LARGE SCALE MASTER PLANNED DEVELOPMENT PROCEDURE

The purpose of the Master Planned Development (M.P.D.) is to allow diversification in the relationship of various uses and structures to their sites and to permit more flexibility in the use of such sites. The application of planned unit concepts is intended to encourage good neighborhood, housing, or area design; thus, insuring substantial compliance with the intent of the district regulations and other provisions of this title relating to the public health, safety, and welfare and at the same time securing the advantages of large scale site planning for residential, commercial, or industrial developments, or a combination thereof.

SUBMITTAL DEADLINE: All required submittals must be turned in to the Midvale City Planning Department at least three weeks prior to the public hearing before the Planning and Zoning Commission.

MEETING DATES: The Midvale City Planning and Zoning Commission meets on the second Wednesday of the month at 7pm. Please contact the Midvale City Planning Department regarding date assignments.

MINIMUM AREA: The minimum area for any Large Scale M.P.D. in Midvale City is any project over five (5) acres in area.

ITEMS TO BE SUBMITTED: All required documents must be submitted with the application. Drawings shall be prepared on a 24” x 36” format at a scale of no less than one-inch equals one hundred feet (1” = 100’). Incomplete applications will not be accepted.

☐ Fee and application.
☐ Property owner’s affidavit or agent’s authorization.
☐ Provide legal description of the subject property.
☐ Provide a time schedule including any proposed development phase schedules.
☐ Detailed statement indicating how the proposed M.P.D. adheres to the intent of the ordinance.
☐ A draft or outline of the declaration of covenants.
☐ Quantitative data to include the following:
  o Total acreage of the subject property;
  o Total number and type of dwelling units;
  o Proposed residential density;
  o Total open space calculations; and
  o Information regarding any nonresidential development proposed as part of the M.P.D.
☐ Professionally drawn site plans, building elevations, and supporting maps showing the following:
  o The use(s), dimensions, and locations of all proposed structures;
  o Pedestrian and vehicular circulation schemes;
  o Areas reserved for guest parking;
  o Location and dimensions of all common open spaces;
  o General landscaping plan;
  o General streetscape plan indicating general concepts such as street lighting, park strips, medians, signage, etc.;
  o Building elevations showing all exterior building materials;
  o Location, style, and height of all peripheral and interior fencing; and
  o Materials and color boards, if requested.
☐ In conjunction with the approval for any large scale M.P.D., the owner shall execute a development agreement in that complies with the provisions and security for all on and off-site improvements associated with M.P.D.

* For more detailed information regarding the Large Scale M.P.D. process, please refer to Chapter 17-3-5 of the Midvale City Zoning Ordinance.
# LARGE SCALE MASTER PLANNED DEVELOPMENT APPLICATION

## Applicant Information

<table>
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<tr>
<th>Name:</th>
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<tr>
<td>Mailing Address:</td>
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<td>City, State, Zip:</td>
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<td>Daytime Phone:</td>
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<td>Email:</td>
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## Property Owner Information

| Owner Name (if different): |  |
| Mailing Address: |  |
| City, State, Zip: |  |

## Project Information

| Subdivision Name: |  |
| Location or Address of Property: |  |
| Sidwell No.: |  |
| Number of Proposed Lots: |  |
| Zoning Classification: |  |

## Application Fees

<p>| | | |</p>
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<td>$730 for 1 – 3 acres</td>
<td>$780 for 3 – 6 acres</td>
<td>$830 for 6 or more acres</td>
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Fees are in addition to Engineering and Fire Department review fees *(if applicable).*

## Authorized Signature

I certify that the submitted information is true and correct to the best of my knowledge. I am aware that only complete applications will be accepted for processing. *(Complete application requirements are attached.)*

| Authorized Signature: |  |
| Date: |  |

## For Office Use Only

| Planning and Zoning Department: |  |
| Engineering Department: |  |
| Fire Department: |  |
| Planning and Zoning Commission *(if applicable): |  |
OWNER’S AFFIDAVIT

I, (We) ____________________________________________, hereby declare under the penalty of perjury that I (we) am (are) the owner(s) of the property involved in this request, or if the owner is a corporation or other entity, that I (we) am (are) duly authorized to execute this affidavit on behalf of said corporations or entity. I (we) further declare that the foregoing statements and the information submitted herewith are true and correct.

PROPERTY OWNER’S INFORMATION

OWNER(S) NAME(S) ____________________________________________

OWNER(S) SIGNATURE(S) ____________________________________________

ADDRESS ____________________________________________

CITY, STATE, ZIP CODE ____________________________________________

TELEPHONE ____________________________________________

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL(S)
☐ PARTNER(S)
☐ TRUSTEE(S)
☐ CORPORATE OFFICER(S)
☐ ATTORNEY-IN-FACT
☐ OTHER

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES) ____________________________________________

AGENT/TENANT AUTHORIZATION (if applicable)

I (we) hereby authorize ____________________________ (Applicant’s Name) to apply for ____________________________ (application type: CUP, ACUP, MPD, etc.) requesting ____________________________ (Type of activity)

(Property Owner)

(Property Owner)

Dated this ___ day of ________________, ______, personally appear before me ________________________, the signer(s) of the above affidavit who duly acknowledged to me that they executed the same.

______________________________ (Notary)

Residing in ____________________________

My commission expires: ____________________________