

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: January 26, 2021

RE: **Pederson Subdivision Concept Review**

Zone: R-10, C-1
Size: 30.85 Acres
Units: 98

The Pederson Subdivision 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 a zone change to R-10PUD and increasing the size of the commercial area. The proposal consists of 66 single-family lots, 32 patio homes and 2.44 acres of Commercial.

All the single family lots are meeting the R-10PUD size requirements and are approximately 7,000 sq. ft. or larger. There are some issues with the proposed patio homes in the northwest area of the subdivision. They meet the lot size requirements (4,000 sq. ft.) and can have common driveways but Santaquin City Code requires all lots to have frontage along a public road. The patio homes that do not have frontage along a public road do not work. There is also a problem with the proposed width of 900 East. The size of the road and trail need to match what is south of the project. The proposed width is smaller than the width to the south of the project.

The area north of Main Street is proposed to be dedicated to the City for open space and a retention basin. There are several smaller pocket parks being proposed and one larger park just south of the patio homes. There is 12.2% open space with this proposal. The PUD ordinance requires a minimum of 15% open space. The development is short 2.8% open space.

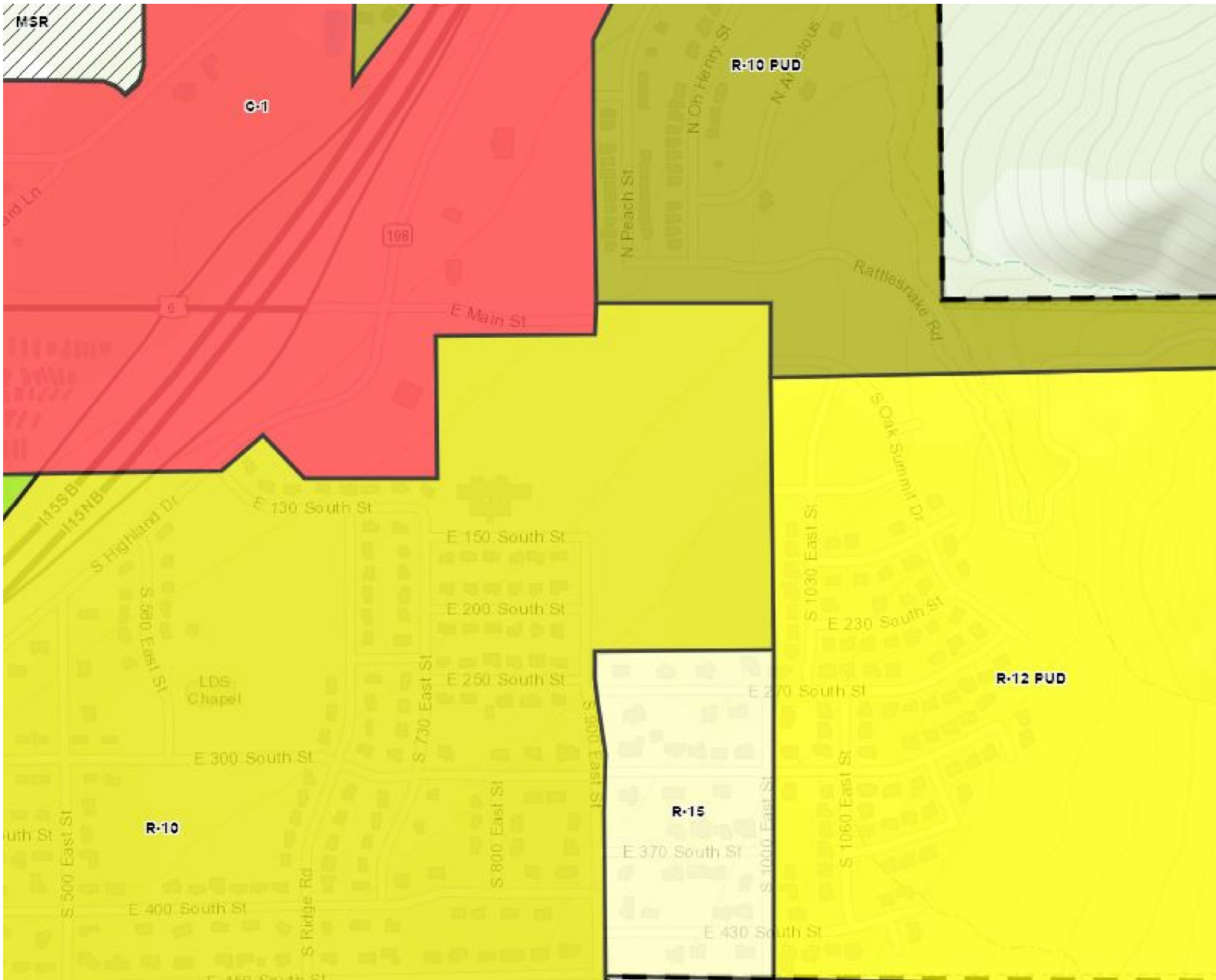
This is a subdivision concept review. This review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

After the concept review, the developer will submit preliminary plans. 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 will be decided by the City Council during the preliminary process.

Attachments:

1. Zoning and Location Map
2. Concept Plans

Attachment 1: Location and Zoning Map



This aerial map displays a proposed residential subdivision. The layout is centered around a main road that runs horizontally across the middle. To the left of this road, there is a large rectangular area divided into a grid of smaller lots, likely for a parking lot or a small commercial/industrial zone. To the right of the main road, there are several large rectangular lots, some of which are further subdivided into smaller units. A large area in the upper right corner is marked with a grid pattern, possibly indicating a future development or a specific land use. The map also shows existing buildings, parking lots, and surrounding infrastructure, providing a clear context for the proposed development.



SHEET NO.
CL-2