

## **15A-20-07 Planned Unit Development District (PUD)**

This section calls for substantial compliance with the intent of the General Plan and Land Development Code regulations and other provisions of this Code related to the public health, safety, and general welfare, but also offers the advantages of large scale planning for residential development and efficient use of land.

A. **Purpose.** The purpose of the planned unit development is:

1. To encourage a quality living environment through greater flexibility of design than is possible solely through the typical application of zoning regulations.
2. To encourage a more efficient use of the land and the preservation of greater proportions of open space for recreation and visual use than is otherwise provided for in the zoning regulations.
3. To encourage good neighborhood and housing design by utilizing a variety of dwelling types and site arrangement plans to give imagination and variety in the physical pattern of the development.

B. **Design Objectives for Planned Unit Developments.** Every planned unit development shall be designed to achieve the following design objectives:

1. Provide for a comprehensive and harmonious arrangement of buildings, open spaces, circulation ways, parking, and development amenities.
2. Be related to existing and proposed land use and circulation plans of the community and not constitute a disrupting element in the neighborhood.
3. The internal street system and pedestrian connections should be designed for the efficient and safe movement of vehicles without disrupting pedestrian circulation, activities, functions of the common areas, and open space.
4. Open space and recreation areas and facilities should be located adjacent to dwelling units or be easily accessible therefrom.
5. Open space and recreational areas should be the focal point for the overall design of the development.

C. **Development Requirements.** To be approved, a planned unit development project must show a high commitment to excellence, ensuring better quality of life for future tenants and be compatible with adjacent residential areas. The following are required for all planned unit development projects:

1. **Ownership.** The development shall be in single or corporate ownership at the time of application or the subject of an application filed jointly by all owners of the property.
2. **Open Space.** Unless otherwise approved by the Planning Commission, common and private open space shall be provided and shall not cover less than 40% of the gross site area. The required open space shall be land areas that are not occupied by buildings, structures, parking area, streets, or alleys and shall be accessible by the residents. Said open space shall be devoted to landscaping, preservation of natural features, patios, and recreational areas. Private open space (that provided for each dwelling unit for personal use) shall be located immediately adjacent to, attached to, or within the dwelling unit it is designed to serve, and shall be for the exclusive use of the residents of the dwelling unit. Common open space may be distributed throughout the planned unit

development and need not be in a single large area. Landscaped roof areas or decks attached to individual units may not be calculated as part of required common open space. Open space within a Sensitive Area Overlay Zone shall require conditional use approval. These areas may include, but are not limited to: 30% or greater slope areas, fault zones, flood plain, high water table, and wetlands. These areas may only be included as open space when they have been designed as an integral part of the project.

3. **Interior Streets.** The design of public and private streets within a planned unit development shall follow City standards for width of right-of-way and construction. Existing City standards of design and construction may be modified if recommended by the Transportation Engineer and approved by the Planning Commission if it is determined that the plan submitted is appropriate, e.g., a sidewalk on one side, waiver of parkstrip area, etc. The pavement width shall be a minimum of 27 feet with at least a 37 foot right-of-way. Private streets shall be subject to the same inspections and construction standards as required for public streets. The interior street system in an entire planned unit development project shall be dedicated to the City as a utility easement. All private streets shall be conveyed to a private association. The original developer/builder will also be required to establish a City approved road maintenance fund for all private streets. This provision will be required in the CC&Rs for all projects with a private street system.
4. **Parking.** The following minimum parking shall be provided for all multi-family planned unit developments: (Ord 10-26, Amended 7-30-2010)

a. **Table of Parking Ratios**

One bedroom unit	1.5 parking spaces per unit
Two bedroom unit	2.0 parking spaces per unit
Three or more bedroom unit	2.5 parking spaces per unit
Guest parking spaces	0.25 parking spaces per unit
Storage parking spaces for recreational vehicle storage	As determined necessary by the Planning Commission

- b. **Landscape Buffer.** All parking areas, covered or open, shall have a landscaped buffer adjacent to any public right-of-way.
- c. **Covered Parking Spaces.** There shall be no less than 1.5 covered parking spaces (1.0 carports, 0.5 garages) per unit. The Planning Commission may consider the following criteria in determining whether or not the number of garages/carports should be increased or reduced.
  - (1) The topography of the proposed site.
  - (2) To enhance and protect local property values of adjacent developments and neighborhoods.
  - (3) To improve the overall appearance of the development for the density of units, e.g., attached garages and underground garages.
  - (4) Review the location of all garages and may require that they be attached or underground for the multi-family units. All covered parking shall be placed in locations adjacent and convenient to the buildings that they are intended to serve.

- (5) To assist the project in reaching affordable rent levels for low and moderate income individuals as determined by the U.S. Department of Housing and Urban Development.
  - (6) Garages shall be used for vehicle parking only.
  - (7) Tandem spaces shall be counted only as one space.
5. **Building Materials.** Building materials, roofing materials, and building design shall be reviewed and approved by the Planning Commission. High quality exterior materials shall be used including brick, stone, synthetic stucco, prefinished panel, composite materials, or other materials of similar quality, durability, and low maintenance.
  6. **Landscaping on Public Right-of-Way.** Where a planned unit development is adjacent to a public right-of-way, a permanent open space at least 10 feet in width shall be required along the property line(s). This area shall be kept free of buildings and structures (except fences as approved by the Planning Commission) and permanently maintained in street trees and other landscaping, screened or protected by natural features, or as approved by the Planning Commission.
  7. **Exterior Fencing.** Exterior fencing shall be provided as approved by the Planning Commission. Acceptable fencing materials include architecturally designed brick or block fences, wrought iron fences, post and rail fences, vinyl fences, pre-cast concrete, or structural wood fences with square metal posts with tongue-in-groove redwood siding and redwood for all other wood members. Additional landscape buffers may also be required with the width and landscaping specifications as determined by the Planning Commission.
  8. **Street Lights.** Appropriate street lighting is required. If the streets are to be dedicated to the public, the lights shall comply with the City's street light plan. If the streets are private, the lights may be altered but must be approved by the Planning Commission. The applicant shall submit a plan which indicates the type and location of street lights in relation to the proposed site landscaping.
  9. **Adjacent Uses.** Buildings and uses shall be arranged around the boundaries of the planned unit development to be compatible with existing adjacent developments or zones. For example, detached dwellings shall be built on the boundaries adjacent to detached dwellings. In the case of detached dwellings, the rear setback shall be no less than 20 feet, unless otherwise approved by the Planning Commission. Attached dwellings may be built on the boundaries adjacent to other multi-family developments or commercial zoning districts with setbacks determined by the Planning Commission.

#### D. Development Standards

1. **Required Elements.** Residential developments shall be guided by a total design plan in which the following development standards may be varied to allow flexibility and creativity in site design, building design, and location. The Planning Commission may require such arrangements of structures, open spaces, landscaping, buffering, and access within the site development plan as they determine appropriate. The Commission may require specific setbacks, a lower residential density, and a height limitation. This criteria shall be used by the Planning Commission principally to assure the design objectives in this section of this chapter are met.
  - a. **Feasible Development.** A planned unit development shall be of sufficient size, composition, and arrangement to enable its feasibility as a complete development.

- b. **Density.** The density allowed for a planned unit development shall be no greater than the zone in which it is located.
  - c. **Site Calculations.** Specific calculations addressing the percentage of open space (common and private), impervious versus pervious coverage, and site improvements must be submitted with all project applications.
  - d. **Lot Requirements.** No specific yard, setback, or lot size requirement shall be imposed in the planned unit development. However, the purpose and objectives of this chapter must be complied with in the final development plan. The Planning Commission may require certain setbacks within all or a portion of the planned unit development.
  - e. **Traffic Circulation.** Points of primary vehicular access to the planned unit development shall be designed to provide smooth traffic flow with controlled turning movements and minimum hazards to vehicular, pedestrian, and bicycle traffic. Minor streets within the planned unit development shall not be connected to streets outside the development in such a manner as to encourage their use by through traffic. Adequate emergency vehicle access shall be provided.
  - f. **Driveways and Alleys.** When consistent with this Title, a private driveway or alley may be provided for access to a maximum of four lots as long as sufficient guest parking is provided. A private driveway or alley must comply with all established standards in this Title.
  - g. **Privacy.** Each planned unit development shall provide reasonable visual and acoustical privacy for dwelling units. Fences, insulation, walls, barriers, landscaping, and sound reducing construction techniques shall be used as appropriate for the aesthetic enhancement of the property, the privacy of its occupants, the screening of objectionable views or uses, and the reduction of noise.
  - h. **Noise Attenuation.** When, in the opinion of the Director, a proposed planned unit development may be situated in a noisy environment which will adversely affect the peace, tranquility, and privacy of its inhabitants or surrounding inhabitants, an acoustical analysis may be required. Said analysis shall be conducted by a qualified acoustical engineer and include a description of the noise environment and the construction or other methods necessary to attenuate the noise to the required level according to the noise standards of the City's Noise Ordinance.
  - i. **Security.** The development shall be designed to support security services, taking into account public safety recommendations from the Police Department.
  - j. **Pedestrian and Bicycle Paths.** Where appropriate, the internal circulation system shall provide pedestrian and bicycle paths which may be physically separated from vehicular traffic to serve residential, non-residential, and recreational facilities in or adjacent to the development. The Planning Commission may require connections to regional trail systems, activity centers, pedestrian and/or bicycle overpasses, underpasses, or traffic signalization in the vicinity of schools, playgrounds, parks, shopping areas, or other uses that will receive considerable pedestrian and/or recreational trails use from the development.
2. **Desirable Amenities.** Amenities and/or usable open space shall be required for a planned unit development. The following are desirable amenities or design options which may be required by the Planning Commission depending on the size, scale, impacts, and nature of each individual

planned unit development project including planned unit development zoning districts, conditional uses in residential districts, and overlay zones:

- a. Increase in common or private open space above the 40% minimum, particularly when the project contains significant non-buildable open space.
- b. Creation of significant recreation or site amenities, including but not limited to, barbeque pits, common patio areas, gazebos, clubhouse, pool, tennis courts, sport courts, playgrounds, play fields, and nature areas.
- c. Additional project landscaping and other open space amenities as may be deemed appropriate under a Conditional Use Permit.

#### E. **Non-Residential Uses**

1. Non-commercial, non-residential uses of a religious, educational, or recreational nature shall be designed primarily for the use of the residents of the proposed planned unit development. The applicant shall submit as part of the preliminary development plan such evidence to substantiate the request for such use as the Director may require.
2. Commercial uses proposed within the planned unit development shall be designed primarily for the use of the residents of the project. The developer shall provide a fiscal impact study that shall demonstrate that the amount of land proposed is needed for such a commercial use, that it can realistically be supported by the residents of the project, and the impacts which will be imposed on the City's municipal services and tax base by such use. The fiscal impact study shall be evaluated by the planning staff and their findings communicated to the Planning Commission along with the preliminary development plan.
3. Commercial development within a planned unit development shall be located so as to be accessible in a manner that does not create traffic congestion or hazards to any street within or outside the planned unit development. Location, off-street parking, and loading requirements shall be identified and recommended by the Development Committee to the Planning Commission as appropriate to the particular planned unit development. Consideration shall be given to anticipated pedestrian, bicycle, and vehicular traffic adjacent to developments that may provide multiple use of off-street parking facilities and the types of commercial uses provided. Drive-thru services shall be excluded.
4. Parking areas, service areas, buffers, entrances, exits, yards, courts, landscaping, graphics, and lighting for both residential and non-residential development shall be designed as integrated portions of the total planned unit development and shall project the residential character.

#### F. **Maintenance of Common Facilities**

1. A planned unit development shall be approved subject to the submission and approval of legal instruments setting forth a plan or manner of permanent care and maintenance of all common open space and other facilities provided in the final development plan. No such instrument shall be acceptable until approved by the City Attorney as to legal form and effect, and the Planning Commission as to suitability for the proposed use of the common open space and subject facilities.

2. The common open space and other facilities provided may be conveyed to a public agency or private association. The common open space, recreational facilities, and private streets (including a road maintenance fund established by the original developer/builder) conveyed to a private association shall include, as part of the aforementioned instruments, a declaration of covenants and restrictions that will govern the association and shall require maintenance of any common facilities. The provisions shall include, but not be limited to the following:
  - a. The private association must be established prior to the sale of any unit(s).
  - b. Membership must be mandatory for the original buyer and any successive buyers of a unit(s) in a planned unit development whether or not the unit is owner occupied or rented.
  - c. The private association must be responsible for liability insurance, local taxes (if any), the maintenance of common open space and other facilities, rules, and regulations outlining the powers, enforcement authority, and limitations of the association.
  - d. Each member of the association shall be assessed a prorata share of the costs incurred by the association, and the association shall have the power to collect those costs.
3. The Planning Commission may also require dedication of scenic easements to assure open space shall be maintained. In the event the common open space and other facilities are not maintained in a manner consistent with the approved final development plan, the City may, at its option, cause such maintenance to be performed and assess the costs to the affected property owners or responsible association.
4. A Post Construction Storm Water Maintenance Plan must be prepared and submitted with the plans for approval for all privately owned or maintained facilities that warrant compliance with the Utah General Construction Permit (UGCP) regulation, according to the Sandy City Development Standards and Requirements for Storm Water.
5. The owner of a development that warrants compliance with the UGCP regulation, and must submit a signed Storm Water Maintenance Agreement using the Sandy City agreement template according to the Sandy City Development Standards and Requirements for Storm Water. (Ord 15-22, Amended 7-15-2015)

#### G. Review Process.

1. **Development Review.** To help expedite review of a development proposal, prior to submitting an application for planned unit development, persons interested in undertaking development may meet informally with a member(s) of the Community Development Department to become acquainted with the substantive and procedure requirements of this Code.

If requested by staff, they shall attend a meeting at which representatives from various departments involved in review of developments are generally present including the Community Development Department, Public Works Department, Public Utilities Department, City Attorney's Office, Building & Safety Division, Fire Department, Police Department, Parks and Recreation Department, the Department of Economic Development, and other departments as necessary. This meeting is sometimes referred to as the Development Review Meeting.

At the meeting, the various departments will initially assess the development proposal and information submitted and make suggestions to the prospective developer with respect to the proposal's compliance with the provisions of the appropriate regulations of this Code, the

International Building Code, and any other applicable ordinances or codes of Sandy City and provide information concerning the City's review requirements and procedures.

Staff members may request that additional studies or information, such as geotechnical studies, traffic impact analyses, market feasibility analyses, or water needs analyses be submitted together with the application for site plan review.

2. **Application.** An application for a planned unit development must be submitted to the Community Development Department and must contain the information and, if the project is to be subdivided, be in the format required by the Subdivision Review Procedure available from the Community Development Department. The applicant must include the following:
  - a. General Development Application Form.
  - b. Preliminary plat, if the property is to be subdivided, including project size (acres), proposed lot lines, and plot designs.
  - c. A landscape plan, prepared under the direction of a licensed landscape architect or other qualified professional, shall be required for all open space required or provided in a planned unit development. Said landscaping plan shall indicate the spacing, sizes, and specific types of landscaping material. All open space provided shall be irrigated. The only exception shall be where the Planning Commission determines an area because of its natural beauty or uniqueness would be most beneficial to the project and the community if left in its natural or existing condition. Existing mature trees shall be preserved where appropriate. The location of trees must be considered when planning common open space, location of buildings, underground services, walls, paved areas, playgrounds, and parking areas.
  - d. The location and floor area size of all existing and proposed buildings, structures, and other improvements including maximum heights, types of dwelling units, density per types, non-residential structures including commercial facilities, preliminary elevations, and architectural renderings of typical structures, and improvements.
  - e. The existing site conditions including contours at 2 foot intervals, water course, flood plains, unique natural features, and all existing mature trees.
  - f. The existing and proposed utility systems, e.g., sanitary sewers, storm sewers, and water, electric, gas, telephone lines, and cable.
  - g. Road plan and profiles.
  - h. The existing and proposed circulation system of arterial, collector, and local streets including off-street parking areas and other major points of access to public rights-of-way to the development including identification of jurisdictional control (including major points of ingress and egress to the development). Notations of proposed ownership, public and private, should be included where appropriate.
  - i. The existing and proposed pedestrian and bicycle circulation system including its inter-relationship with the vehicular circulation system indicating proposed treatment of points of conflict.

- j. Other studies and analyses requested by staff or Planning Commission which may include geotechnical studies, traffic impact analysis, market feasibility analysis, water needs analysis, etc.
- k. Enough information on land areas adjacent to the proposed development to indicate the relationships between the proposed development and existing and proposed adjacent areas including land uses, zoning classifications, densities, traffic and pedestrian circulation systems, public facilities, and unique natural features of the landscape.
- l. The proposed treatment of the perimeter of the development including materials and techniques used such as berming, landscaping, screens, fences, and walls.
- m. Names and addresses of property owners within 300 feet of the proposed project on mailing labels from the Salt Lake County Recorder's Office (when required by staff).
- n. Property plat from the Salt Lake County Recorder's Office showing the area to be developed.
- o. Fees as established by the City Council.
- p. The following written documents shall be submitted with the application:
  - (1) A legal description of the total site proposal for development including a statement of present and proposed ownership and present land use or phasing plan.
  - (2) A statement of planning objectives to be achieved by the planned unit development through the particular approach prepared by the applicant. The statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant.
  - (3) Quantitative data for the following: total number and type of dwelling units, parcel size, proposed lot coverage of buildings and structures, approximate gross and net residential densities, total amount of open space (including a separate figure for usable open space), total amount of non-residential construction including a separate figure for commercial, public, quasi-public, or private facilities if applicable, fiscal impact studies where necessary, environmental assessments where necessary, and other studies as required by the Director.
- q. Erosion and sediment control measures on the development site shall be implemented to minimize the increased solids loading in runoff from such areas. An Erosion and Sediment Control Plan (Storm Water Pollution Prevention Plan) shall be included in the Grading and Drainage Plan(s) described in this Chapter. The Erosion and Sediment Control Plan shall be prepared in accordance with the Jordan Valley Municipalities Permit (Permit UTS000001) and the Utah General Construction Permit (UTRC00000) for projects that warrant compliance with the Utah General Construction Permit regulation.
- r. For all projects that warrant compliance with the Utah General Construction Permit (UGCP) regulations, a Notice of Intent (NOI) must be submitted to the Utah State Division of Water Quality. This applies to projects that disturb one acre or more or that are part of a large common plan of development that affects one acre or more.

- s. A Storm Water Pollution Prevention Plan (SWPPP) is required to be prepared and submitted for review and approval by the Public Utilities Department for the following cases:
  - (1) Land disturbing activity that generally disturbs one or more acres of land;
  - (2) Land disturbing activity of less than one acre of land if such activity is part of a larger common plan of development that affects one or more acres of land;
  - (3) Land disturbing activity of less than one acre of land, and if in the discretion of the Public Utilities Director such activity poses a unique threat to water quality, air quality, or public health safety;
  - (4) The creation and use of borrow pits;
  - (5) Development of a single-family home;
  - (6) Processing of earthen materials such as top soil and gravel screening;
  - (7) Construction of parking lots;
  - (8) Demolitions.
- t. If a SWPPP and/or NOI are required for a project, they must be submitted and approved by the Public Utilities Department prior to obtaining any of the following Sandy City permits or approvals:
  - (1) Grading permit
  - (2) Subdivision plan approval (residential)
  - (3) Site plan approval (commercial)
  - (4) Building permit
  - (5) Road cut permit
- u. Projects that warrant compliance with the UGCP regulation are required to use the State template, in order to satisfy state regulation. The template is also necessary to create an environment of manageability and equality among all permit applicants.
- v. For projects that warrant compliance with the UGCP, the SWPPP shall be managed via an internet-based management system.
  - (1) The online SWPPP management system shall meet audit requirements of the state of Utah.
  - (2) The online SWPPP management system shall be reviewed and approved by the Public Utilities Department prior to approval of the SWPPP and issuance of the permits or approvals listed in the section above.
  - (3) Reports and data shall be made available upon request.

- (4) City Staff shall have viewing access rights.
- w. As part of the Jordan Valley Municipalities Permit, Sandy City encourages a Low Impact Development (LID) approach, which includes the implementation of structural BMP's where practicable, that infiltrate, evapotranspire or harvest and use storm water for the site to protect water quality.
  - (1) All development that warrants compliance with the UGCP, must include an LID analysis per the Sandy City Development Standards and Requirements for Storm Water. (Ord 15-22, Amended 7-15-2015)

### 3. Preliminary Review

- a. If prior to submitting the application for review it is determined that the applicant has not attended a Development Review Meeting, staff may request that the applicant do so in order to expedite the orderly review of the proposal before proceeding to the subsequent stages of review.
- b. Upon submittal of an application and supporting information and attendance at a Development Review Meeting, if necessary, the site plan and subdivision plat shall be forwarded to the reviewing departments and agencies who shall review it preliminarily to determine if the plan, together with all supporting information, is complete and complies with all the requirements of this Code and other applicable City and agencies' standards.

If the departments and agencies reviews determine that all required, necessary, and requested information has not been submitted, or that some of the specifics of the plan or information do not comply with the requirements of this Code, the applicant shall be notified in writing and/or on the plans of any deficiencies, comments, corrections, and requirements (including additional information and/or studies) to be addressed. The revised plan and all required, necessary, and requested supporting information must be resubmitted after the appropriate additions and/or corrections are made in order to complete the application.

Upon resubmittal, the site plan and subdivision plat will again be forwarded to the reviewing departments and agencies, and to the Planning Commission, if required. The applicant shall be required to resubmit the plan and supporting documents to the City until all departments and agencies determine it is complete and complies with the requirements of this Code and other applicable City and agencies' standards. Failure to submit complete information will result in written notification to the applicant that the review cannot proceed further until all required, necessary, and requested information is submitted.

- H. **Planning Commission Review.** When preliminary review of the site plan and subdivision plat has been determined to be complete and in compliance with all requirements, the plan, together with all supporting information, will be forwarded to the Planning Commission for review, if required. If the property is to be subdivided, the subdivision review requirements shall be complied with including notice and hearing requirements. The Planning Commission shall review the plan, including all supporting information, to determine if all appropriate impacts have been addressed and to receive public input, when required, concerning impacts and mitigation. The Planning Commission may require additional studies/analyses to enable it to determine what impacts should be addressed and may establish additional requirements to address those anticipated impacts

**I. Validity of Preliminary Review.**

1. Once the Planning Commission determines that preliminary review is complete, the preliminary plat is valid for 12 months. The Planning Commission may grant a one year extension of the preliminary plat provided the plat still complies with all applicable ordinances. No person or entity obtains a vested right to develop the property by reason of obtaining preliminary plat approval.
2. If a final plat which covers only a portion of the approved preliminary plat is recorded within the one year time limit or extension thereof, the validity of the unrecorded portion of the preliminary plat may be extended by the Planning Commission for one year from the date of recording that final plat.
3. If the developer desires to change the grade or location of streets within the subdivision, or desires to increase the number of lots in the subdivision, or substantially alters the original subdivision design, the developer must apply for an amendment of the originally approved preliminary plat.
4. The Director may, in his discretion, approve changes to the preliminary plat to decrease the number of lots in the subdivision, to make minor lot boundary changes, or to make other minor changes without requiring that it be reviewed by the Planning Commission.

**J. Final Review.** After review by the departments, agencies, and Planning Commission, the applicant shall submit a final site plan and subdivision plat together with all supporting documents which comply with all requirements, corrections, additions, etc. required by the departments, agencies, and Planning Commission to the Community Development Department.

1. The Community Development Department, along with the other reviewing departments and agencies, shall review the site plan and subdivision plat and supporting information to determine compliance with all requirements, corrections, additions, etc.
2. After such determination, the item may be scheduled for review by the Planning Commission upon referral by the Director or upon the request of the Planning Commission. The final development plan shall be reviewed to determine substantial compliance of the final development plan with the preliminary development plan requirements. Said review shall also determine the final development plan's quality and compliance with the purpose and design objectives of a planned unit development. The final development plan shall include all of the information required in the preliminary development plan in its finalized detailed form. In addition, any new items not submitted with the preliminary development plan, any final plats, any required dedication documents, and/or guarantee of improvements shall be submitted at this time.

**K. Amendments to the Final Development Plan.** Minor changes in the location, siting, or character of buildings and structures may be authorized by the Director if required by engineering or other circumstances not foreseen at the time the final development plan was approved. No change authorized under this section may cause any of the following:

1. A change in the use and/or character of the development.
2. An increase in the overall density and/or intensity of use.
3. An increase in overall coverage of structures.

4. A reduction or change in character of approved open space.
  5. A reduction of required off-street parking.
  6. A detrimental alteration to the pedestrian, vehicular, bicycle, circulation, and utility networks.
  7. A reduction in required street pavement widths.
  8. Changes in storm drains, underdrains, and/or irrigation.
  9. Any major changes in use or rearrangement of lots, blocks, building tracts or groupings, or any changes in the provision of open space and significant changes as noted above, must be made by the Planning Commission after receipt of such recommendation by the Planning Staff. Such amendments may be made only if they are shown to be required by changes in conditions that have occurred since the final development plan was approved. Generally speaking, any major changes must be recorded as amendments in accordance with the procedure established for adopting the final development plan.
- L. **Failure to Begin Development.** If no substantial construction has occurred in the planned unit development pursuant to the final development plan within 12 months from final approval, the approved plan shall become null and void, and a new development plan shall be required for any development of the subject property. The Planning Commission, upon showing good cause by the developer, may extend the time for beginning construction a maximum period of 12 months for one time only.
- M. **Phased Planned Developments.** If the sequence of construction of various portions of the final development plan is to occur in stages, then the open space and/or recreational facilities shall be developed in proportion to the number of dwelling units intended to be developed during any given stage of construction. A phasing plan, including size and order of phases, shall be approved by the Planning Commission if individual phases of the planned unit development exceed the overall density of the zone if the approved overall phasing plan does not exceed the maximum density of the zone. Such phasing plan shall have the written approval of all property owners. In addition, the approved phasing plan shall be submitted to the City Recorder for recordation with the County Recorder's Office as a covenant to run with the land.