planned Residential Developments (PRD)

12.6.6.1 Definition and Explanation

12.6.6.2 Application and Requirements

12.6.6.3 Relationship to other Ordinances

12.6.6.1 Definition and Explanation

A Planned Residential Development (PRD) is a development containing residential lots or units with some or all of the parcels reduced below the minimum lot sizes required by the zoning district. Projects are planned to achieve a coordinated, functional and unified development pattern. A PRD allows greater flexibility in project layout while assuring that the character of the underlying district is maintained and the requirements of the Design Guidelines and Standard Specifications are satisfied. Applicants are eligible for a density bonus based on provision of additional amenities in the development. Planned Residential Developments are allowed in all agricultural and residential zones of Bluffdale City.

A Planned Residential Development may be allowed at the discretion of the City Council following a recommendation of the Planning Commission in any agricultural or residential zone. An application for approval of a PRD is a request by the applicant for additional density and flexibility than that allowed by the underlying zoning. An applicant will not be denied the right to develop property in the traditional manner by satisfying all of the requirements of this Title and all other Sections of this Ordinance. It is the sole responsibility and burden of the applicant to convince the Planning Commission and City Council that the proposed alternative development layout is preferable to a traditional subdivision. Denial of a PRD shall not result in a takings claim against the City because no applicant shall be denied the right to develop property in accordance with the underlying zoning requirements by satisfying all of the requirements of this Title and all other Sections of this Ordinance. The City Council need not provide detailed findings or reasons for denial of a PRD in light of their decision being clearly legislative and an assumption that denial of a PRD is in the best interest of the citizens of Bluffdale City as a whole.

The intention of this Section is to allow and encourage a flexible, efficient and imaginative development pattern. Planned Residential Developments can:

1. Provide flexible development options where a standard lot pattern is not practical or desirable due to physical constraints.
2. Promote attractive architectural design, creative lot configuration, provide open spaces, and ensure efficient delivery of services.
3. Promote usable public and private recreation areas, parks, trails and open space with assurance of maintenance.
4. Reduce development costs and ongoing maintenance costs.

12.6.6.2 Application and Requirements

An applicant may apply for approval of a Planned Residential Development in any agricultural or residential zone. The density of the project shall be constrained in accordance with Section 11.10 of the Subdivision Ordinance.

The City Council may require that all subdivisions and residential projects on contiguously owned property larger than twenty (20) acres or more than fifty (50) lots or residential units be processed as a Planned Residential Development. If approved by the City, a Planned Residential Development with mixed uses will not be considered a spot zoning.

The requirements for a Planned Residential Development are supplementary to the other requirements of this Title and the Subdivision Ordinance. Therefore, an application for a Planned Residential Development will be reviewed and approved or denied in accordance with Section 11.10 of the Subdivision Ordinance, relevant Sections of the Subdivision ordinance, and relevant Sections of this ordinance.

12.6.6.3 Relationship to other Ordinances

This Section is intended to be supplementary to the other provisions of this Title. Unless specifically indicated in this

Section, all requirements of this Title and any and all other development ordinances of Bluffdale City must be satisfied with the following exceptions:

1. The setback requirements are waived for all structures within the Planned Residential Development except those that border the development.
2. The frontage requirements are waived for all lots or parcels within the Planned Residential Development except those located directly across a public street from a development which meets the frontage requirements.
3. The density of the development shall be equal to the Total Project Density in accordance with Section 12.10.7 whether consistent with the remainder of the Zoning Ordinance or not.

It is the intent of these regulations that subdivision review be carried out simultaneously with the review of a PRD.