

MEMORANDUM



To: Planning Commission
From: Ryan Harris, Staff Planner
Date: January 7, 2022
RE: **Mehlhoff Rezone Request**

It is proposed that the Planning Commission and City Council consider amending the Santaquin City Zoning Map to change the zoning of a portion of the Mehlhoff property (Parcel ID's 32.:017:0102 & 32:017:0197) from Interchange Commercial (C-1) Zone to R-10PUD Residential Zone. The area proposed to be rezoned is currently vacant and consists of approximately 34.58 acres of land.

The applicants, Mr. Dester and Mr. Mehlhoff, have submitted a concept plan (Attachment 2) that shows a possible layout of the development. This conceptual plan is the applicant's justification for why the proposed zone change should be approved. This review is not approving any development on the site. This review is for the Planning Commission to forward a recommendation on the rezone to the City Council.

A Similar proposal (Attachment 3) was unanimously denied by the City Council on June 2, 2020. The current proposal's concept plan shows changes to the layout and types of residential dwellings as seen when compared with attachment 3.

Staff Recommendation: It is recommended that the Planning Commission provide a recommendation to the City Council regarding the proposed rezone of a portion of the Mehlhoff property from Interchange Commercial Zone (C-1) to R-10PUD Residential Zone.

Recommended motion: "Motion to forward a (positive or negative) recommendation to the City Council that approximately 34.58 acres of the Mehlhoff property be rezoned from Interchange Commercial Zone (C-1) to R-10PUD Residential Zone.

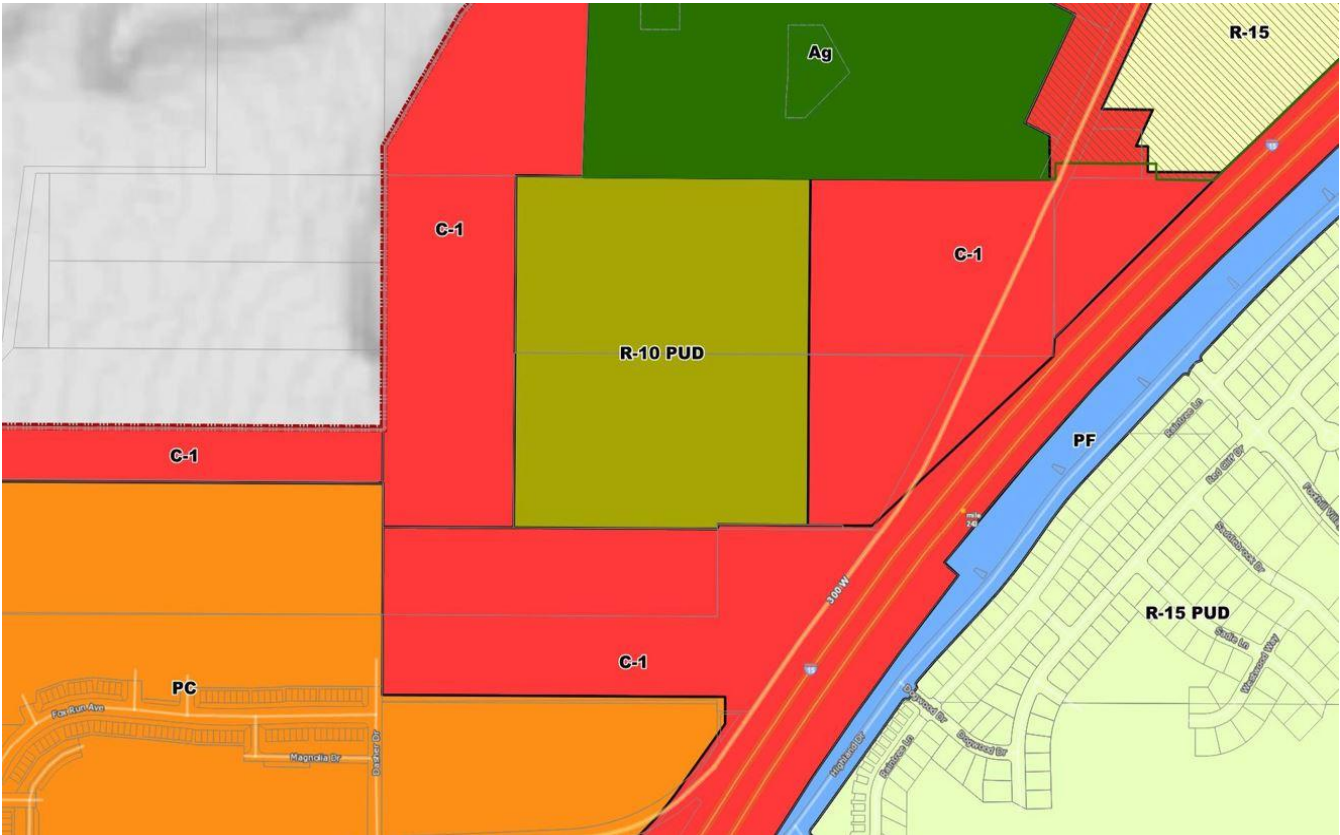
Attachments:

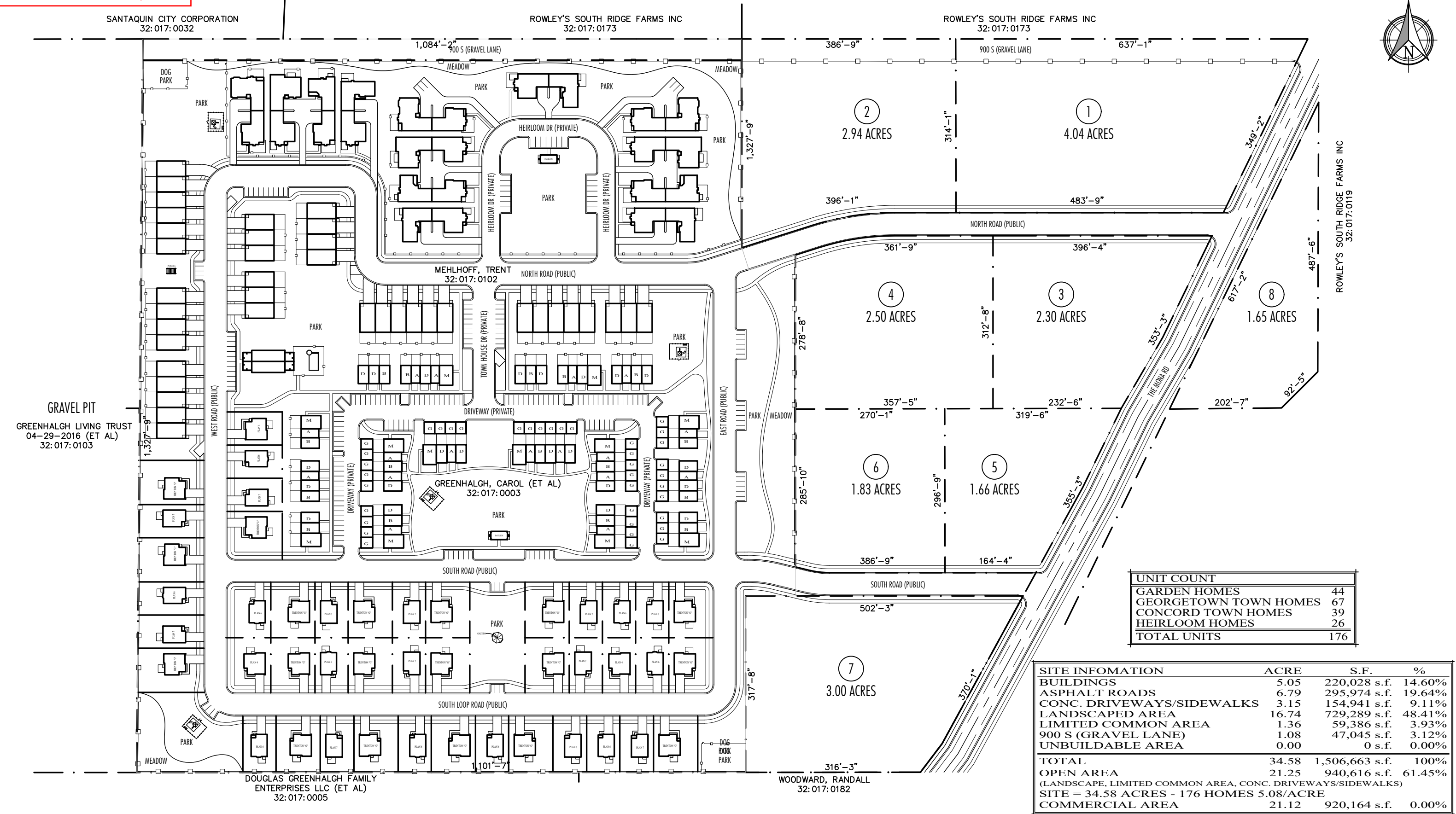
1. Proposed and Existing Zoning Map
2. Concept Plan
3. Past Concept Plan

Existing Zoning Map



Proposed Zoning Map

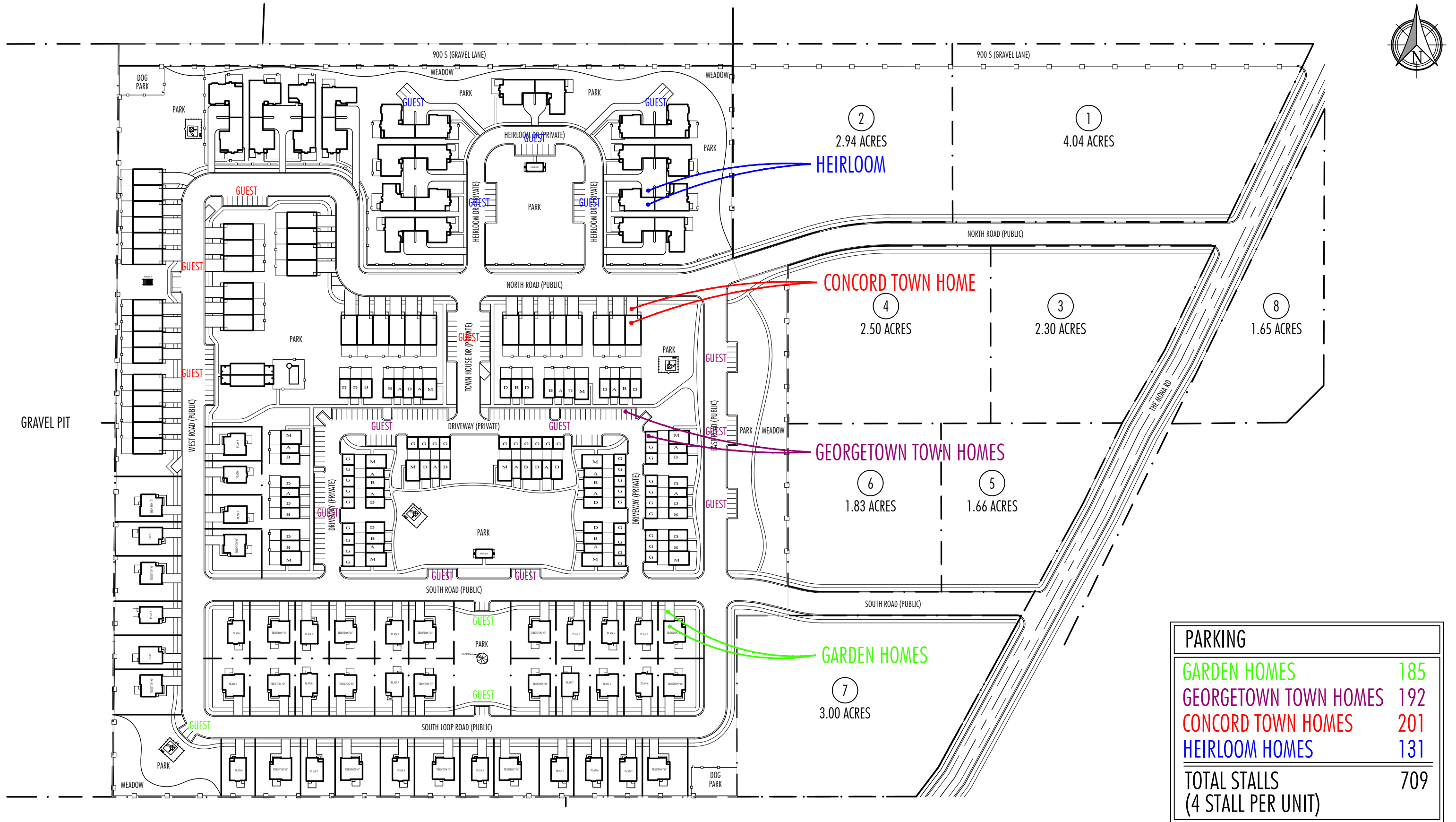




GEORGETOWN
Development Inc.
2230 N. University Prky. Suite 7G
www.georgetowndevelopment.com
Phone: 801-374-0772 Fax: 801-375-0502

SITE PLAN

1/60 SCALE 11x17 80 SCALE 24x36
0 20 40 100 200



GEORGETOWN

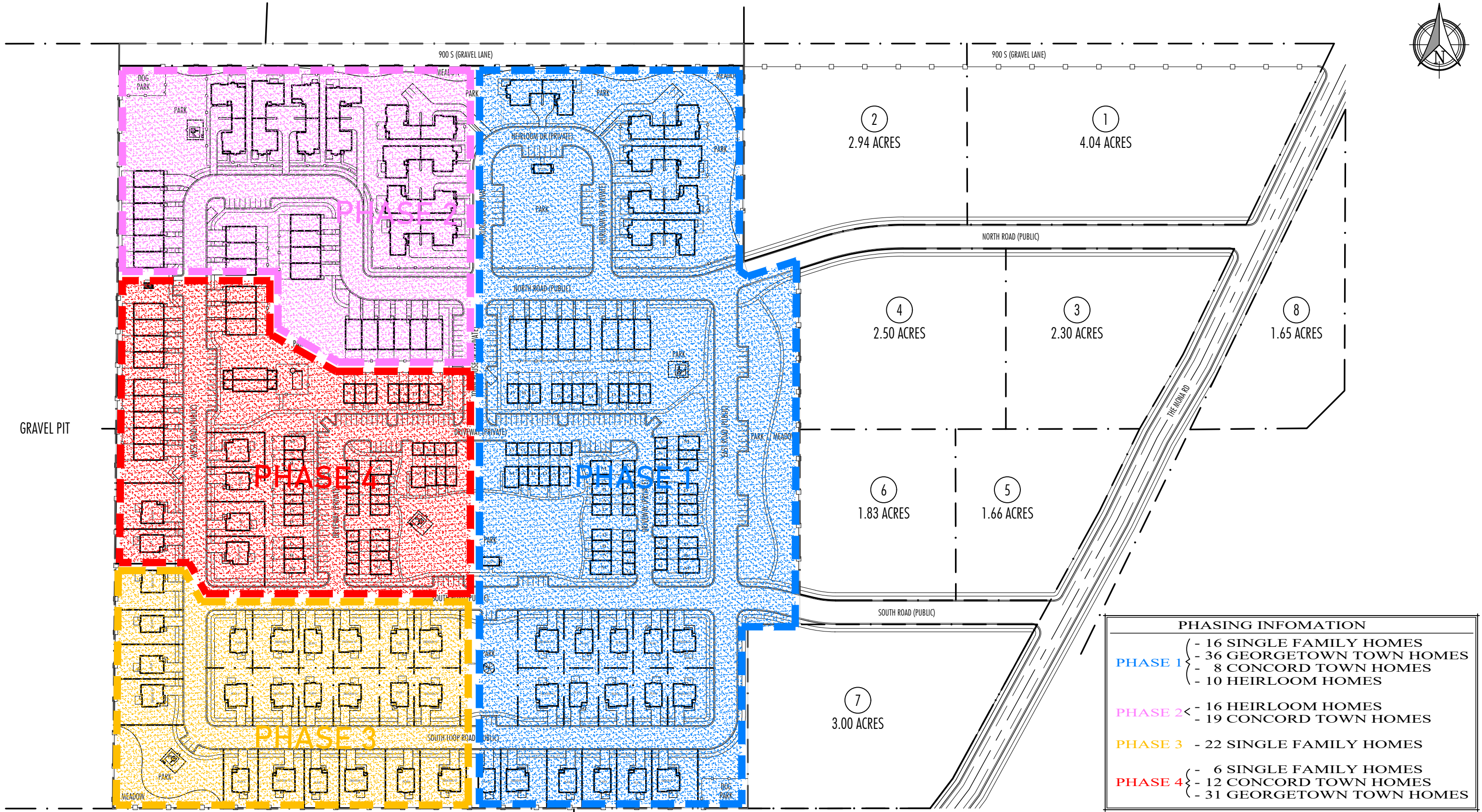
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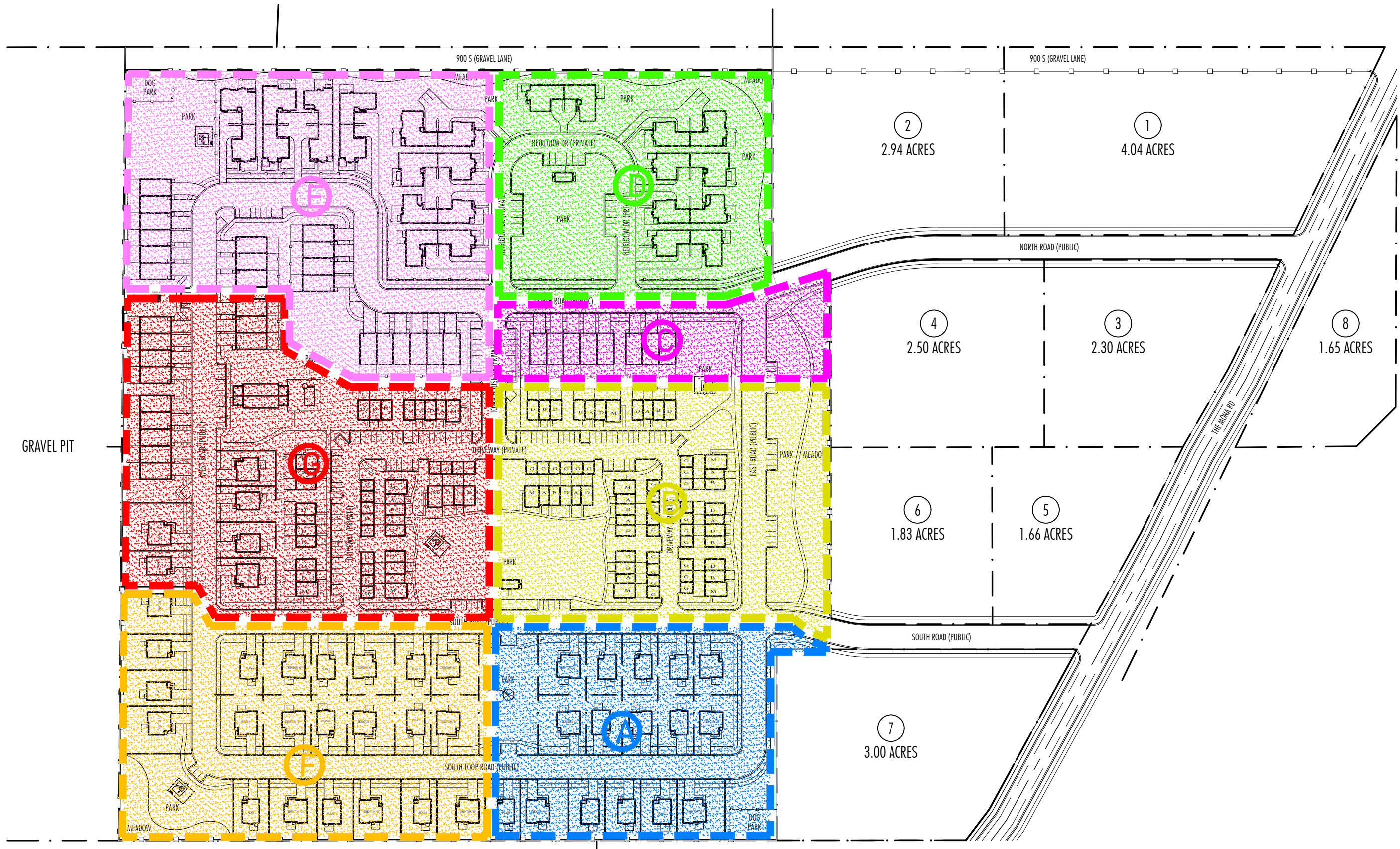
Phone: 801-374-0772 Fax: 801-375-0502

PARKING PLAN

1/60 SCALE 11x17 80 SCALE 24x36
0 20 40 100 200



PHASING INFORMATION	
PHASE 1	- 16 SINGLE FAMILY HOMES
	- 36 GEORGETOWN TOWN HOMES
	- 8 CONCORD TOWN HOMES
	- 10 HEIRLOOM HOMES
PHASE 2	- 16 HEIRLOOM HOMES
	- 19 CONCORD TOWN HOMES
PHASE 3	- 22 SINGLE FAMILY HOMES
PHASE 4	- 6 SINGLE FAMILY HOMES
	- 12 CONCORD TOWN HOMES
	- 31 GEORGETOWN TOWN HOMES



GEORGETOWN

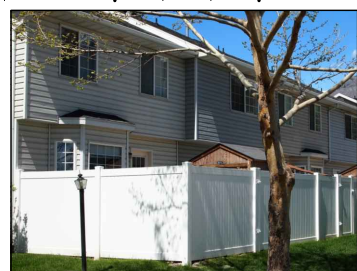
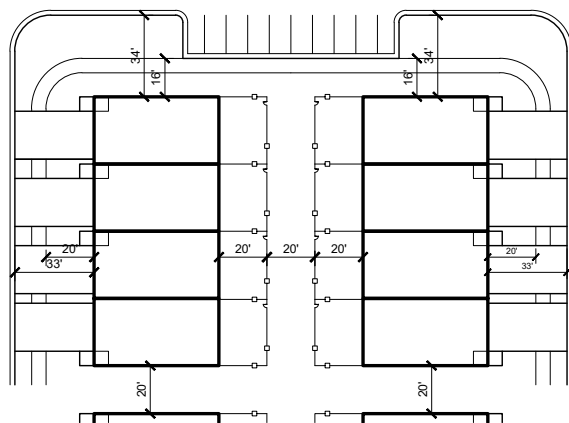
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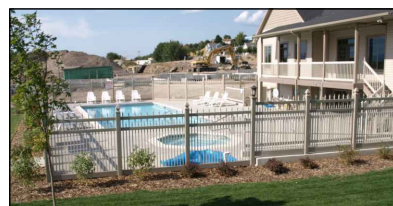
PLAT MAPS (WITHIN PHASES)

160 SCALE 11x17 80 SCALE 24x36
0 20 40 100 200



6' VINYL PRIVACY FENCE

CONCORD TOWNHOUSE FENCES



6' VINYL POOL FENCE



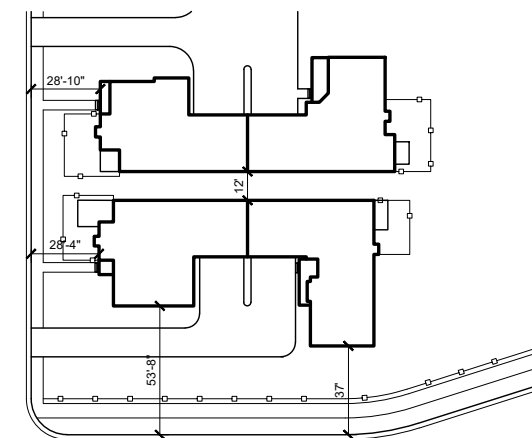
CLUBHOUSE POOL



6' RHINO CONCRETE WALL



SITE PERIMETER WALL

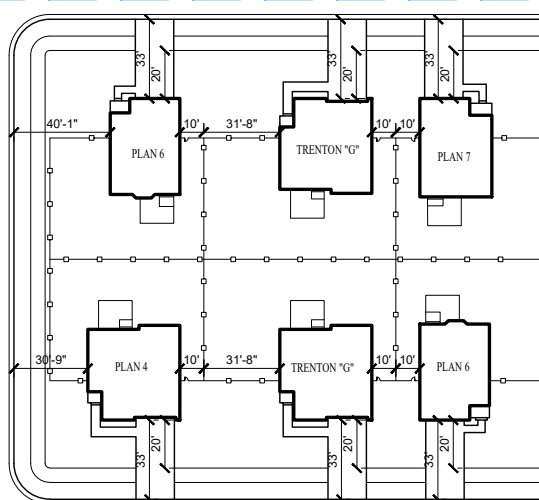


6' VINYL PRIVACY FENCE



4' WROUGHT IRON FENCE

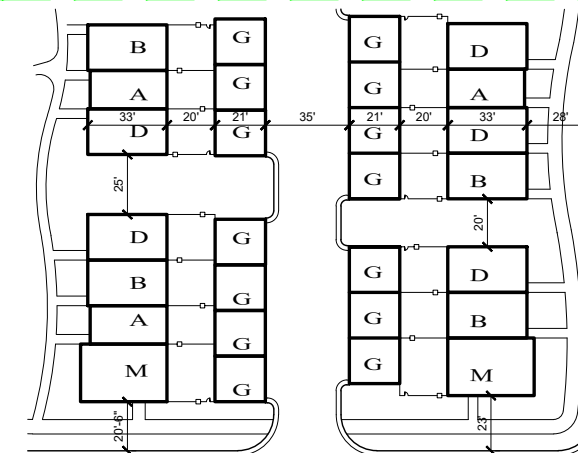
HEIRLOOM HOME FENCES



6' VINYL PRIVACY FENCE



GARDEN HOME FENCES



6' VINYL PRIVACY FENCE

GEORGETOWN TOWNHOME FENCES

GEORGETOWN

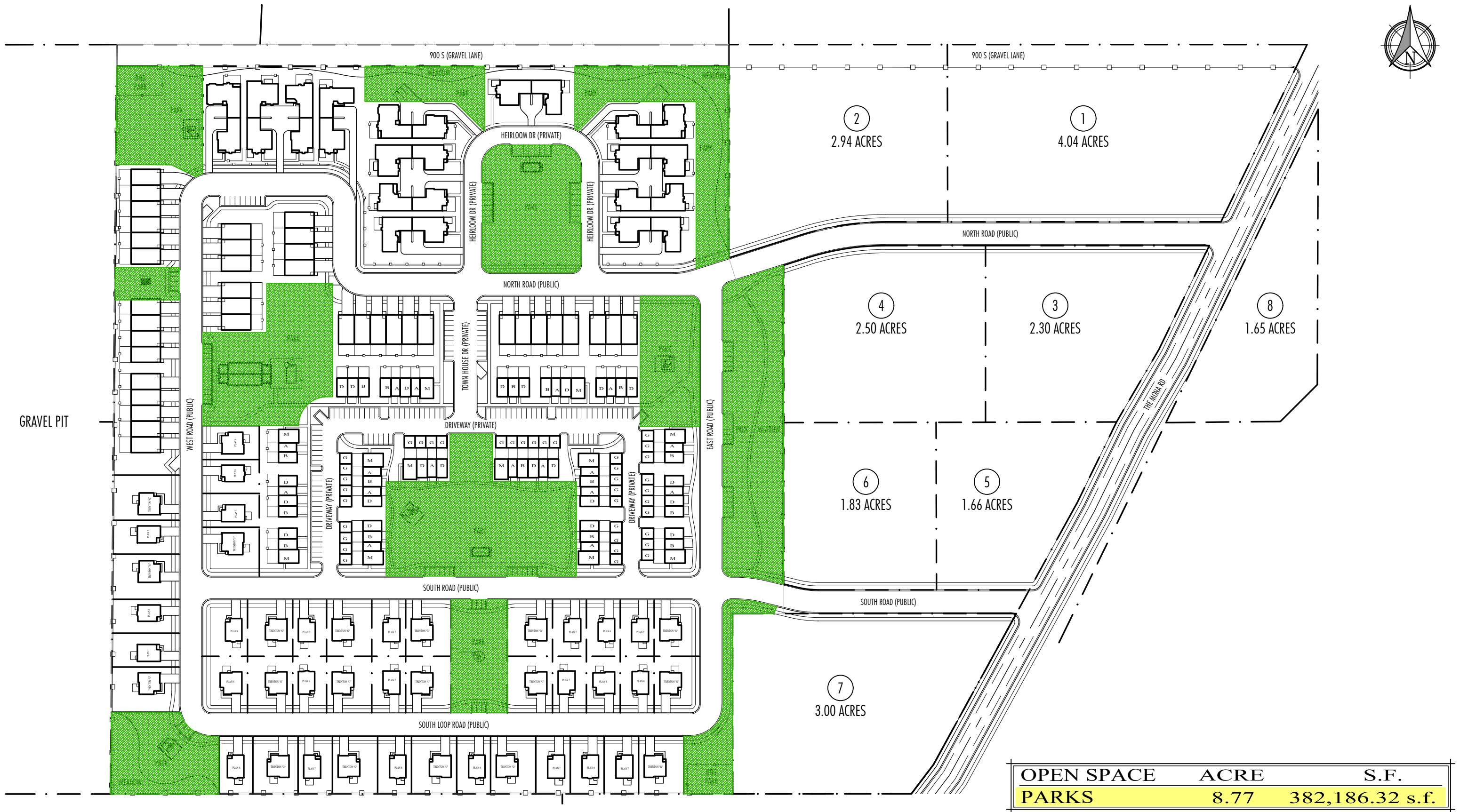
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TYP. BUILDING SETBACKS/FENCING PLAN

NTS SCALE 11x17 NTS SCALE 24x36
0 20 40 100 200



GEORGETOWN

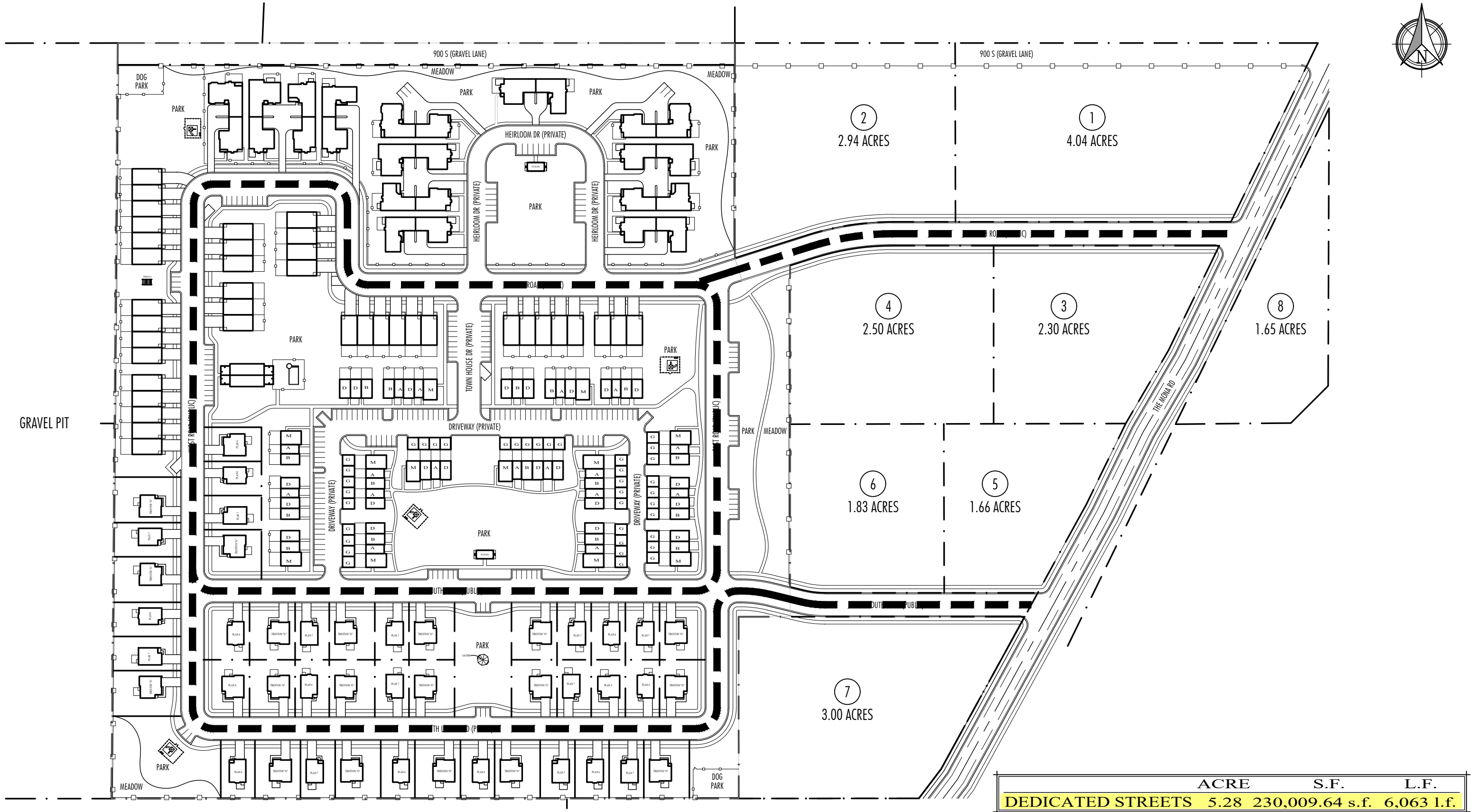
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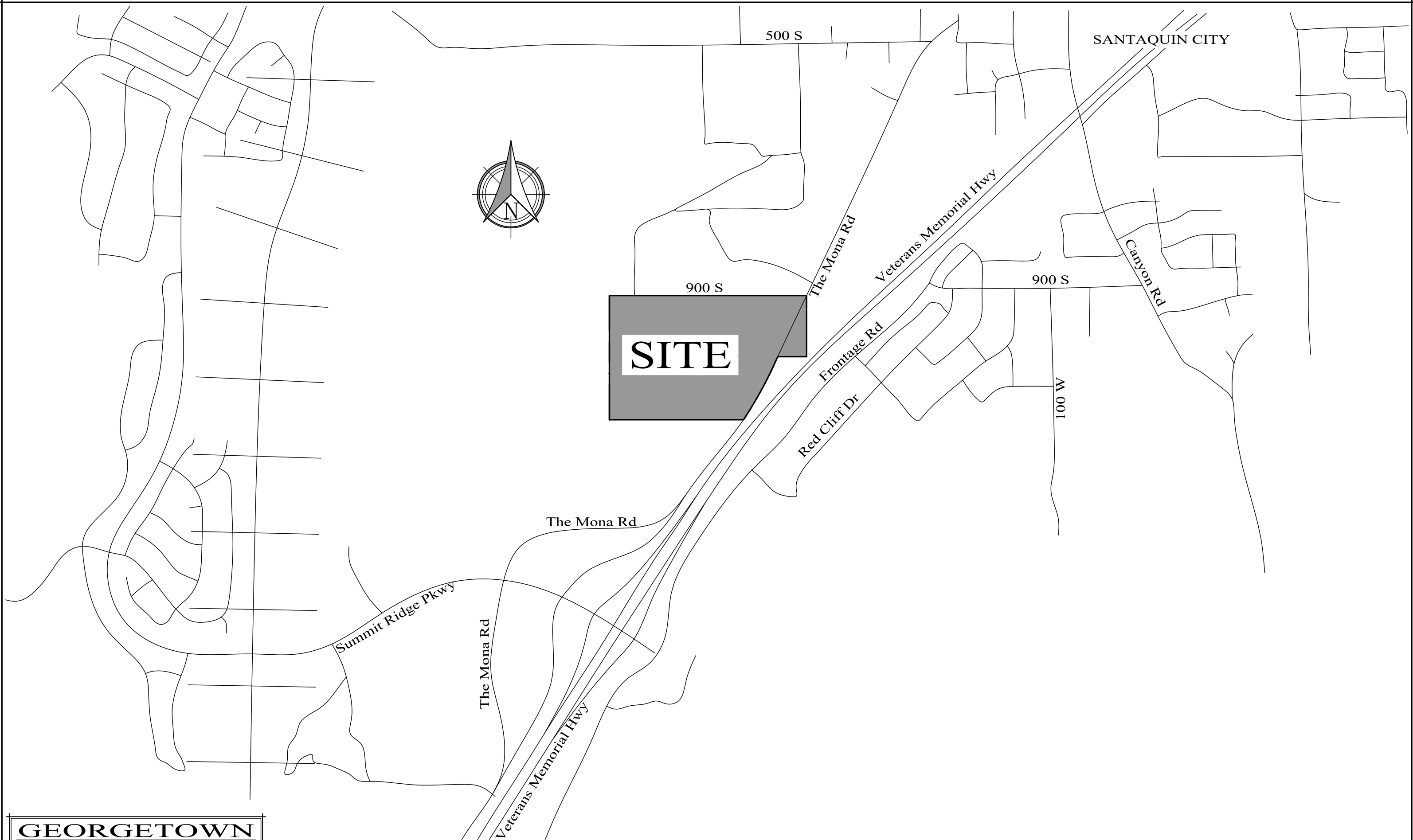
Phone: 801-374-0772 Fax: 801-375-0502

CONSOLIDATED PARK OPEN SPACES

160 SCALE 11x17 80 SCALE 24x36
0 20 40 100 200



DEDICATED STREET AREA



GEORGETOWN

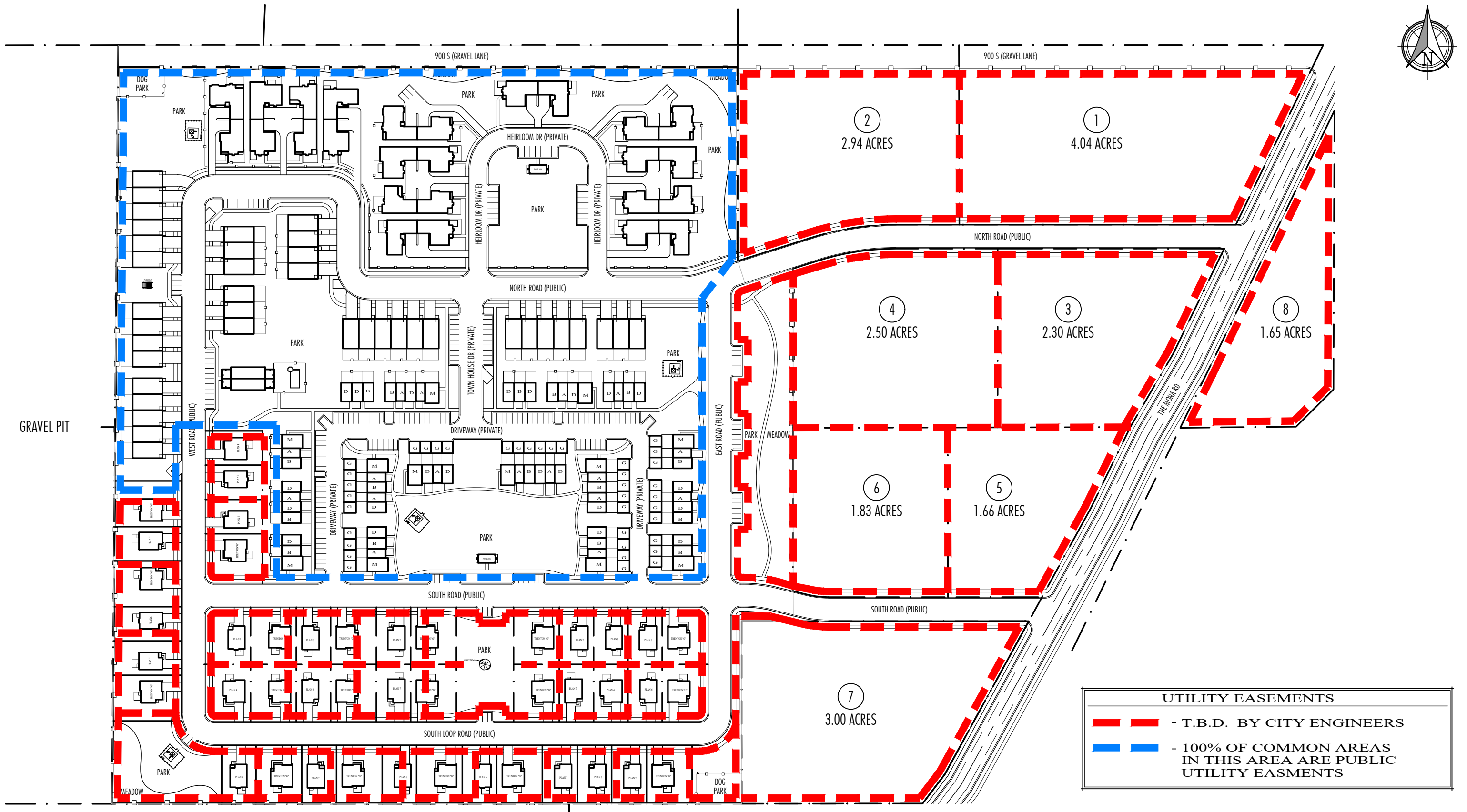
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VICINITY MAP

NTS SCALE 11x17 NTS SCALE 24x36



Attachment 3: Past Concept Plan



MEHLHOFF PROPERTY

GEORGETOWN
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PROVO, UT. 84604
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UNIT COUNT	
GARDEN HOMES	47
TOWN HOMES	67
LG TOWN HOMES	46
PATIO HOMES	18
TOTAL UNITS	178