

Sec. 15-1-47. P.U.D. Zone, Planned Unit Development Zoning

(A) *Purpose.* The purpose of a Planned Unit Development (P.U.D.) zoning district is to provide greater flexibility in the development of land involving various types and combinations of residential and nonresidential uses. A P.U.D. is also intended to encourage a more creative approach in the development of land that will result in a more efficient, aesthetic and desirable use of open area. A P.U.D. may be designed and utilized in the following manner:

- (1) For large-scale projects which are able to function as an individual community or neighborhood.
- (2) For small-scale projects which require flexibility because of unique circumstances or design characteristics.
- (3) For a transitional or buffer area between dissimilar land uses.
- (4) For a conservation area to preserve and protect streams, rivers, lakes and other natural resources.

(B) *Objectives.*

- (1) To accommodate variations in building design, lot arrangements and land uses.
- (2) To provide for a compatibly arranged variety of land uses through innovative site planning.
- (3) To provide a maximum choice in the types of environments for residential, commercial, industrial uses and facilities.
- (4) To encourage economy in the construction and maintenance of off-site improvements such as water and sewer utilities and roadways.
- (5) To encourage the provisions of usable open space and the protection of natural watercourses.
- (6) To ensure adequate provision of community facilities and services necessary to accommodate the needs of the present and future residents of the City.
- (7) To assist in the fulfillment of the goals, objectives and policies of the Show Low General Plan and any amendments thereto.

- (C) *Permitted uses.* All uses permitted within the P.U.D. Zone are determined by the approved development plan for the site.
- (1) Residential:
 - (a) Single-family.
 - (b) Multifamily, duplexes, and single-family attached dwelling units, R.V. parks, mobile home park.
 - (c) Public and private parks, community centers, recreational facilities, schools, etc.
 - (d) Common public and private open spaces.
 - (e) Hiking and riding trails.
 - (f) Private clubs such as golf, swimming, tennis, guest ranches.
 - (g) Accessory structures and uses.
 - (2) Commercial and industrial uses: Commercial and industrial uses shall be determined by the compatibility of such uses with each other and with surrounding land uses.
- (D) *Intensity of land use.* Densities and commercial intensity permitted in the P.U.D. Zone shall be determined by either the City Council, or planning and zoning commission in compliance with the Show Low General Plan.
- (E) *Construction.* No building permit shall be issued for any use in the P.U.D. Zone prior to approval of the final development plan as prescribed herein.
- (F) *Preliminary development plan.* A preliminary development plan for the P.U.D. is required. The approval of such plan may be handled in the following way:
- (1) In the case of large-scale multi-phased developments, such approval may be given in stages. The initial submittal with the application may be a conceptual plan with sufficient description and documentation to identify nature, mix, general arrangements, density, proposed setbacks, usable open space, community facilities, and quality of the project. Such conceptual plan may then be approved conditionally, with the preliminary development plan(s) to be submitted to the planning and zoning commission and the city council within the time period(s) established at the time of rezoning. If no time period is established, the Preliminary Development Plan

must be submitted within eighteen (18) months of the effective date of the zone change.

- (2) In the case of specific or small-scale, single-phase projects, the preliminary plan as described in subsection (G) shall be filed as part of the application and approved prior to and in conjunction with planning and zoning commission and City Council consideration of the application.
- (G) *Description of preliminary development plan.* The preliminary development plan shall be submitted to the planning and zoning director and shall include:
- (1) A tentative plat as described in the subdivision code acceptable to the planning and zoning director for consistency with Show Low codes, policies and plans.
 - (2) An area map showing adjacent property owners, together with the location of all buildings and existing uses within three hundred (300) feet of the parcel.
 - (3) A legal description of the metes and bounds of the parcel.
 - (4) Drawings and descriptions clearly showing the following:
 - (a) The existing topographical features of the site.
 - (b) A statement of intended design philosophy and environmental quality. This statement may include graphic and photographic materials.
 - (c) Where portions of the site are subject to flooding, the map and supporting data shall indicate the extent, frequency, and location of detention/retention areas.
 - (d) Where areas lie in aircraft approach and holding patterns, such areas shall be indicated.
 - (e) The location and nature of the various uses and their areas in acres.
 - (f) The proposed circulation system and traffic analysis, including any improvements needed to accommodate additional traffic, indicating whether they are public or private.

- (g) Delineation of the various land use areas indicating for each such area its general extent, size, total number of dwelling units and approximate percentage allocation by dwelling type, building arrangement, architectural style and exterior building materials and colors.
- (h) The interior open space system.
- (i) General statement as to how common open space is to be owned and maintained.
- (j) A calculation of the residential density in dwelling units per gross acre including interior roadways.
- (k) Proposed minimum setback distances for planned development including the following:
 - (1) Side yard distances (including corner lots);
 - (2) Building separation distances if common ownership;
 - (3) Front yard setback distances from roads (private and/or public);
 - (4) Rear yard distances (identifying whether sites are privately or commonly owned); and
 - (5) Buffer or no build distances from properties situated adjacent to proposed development.
- (l) Perimeter treatment and relationship of the project to surrounding land uses.
- (m) Principal ties to the community at large with respect to transportation, water supply and sewage disposal, indicating whether they are public or private.
- (n) General description of the availability of other community facilities, such as schools, fire protection services, and cultural facilities, if any, and how these facilities are affected by this proposal.
- (o) Evidence that the proposal is compatible with the goals of the city's general plan.

- (p) If the development is to be phased, a general indication of how the phasing is to proceed. Whether or not the development is to be phased, the plan shall show the intended total project.
- (q) The planning and zoning director may waive, in writing, any of the above required information when, in his opinion, they are not applicable. The planning and zoning director may also require additional information when needed to adequately describe or clarify the project or its impact.

(H) *Review of preliminary development plan.*

- (1) The preliminary development plan shall be reviewed by city staff and any other agencies deemed appropriate by the staff. The plan shall then be submitted to the planning and zoning commission and the City Council for approval.

(I) *Final development plan approval.*

- (1) It is the intent of this section that subdivision review, where applicable, under the city subdivision regulations, be carried out simultaneously as an integral part of the P.U.D. review. The plans required under this section must be submitted in a form that substantially satisfies the requirements of the subdivision regulations for final plat approval. Final plan approval under the P.U.D. shall constitute final plat approval under the city subdivision regulations and the P.U.D. final development plan shall be recorded in the same manner as the final plat.
- (2) The applicant shall submit eight (8) copies of the final development plan to the planning and zoning director. The plan shall contain the following information:
 - (a) All information required on the preliminary development plan.
 - (b) Complete plans showing location and type of all improvements.
 - (c) Plans and elevations of all building types, building materials, and colors.
 - (d) Schematic grading plans including proposed treatment of sloped and retention areas.

- (e) All applicable standards of design and construction required by all pertinent city codes and policies.
- (3) If approval of the preliminary development plan has been given in phases, approval of the final development plan may also be given in phases. The final development plan must be in substantial conformance with the approved preliminary development plan. Any deviations from the approved preliminary plan which are deemed by the planning and zoning director not to be in substantial compliance with the approved development plan shall require approval by the City Council.

(Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03)

Editor's note—Sections 1 – 3 of Ord. No. 382, adopted Dec. 20, 1994, amended §§ 15-1-47 – 15-1-57 in their entirety.

Editor's note—Sections 1 – 4 of Ord. No. 522, adopted Jan. 7, 2003, amended §§ 15-1-47, 15-1-50, 15-1-51.1, 15-1-52 – 15-1-54, and 15-1-56 – 15-1-62 in their entirety.