

MEMORANDUM



To: Planning Commission
From: Jason Bond, Community Development Director
Date: January 13, 2022
RE: **Mehlhoff Rezone Request**

It is proposed that the 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.

Mr. Trent Mehlhoff is the property owner, and he has worked with a developer, Mr. John Dester of Georgetown Development, to submit a concept plan (Attachment 2) that shows a possible layout of a development that they are calling Mulberry at Santaquin. This conceptual plan is the applicant's justification for why the proposed zone change should be approved.

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.

Planning Commission Recommendation:

Motion: Commissioner Gunnell motioned to forward a negative recommendation to the City Council to rezone approximately 34.58 acres of the Mehlhoff Property from the Interchange Commercial C-1 zone to the R-10 PUD. Commissioner Weight seconded.

Roll Call: Commissioner Wood, Aye; Commissioner Lance, Nay; Commissioner Romero, Aye; Commissioner Gunnell, Aye; Commissioner McNeff, Aye; Commissioner Weight, Aye; Commissioner Hoffman, Nay.

The motion passed with 5 votes in favor and 2 against.

An ordinance for the rezone has not been prepared for the Council to consider approving. This is because the proposed Planned Unit Development is required to have a development agreement. Therefore, it is staff's recommendation that the Council **1.) provide direction to staff to start drafting a development agreement, 2.) table the discussion to gather more information, or 3.)take action to deny the rezone request.**

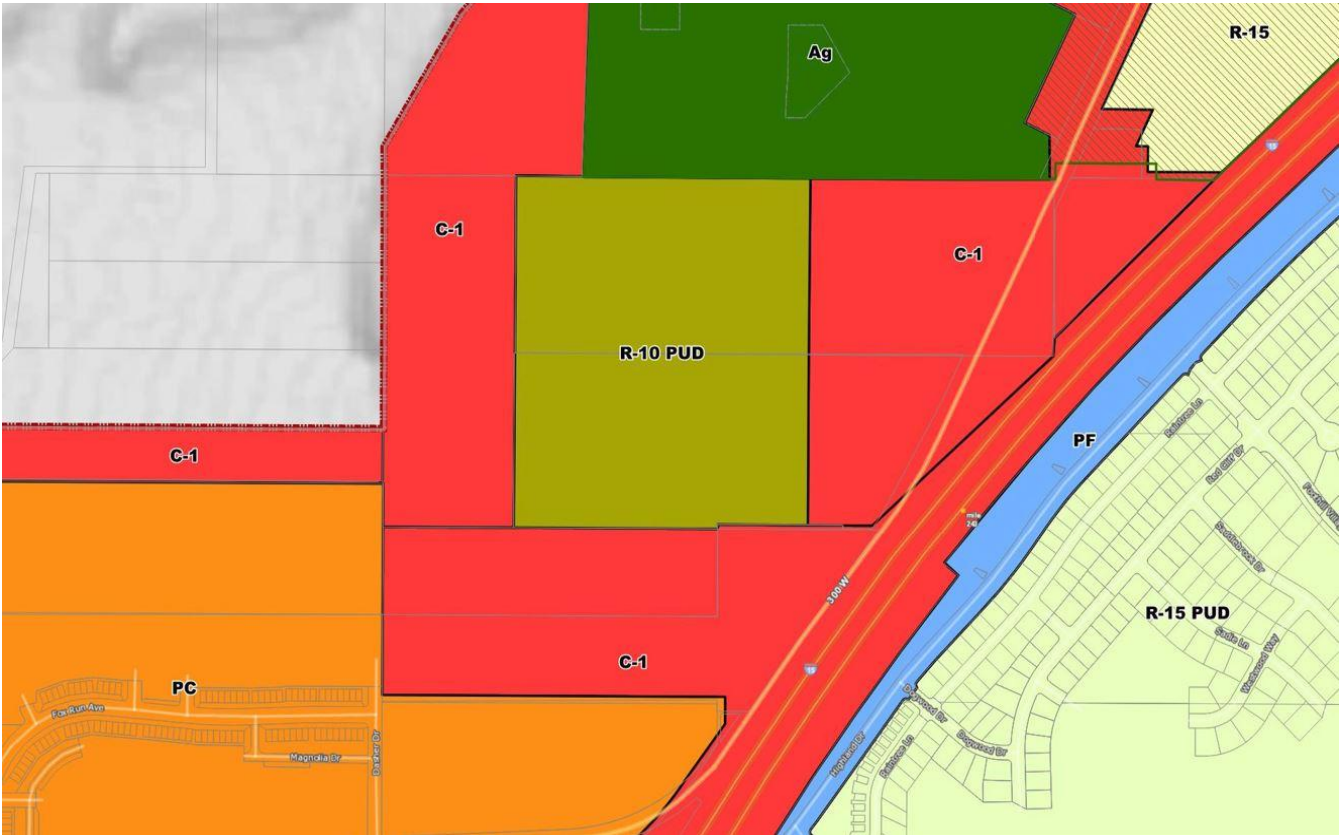
Attachments:

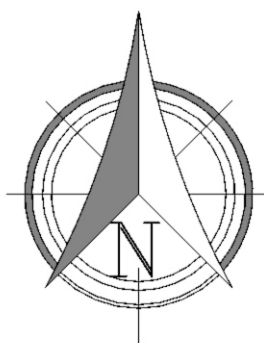
1. Proposed and Existing Zoning Map
2. Concept Plan
3. Past Concept Plan

Existing Zoning Map



Proposed Zoning Map



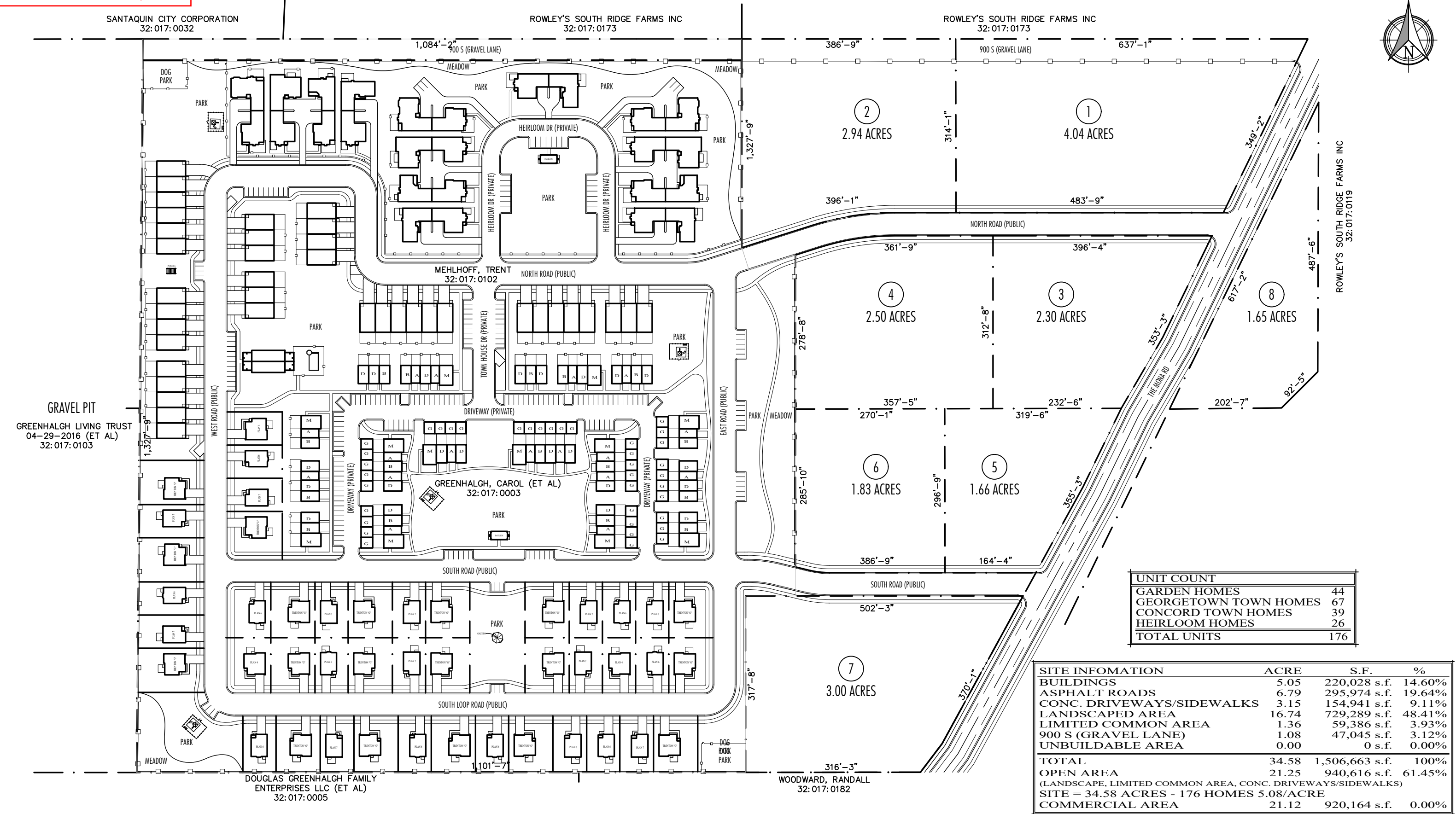


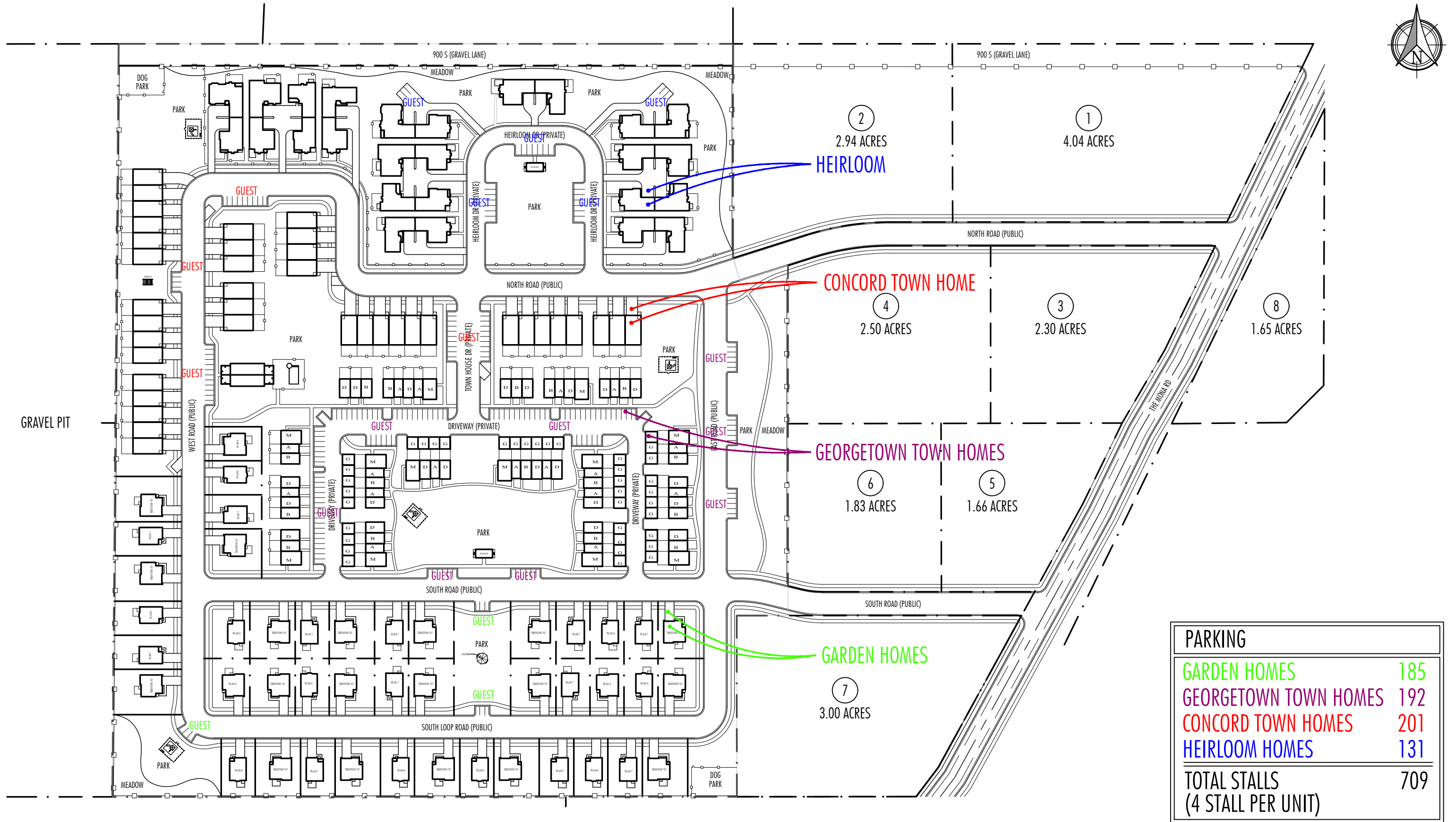
GEORGETOWN
Development inc
2230 N. UNIVERSITY PKWY., SUITE 7G
PROVO, UT. 84604
PHONE 374-0772 FAX 375-0502
www.georgetowndevelopment.com

UNIT COUNT	
GARDEN HOMES	44
GEORGETOWN TOWN HOMES	67
CONCORD TOWN HOMES	39
HEIRLOOM HOMES	26
TOTAL UNITS	176

MULBERRY ESTATES

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





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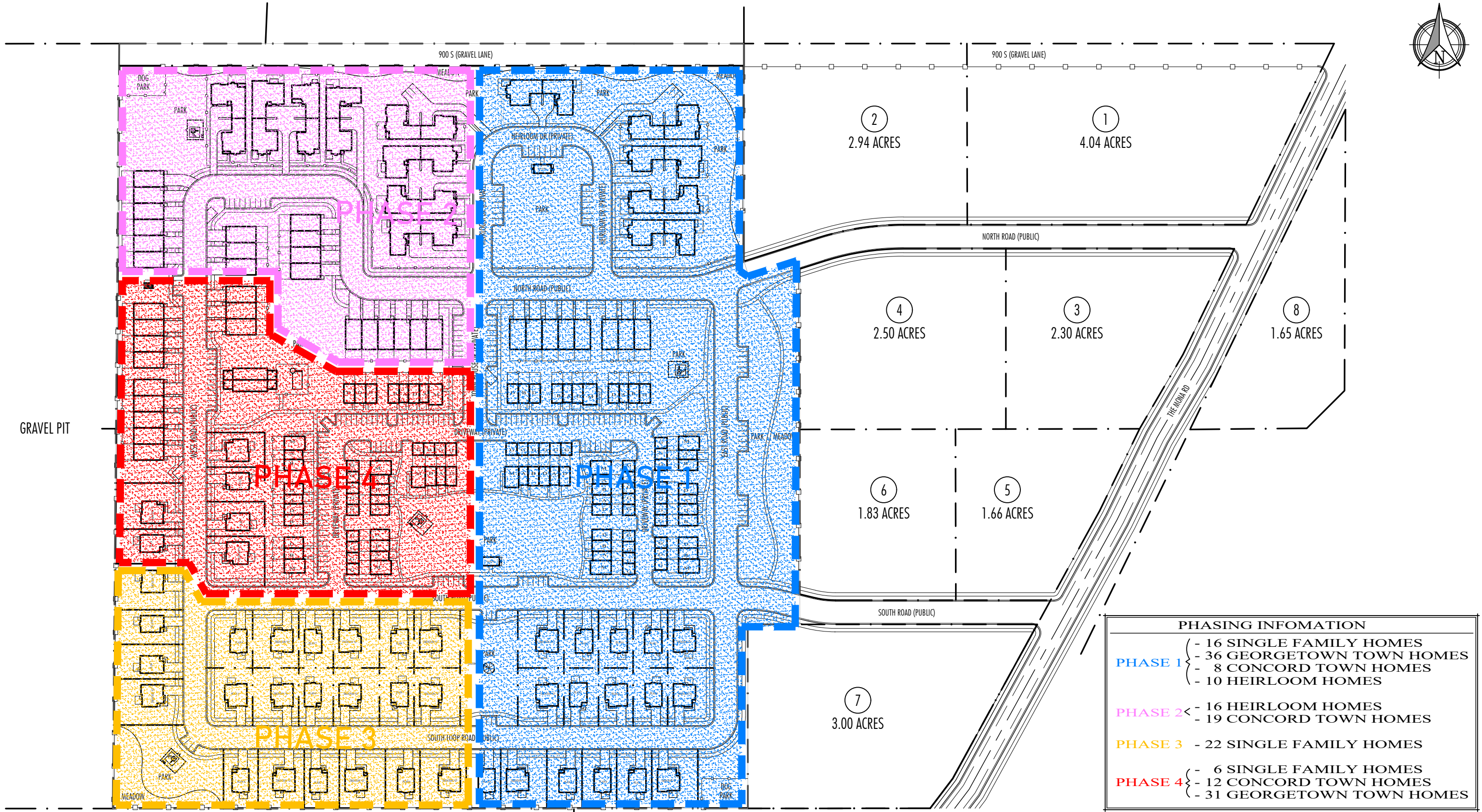
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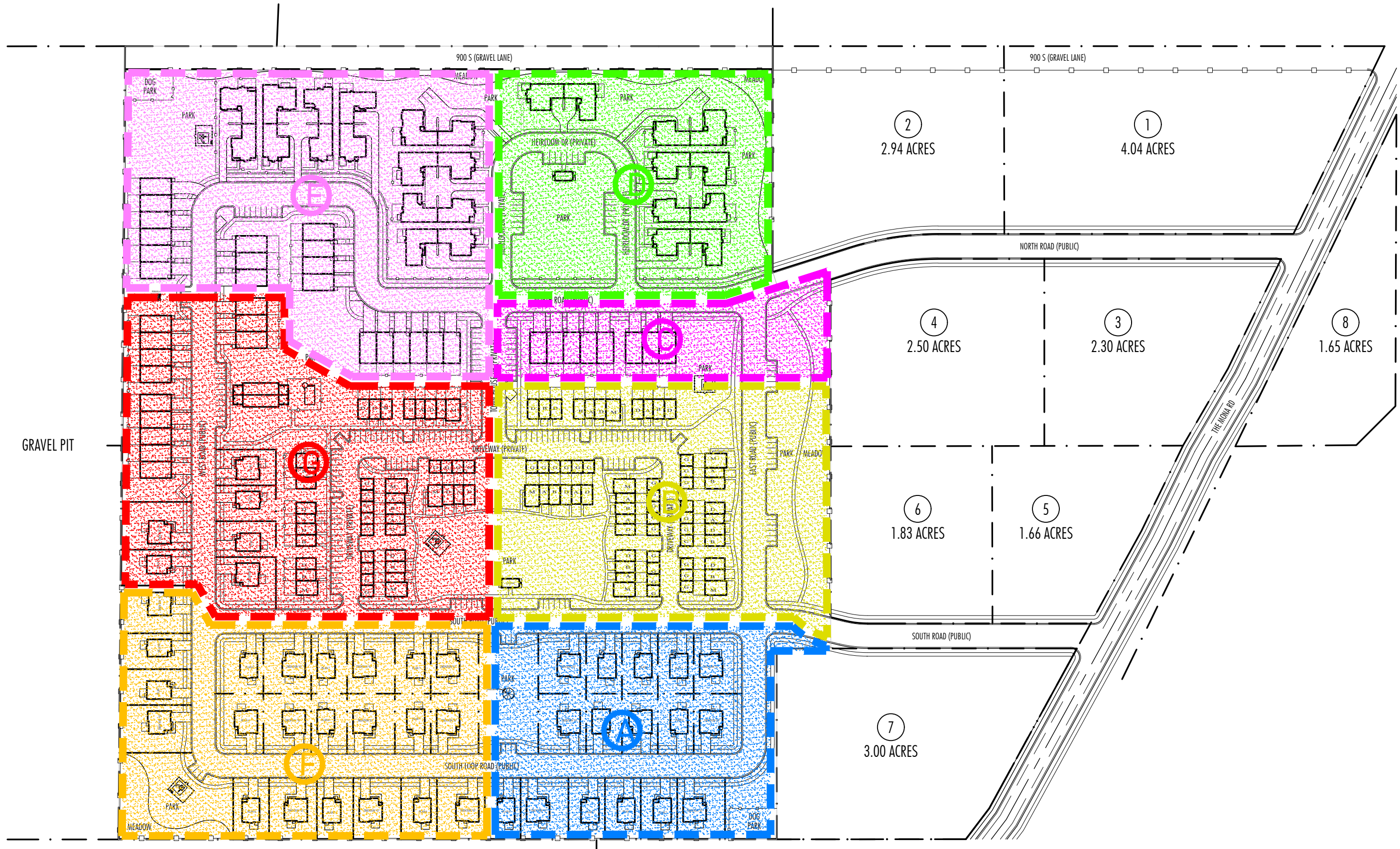
Phone: 801-374-0772 Fax: 801-375-0502

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



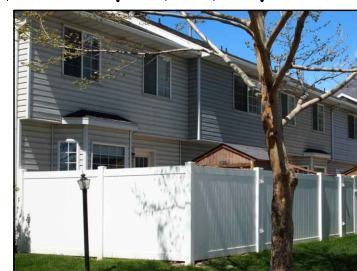
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PLAT MAPS (WITHIN PHASES)



CONCORD TOWNHOUSE FENCES



6' VINYL POOL FENCE



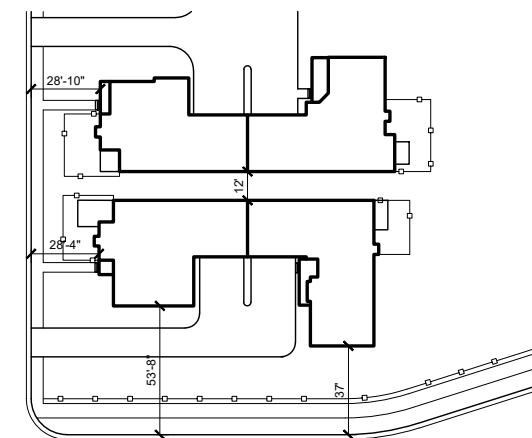
CLUBHOUSE POOL



6' RHINO CONCRETE WALL



SITE PERIMETER WALL

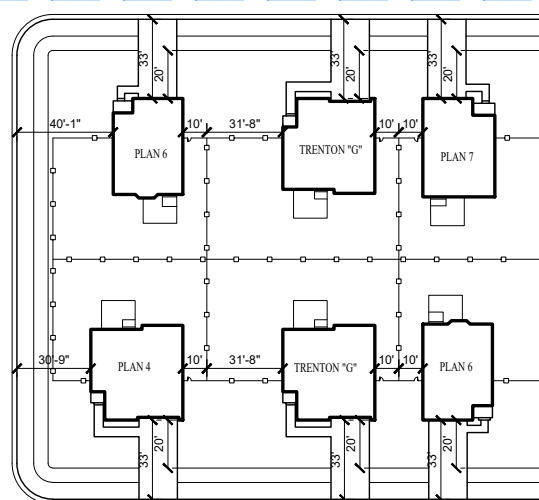


6' VINYL PRIVACY FENCE



4' WROUGHT IRON FENCE

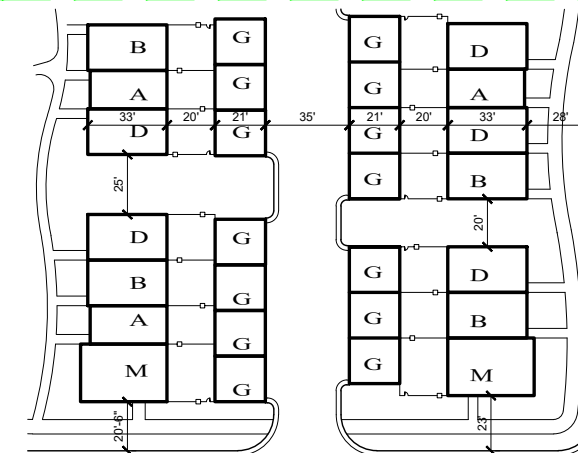
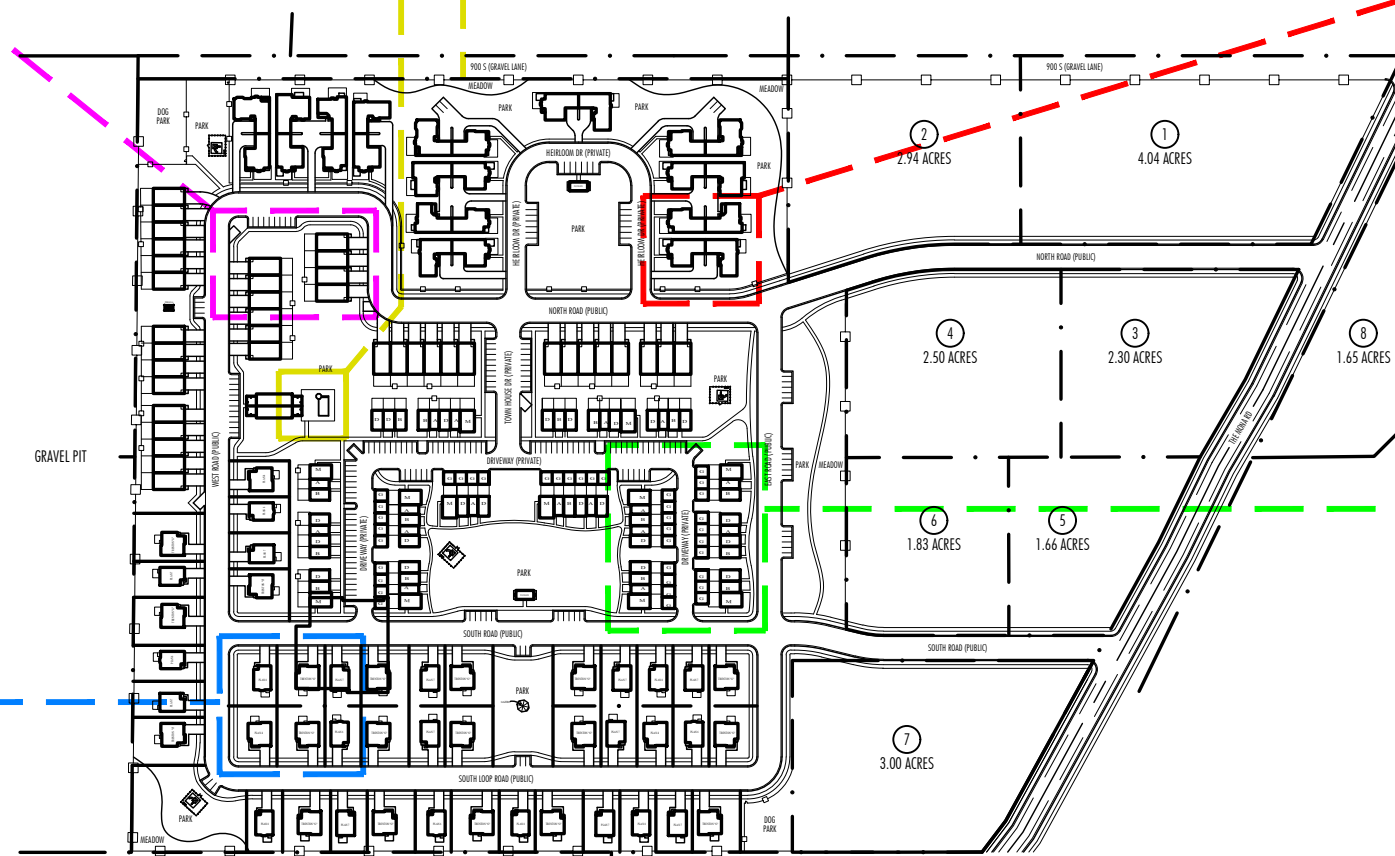
HEIRLOOM HOME FENCES



6' VINYL PRIVACY FENCE

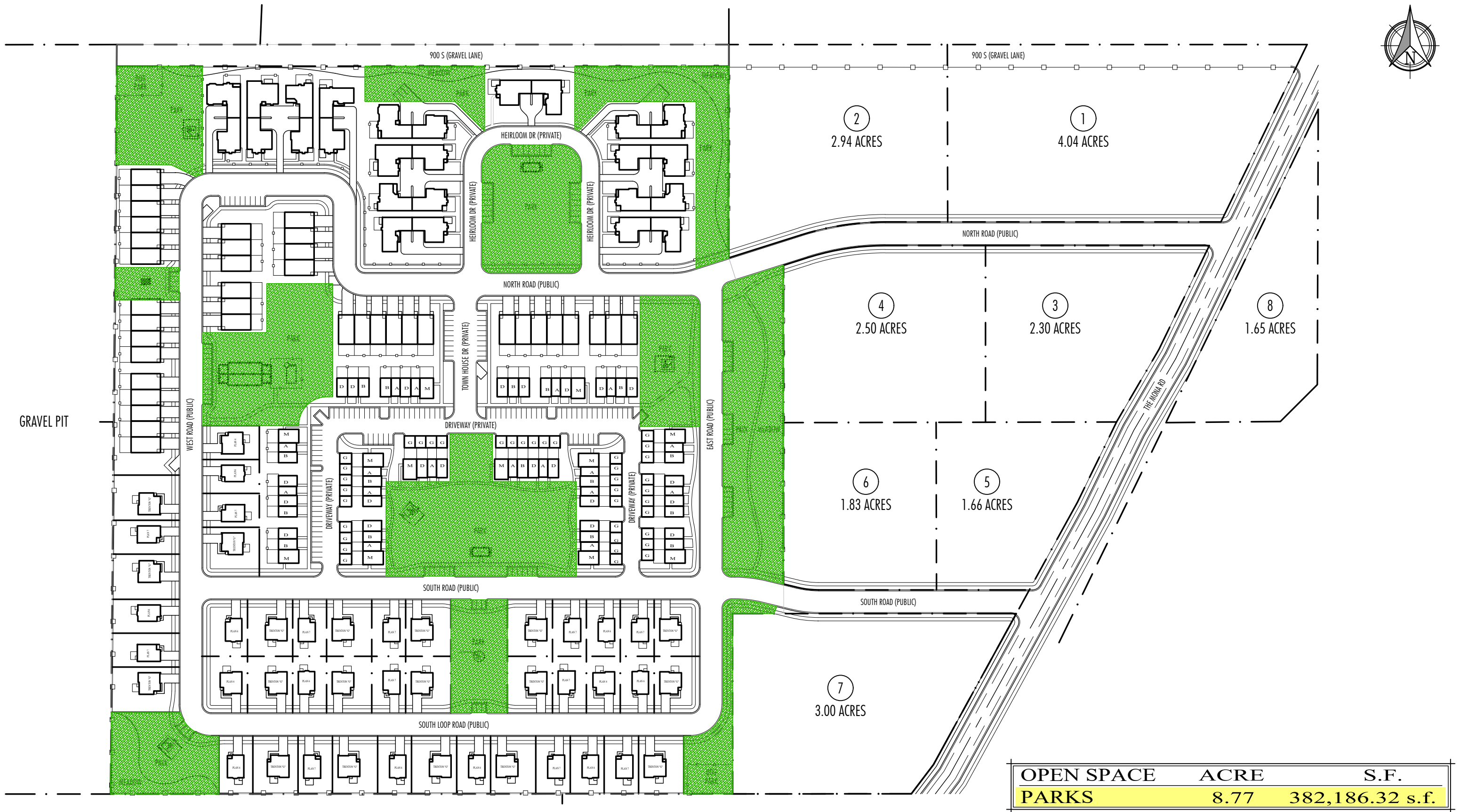


GARDEN HOME FENCES



6' VINYL PRIVACY FENCE

GEORGETOWN TOWNHOME FENCES



GEORGETOWN

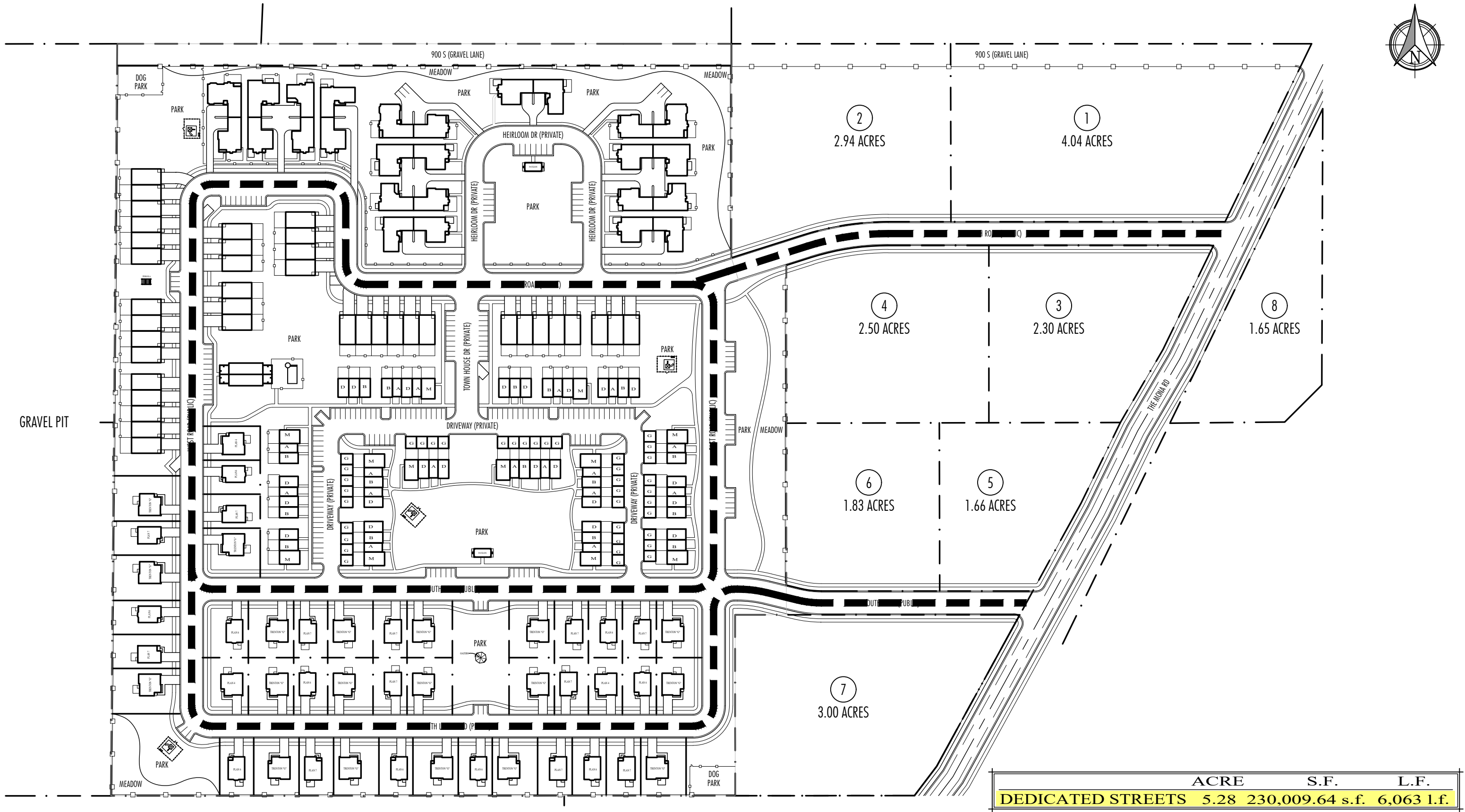
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CONSOLIDATED PARK OPEN SPACES

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



GEORGETOWN

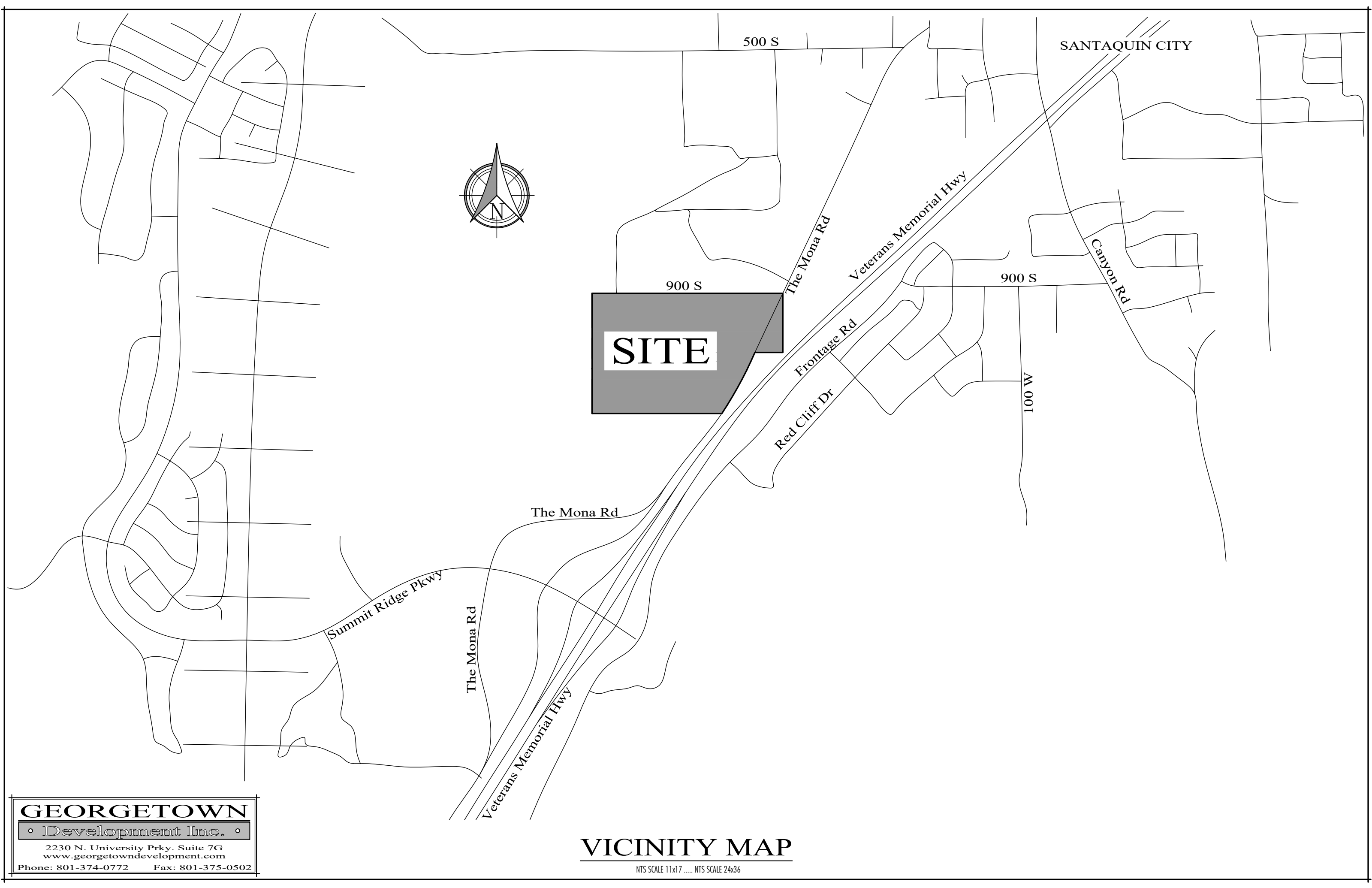
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DEDICATED STREET AREA

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



GEORGETOWN

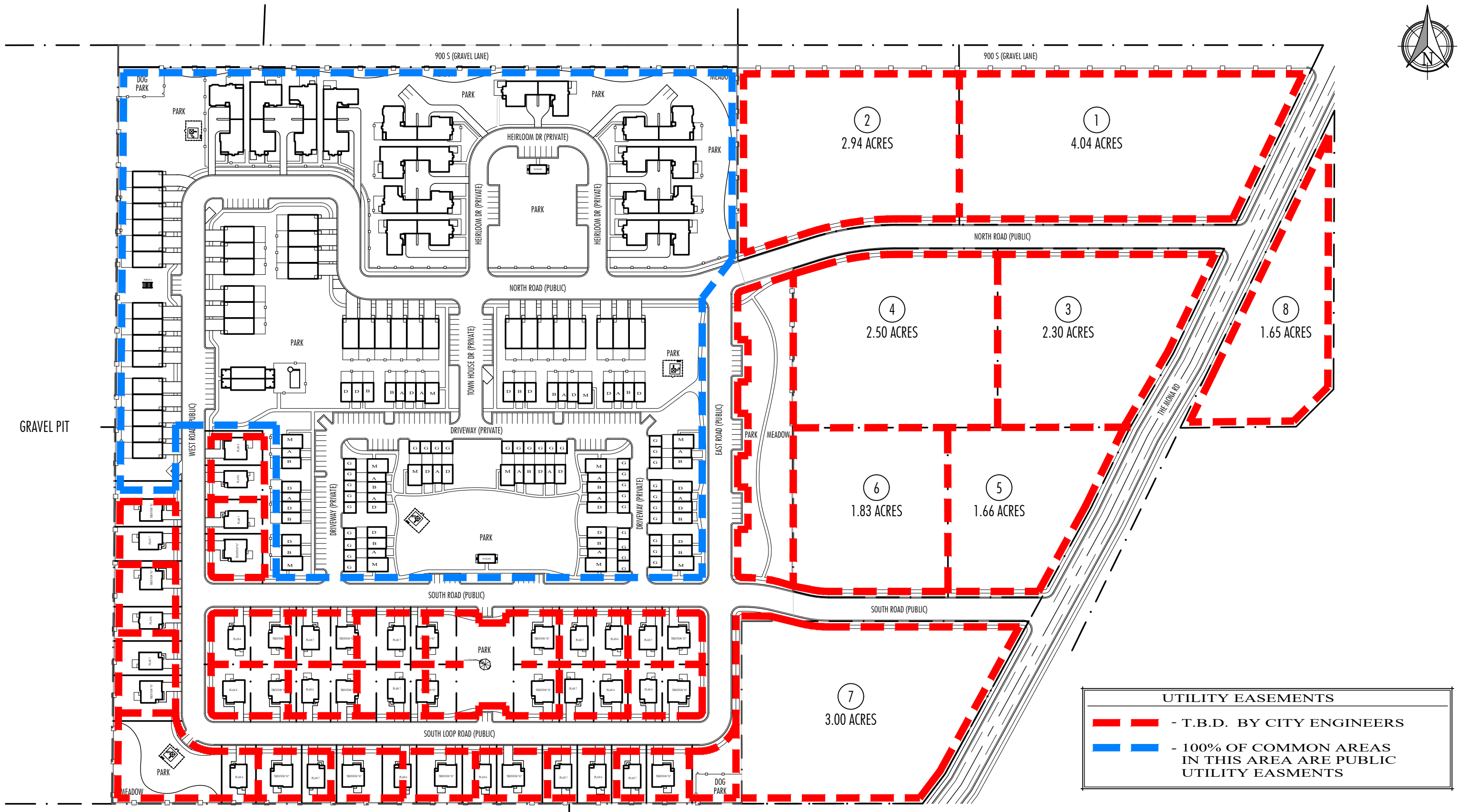
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VICINITY MAP

NTS SCALE 11x17 NTS SCALE 24x36



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UTILITY EASEMENT PLAN

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

Attachment 3: Past Concept Plan



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UNIT COUNT	
GARDEN HOMES	47
TOWN HOMES	67
LG TOWN HOMES	46
PATIO HOMES	18
TOTAL UNITS	178