

MEMORANDUM

To: Planning Commission
From: Jason Bond, Community Development Director
Date: August 8, 2021
RE: **Santaquin Estates Subdivision Concept Review**



Zone: R-10, C-1
Size: 30.85 Acres
Units: 86

The proposed Santaquin Estates Subdivision (Pederson Property) is located at approximately Main Street and 900 East and consists of 30.85 acres. Most of the property is zoned R-10 with a small area zoned Interchange Commercial (C-1) along a portion of Main Street.

The applicant is proposing an 86-lot subdivision, which includes 1 commercial lot, 26 townhomes and 59 single-family lots. Before this proposed concept plan was submitted, the applicant submitted a plan that proposed 83 single-family lots. At the time, Mayor Hunsaker and City staff were meeting with UDOT about some long-range plans for the I-15 interchange which is directly west of the Pederson property. In short, UDOT indicated that they saw an issue in the future with the frontage roads (US Highway 198 and Highland Drive) being too close to the interchange. These conversations with UDOT led to some discussions with the developer so that the corridors for future streets can be preserved. Otherwise, the purchase of homes and/or businesses may need to take place in the future in order to enhance road connectivity and traffic flow. These conversations led the developer to reconsider their plans. A table comparing some of the recently proposed concept plans is below:

Yield Plan Layout	R-10 Proposal	Current Proposal
93 SF Lots	83 SF Lots	59 SF Lots, 26 TH Units
No Commercial Lot	No Commercial Lot	5.4-acre Commercial Lot
No Open Space	No Open Space	Some Open Space
No Property for Basin	No Property for Basin	Some Property for Basin
Frontage Road Issue	Frontage Road Issue	New Frontage Road Alignment

NOTE: All information is approximate because the proposals are conceptual

The applicant is proposing two phases within the current development proposal (Attachment 3). Phase one will stay as the R-10 Residential Zone and phase two will require a rezone to expand the Interchange Commercial (C-1) zone and create a Planned Unit Development (PUD).

Phase one will consist of 31 single-family lots. The lots range from 10,000 square feet (0.23 acres) to 17,325 square feet (.40 acres). The R-10 zone does not require open space and there is no open space being proposed in phase one.

Phase two will require a rezone. They are requesting C-1 zoning along Main Street and a PUD for the residential area. The commercial area will be 5.42 acres and the commercial lot meets all the requirement of the C-1 zone. The residential area in phase two will require a rezone to a PUD. The applicant is proposing 26 townhomes and 28 single-family lots. The single-family lots range from 12,514 square feet (.29 acres) to 6,000 square feet (.14 acres). The applicant will be required to follow all codes in the PUD ordinance including providing a minimum 15% open space. The open space shall be improved by the developer and contain recreational activities. The multi-family units will need to meet all architectural, open space, landscaping, and parking requirements in Santaquin City Code. These items will be reviewed when

preliminary plans are submitted.

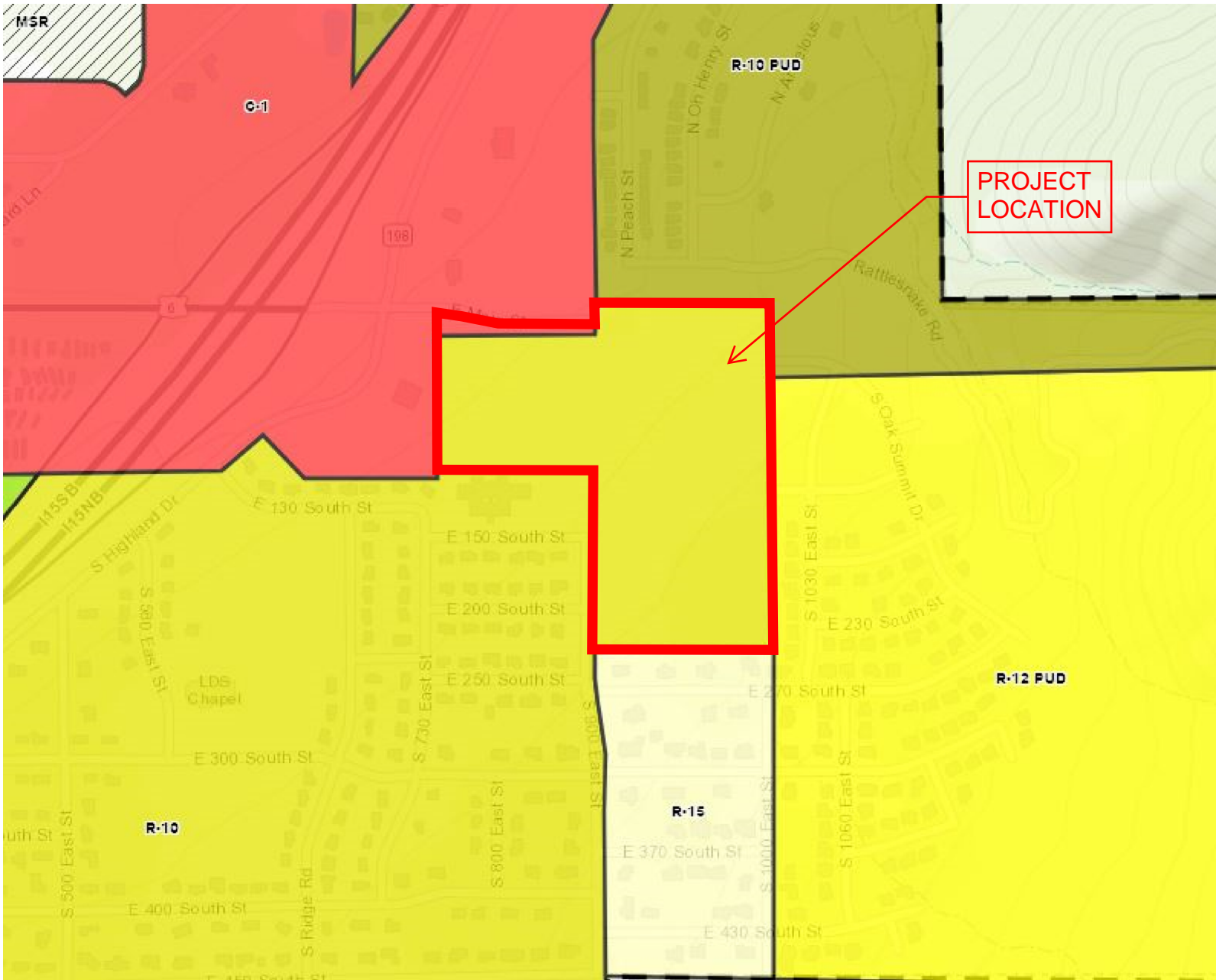
This is a subdivision concept review. This review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

After the concept review, the developer will submit preliminary plans. The Preliminary Plans will provide more details (utilities, grading, open space, parking, etc.) and will also address comments given during the concept review. Preliminary plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will forward a recommendation to the City Council and the City Council will be the land use authority for preliminary plans. The zone change to R-10PUD is a legislative process, and the City Council has the discretion to vote for or against the rezone.

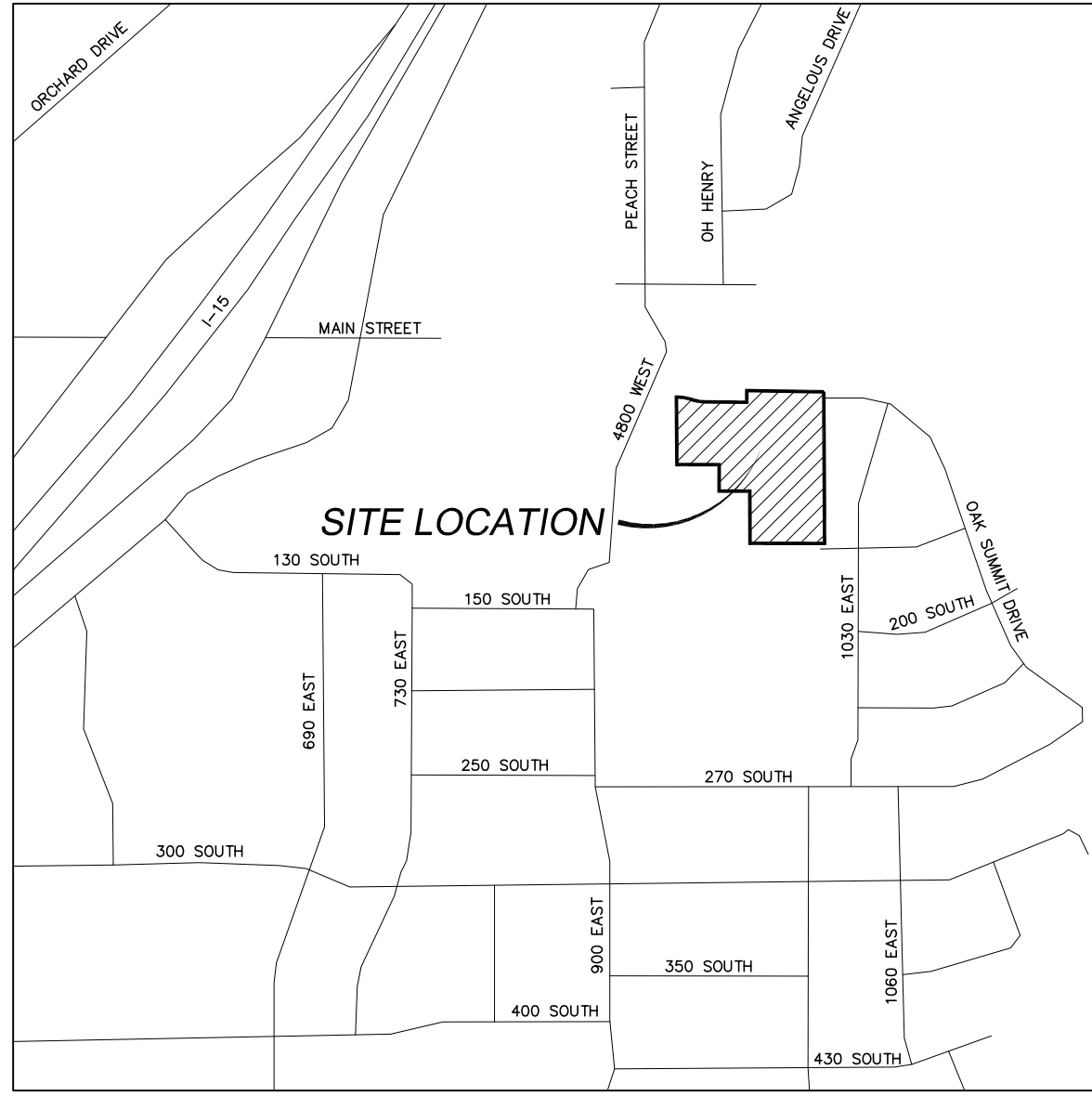
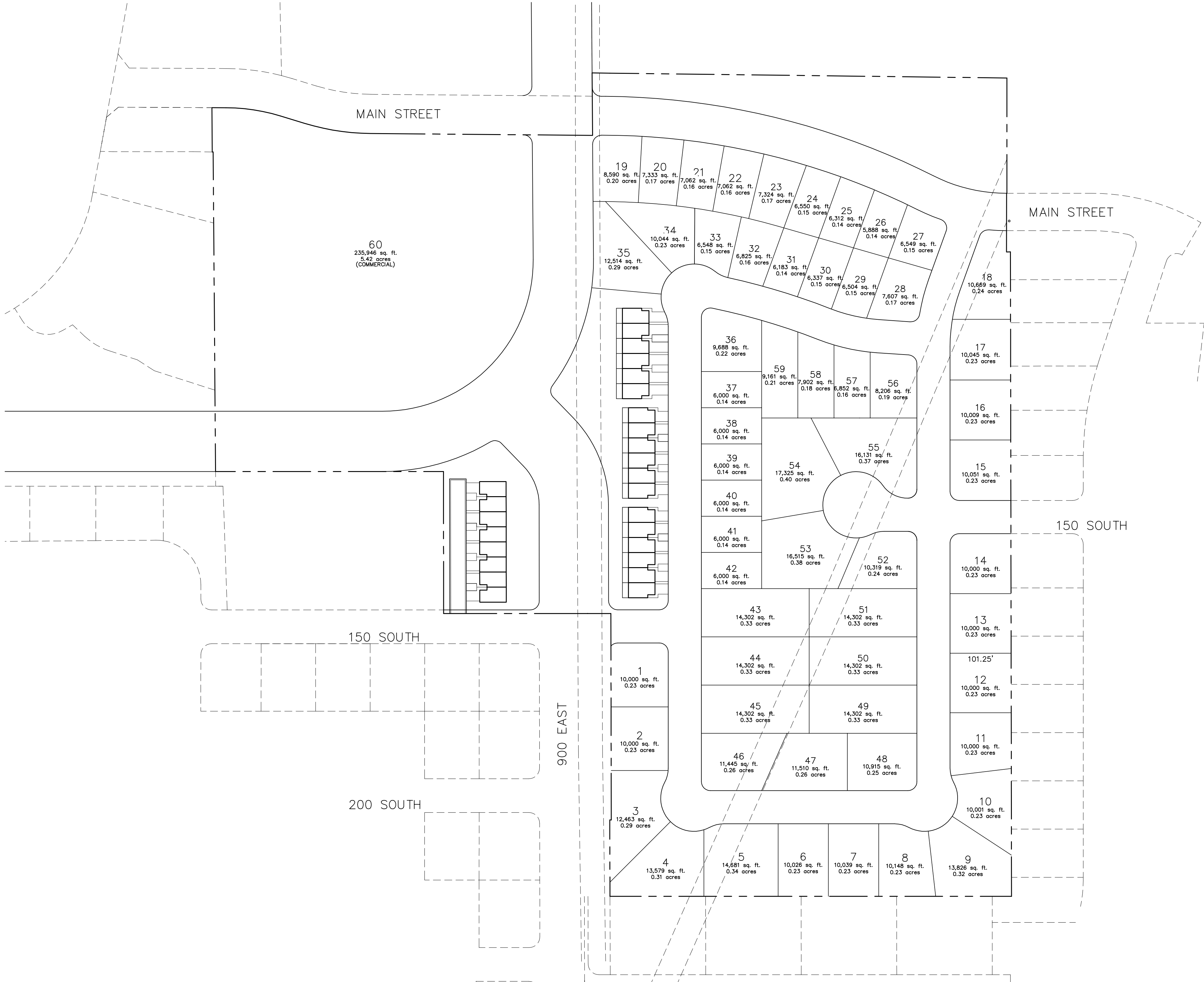
Attachments:

1. Zoning and Location Map
2. Concept Plans
3. Phasing Plan

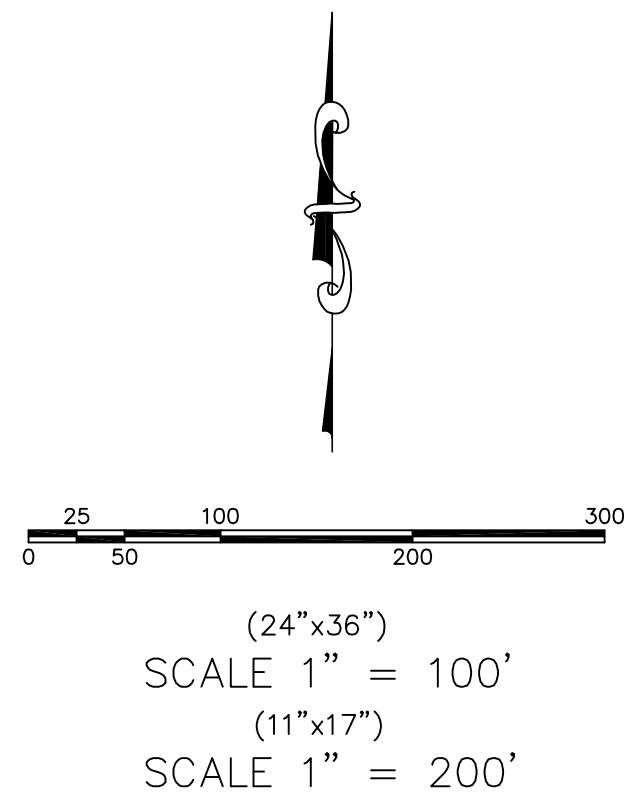
Attachment 1: Location and Zoning Map



Attachment 2: Concept Plans



VICINITY MAP
-NTS-



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	NO.	REVISIONS	BY DATE
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	2	2	7/12/2011
	3	3	7/12/2011
	4	4	7/12/2011
	5	5	7/12/2011
	6	6	7/12/2011
	7	7	7/12/2011
	8	8	7/12/2011
	9	9	7/12/2011
	10	10	7/12/2011
	11	11	7/12/2011
	12	12	7/12/2011

SANTAQUIN ESTATES

ATLAS

ENGINEERING

L.L.C.

PHONE: 801-655-0566
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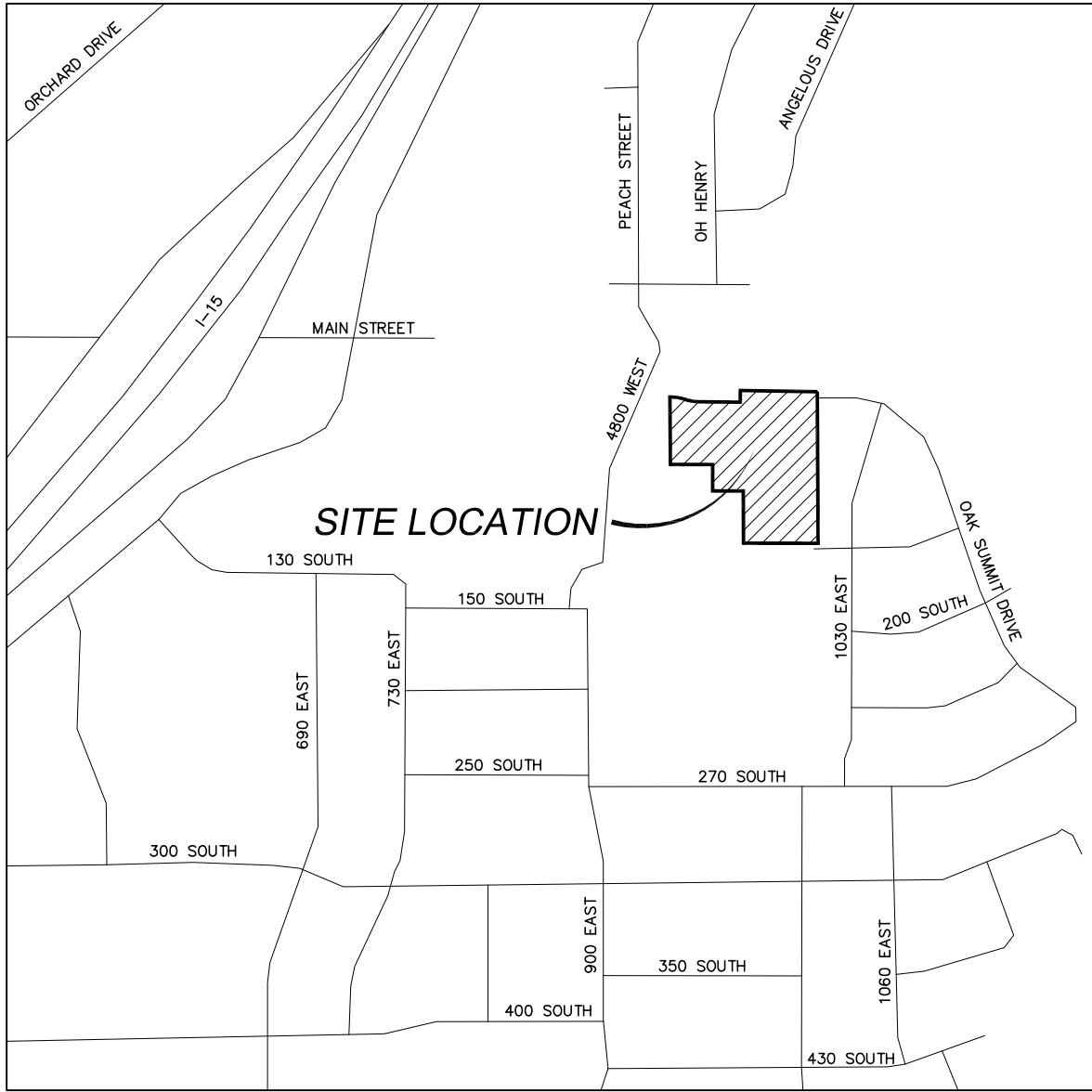
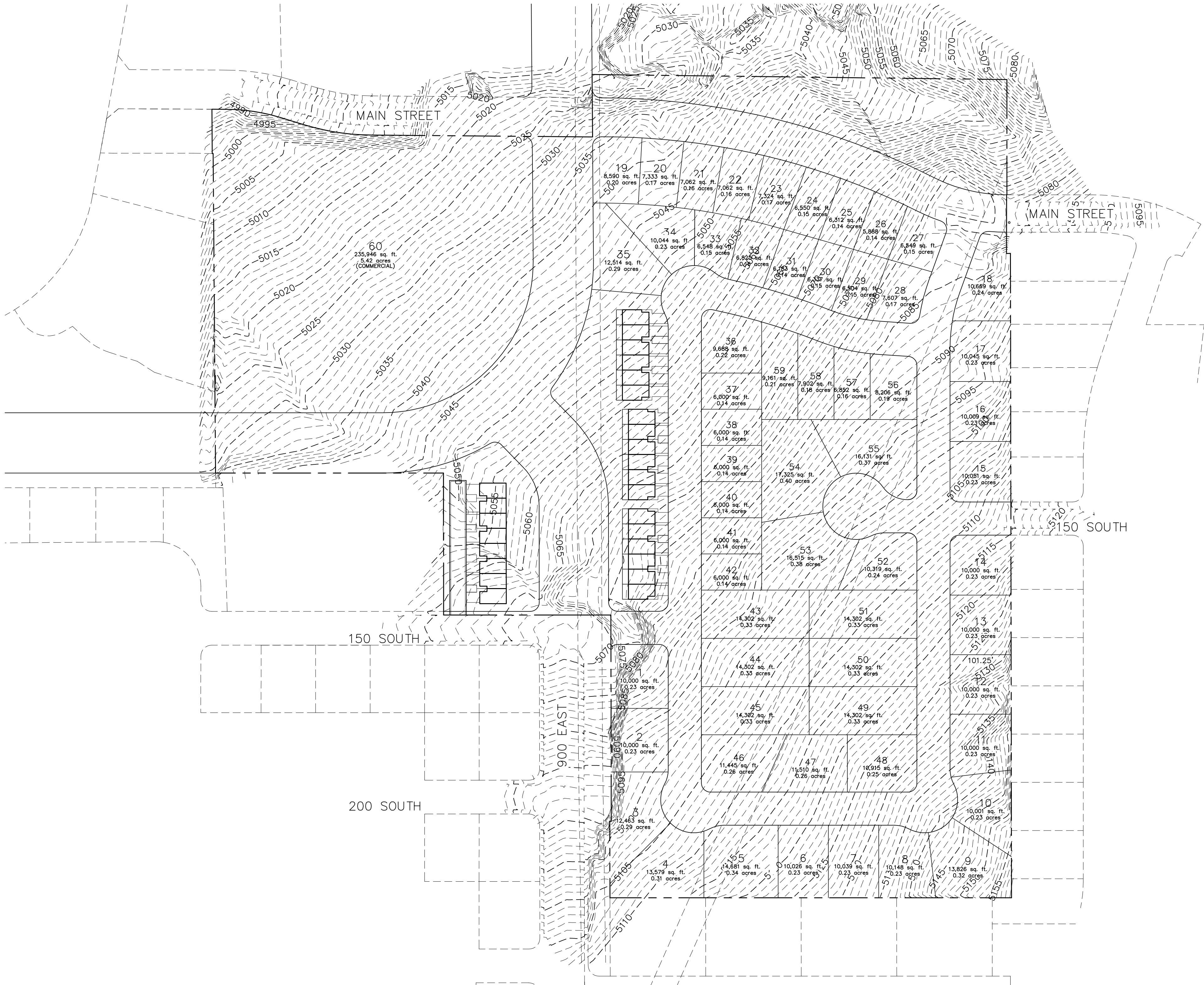
935 WEST 200 NORTH #2
SPANISH FORK, UT 84660

SHEET NO.

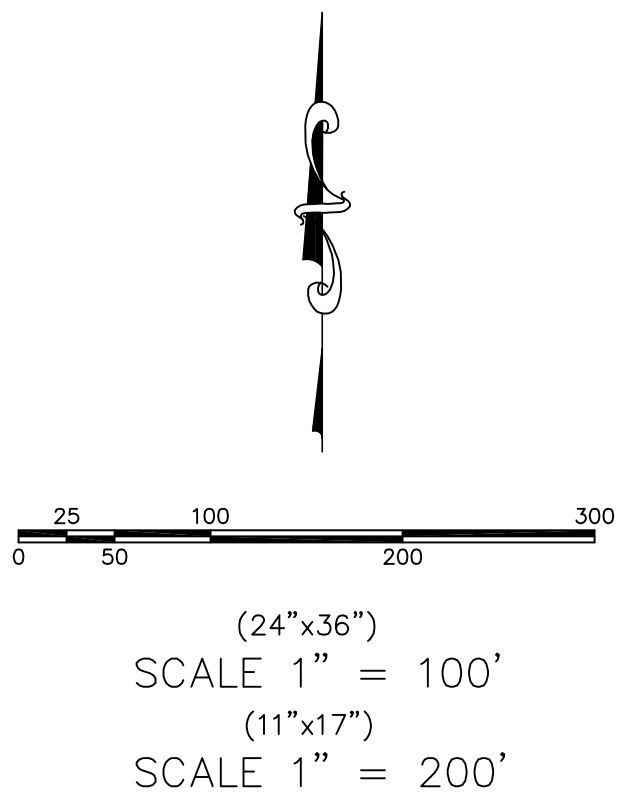
CONCEPT PLAN

1

SANTAQUIN, UTAH



VICINITY MAP
-NTS-



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

NO.	REVISIONS	BY	DATE
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SANTAQUIN ESTATES

ATLAS

ENGINEERING

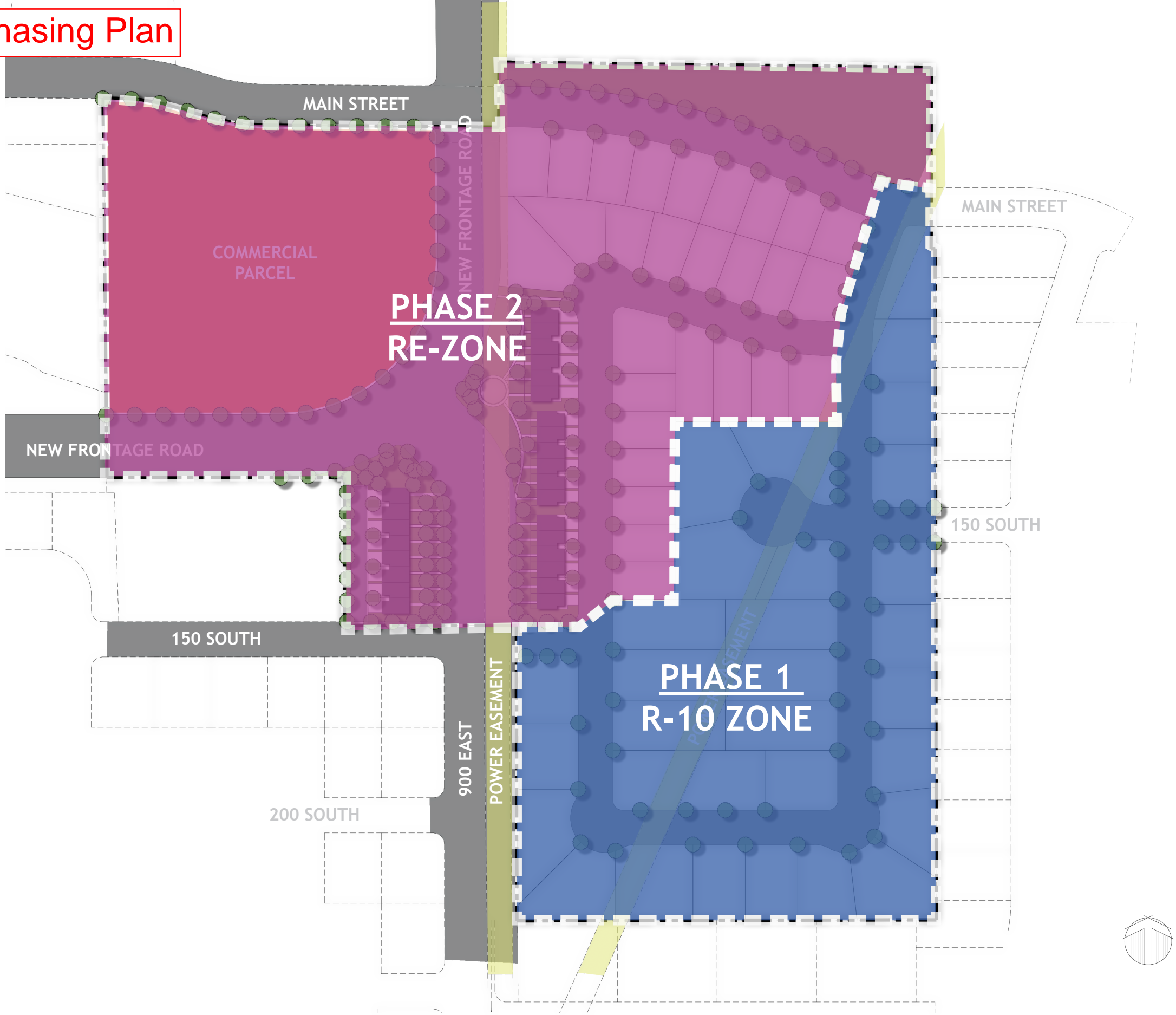
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95 WEST 200 NORTH #2
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CONCEPT PLAN

SANTAQUIN, UTAH

SHEET NO.
1



SANTAQUIN ESTATES
C o n c e p t P l a n P h a s i n g



SANTAQUIN ESTATES

C o n c e p t P l a n R e n d e r i n g