

# MEMORANDUM



To: Planning Commission

From: Loren Wiltse, Senior Planner

Date: January 6, 2023

RE: **Ercanbrack Subdivision Concept Plan Review**

Zone: RC & CLM

Size: 24.45 acres

Residential Units: 165 (14.2 acres)

Commercial: 1.41

Flex Space: 4.15

The proposed Ercanbrack subdivision is located at approximately 590 W. Main Street. The proposed development consists of a 165-lot residential subdivision on Residential Commercial (RC) zoned property. The development also includes the creation of an approximately 1.44 acre commercial use area, and an approximately 5.56 acre area for commercial/service/warehouse use on property located in the Commercial Light Manufacturing (CLM) zone. The estimated total size of the development is 24.45 acres.

The initial development agreement for this property was approved on September 7, 2021, and recorded with the County Recorder's office on November 23, 2021. On September 20, 2022, the City Council approved a rezone of approximately 6.78 acres of the property. The current Santaquin City Zoning map reflects the rezoning of the property. An amendment to the development agreement was also approved on September 20, 2022, and recorded with the County Recorder's office on November 9, 2022. The amendment to the development agreement allowed for commercial and warehousing related land uses in the CLM zone.

Multiple family developments in the RC zone are required to meet applicable City Codes and policies including the City's parking standards, which requires two parking stalls per dwelling and guest parking on a tiered structure, a 6-foot decorative wall along most of the perimeter and open space. The project will be required to meet these and other applicable City Codes and policies.

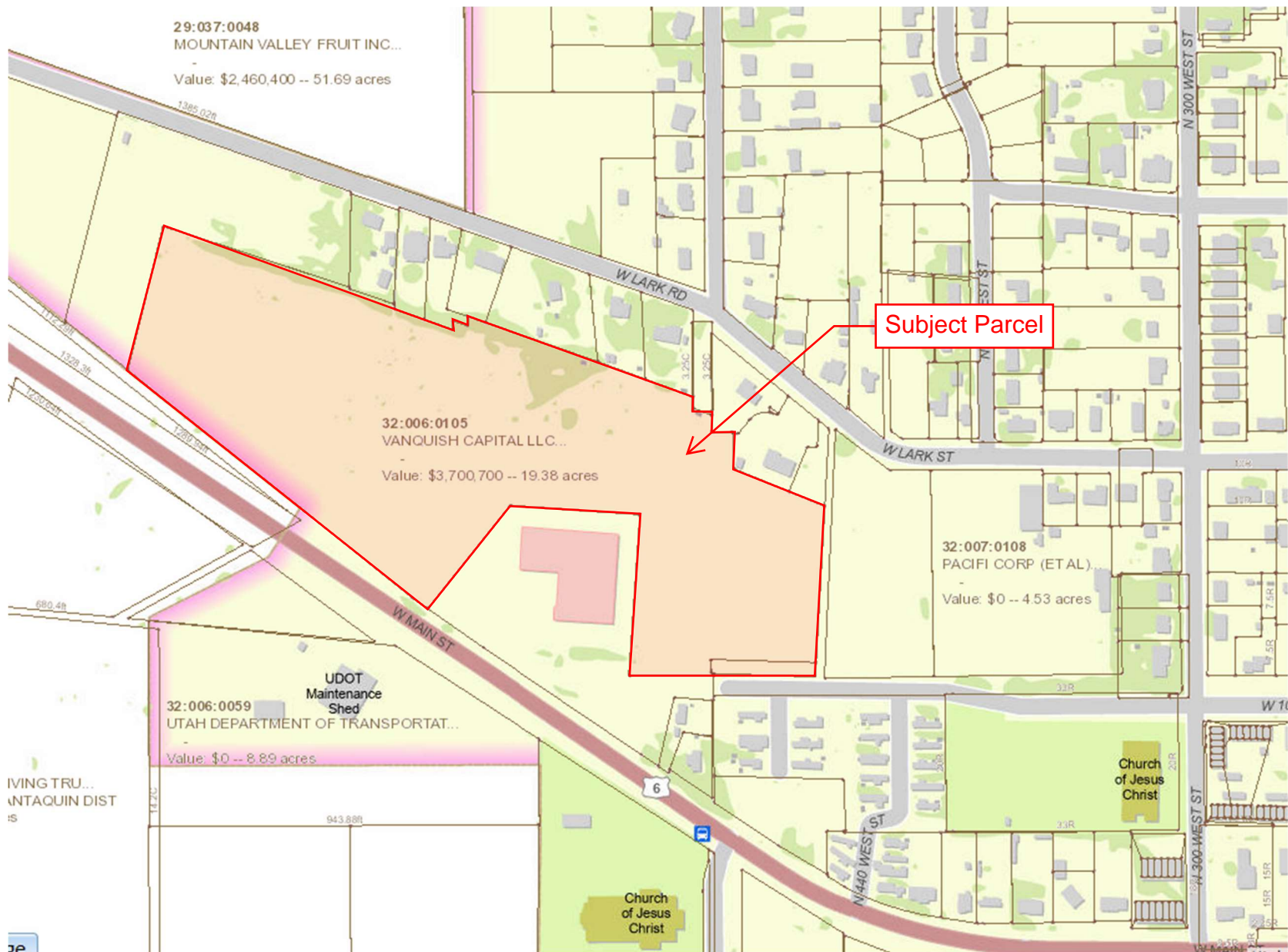
This is a subdivision concept review. The review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

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 who will be the land use authority for preliminary plans.

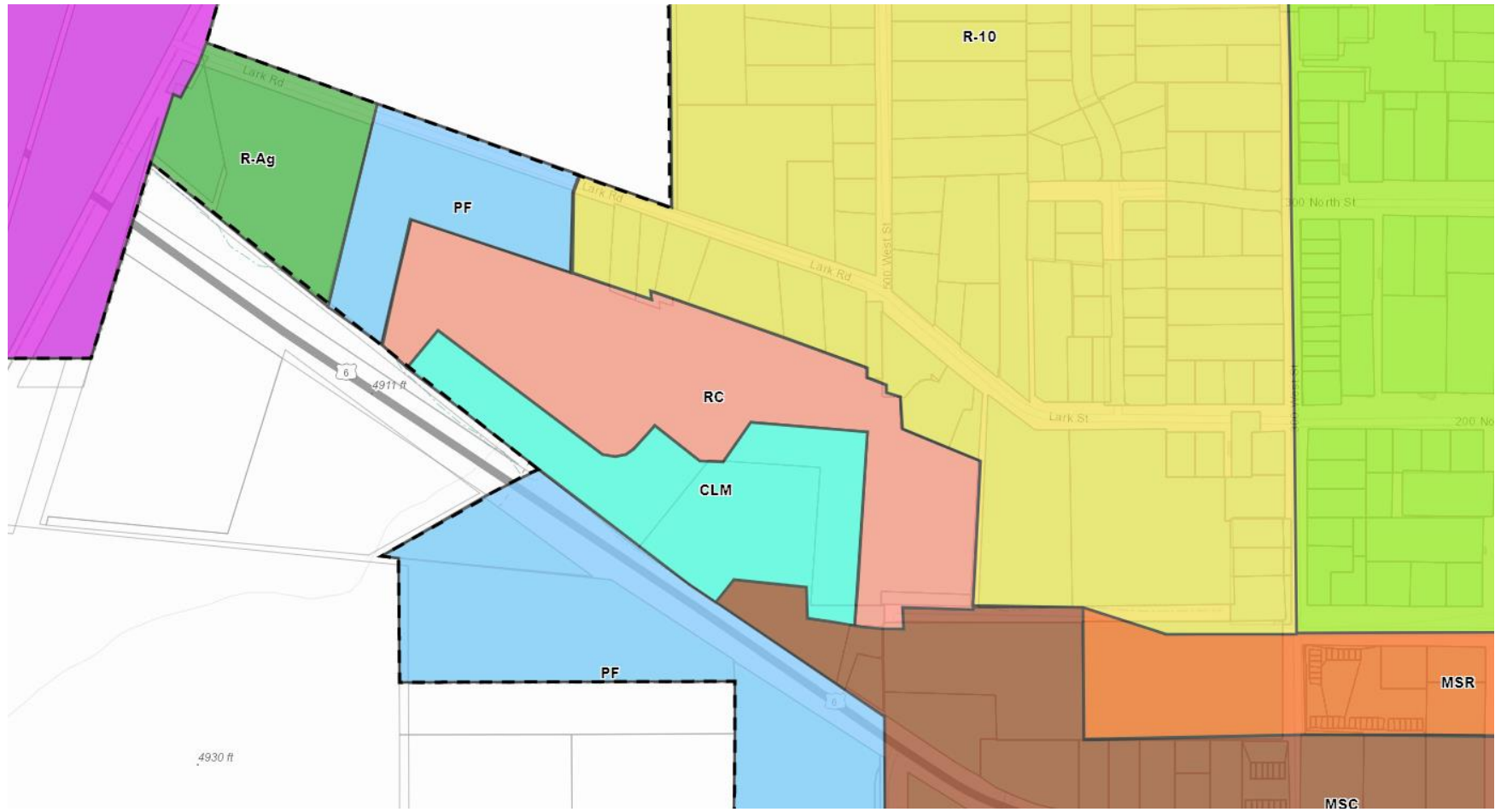
## **Attachments:**

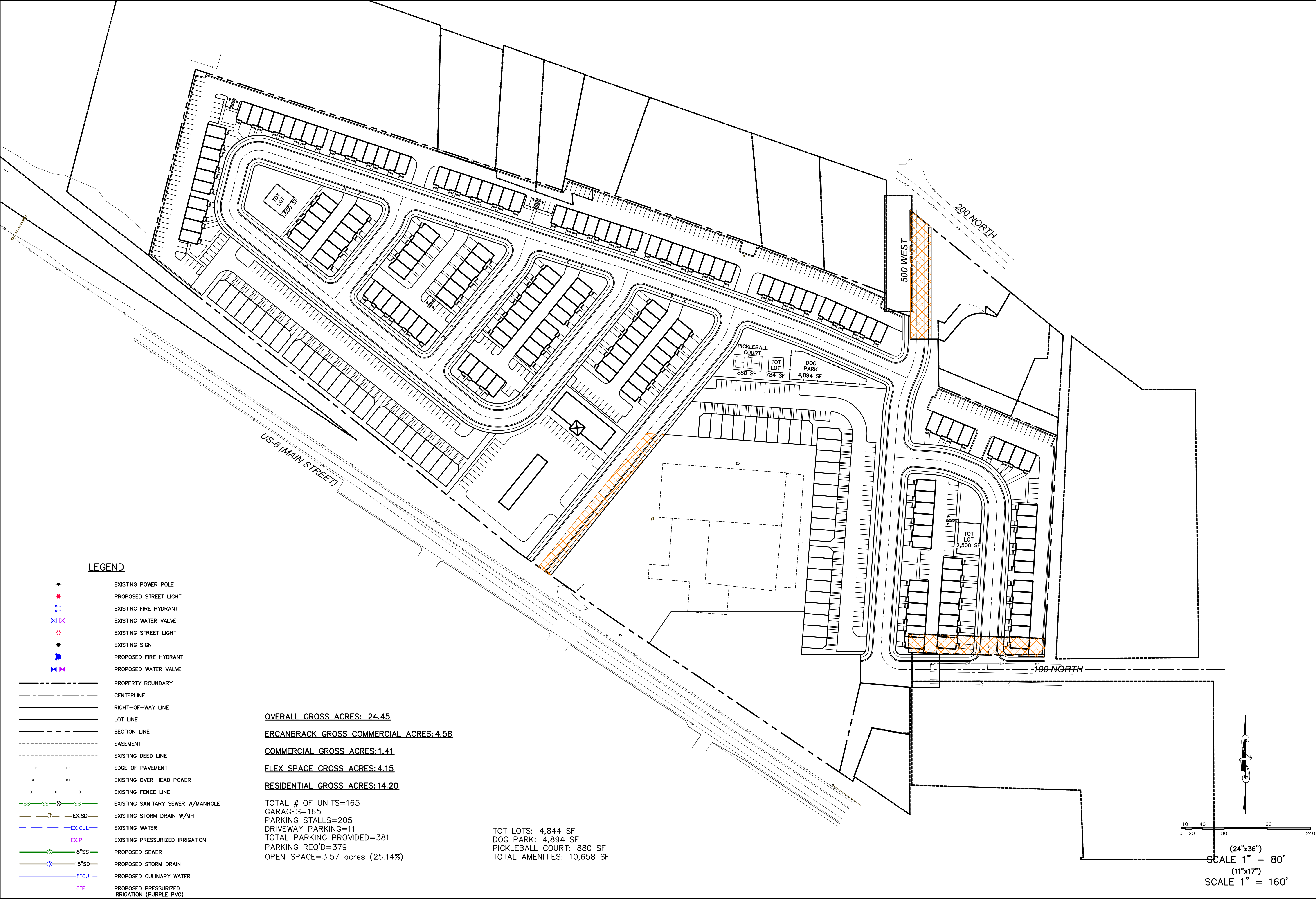
1. Vicinity Map
2. Zoning Map
3. Concept Plan

Attachment #1: Vicinity Map



Attachment #2: Zoning Map





ERCANBRACK PROPERTY

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566  
946 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

CONCEPTUAL PLAN

SANTAQUIN, UTAH

SHEET NO.

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REVISIONS		BY	DATE
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