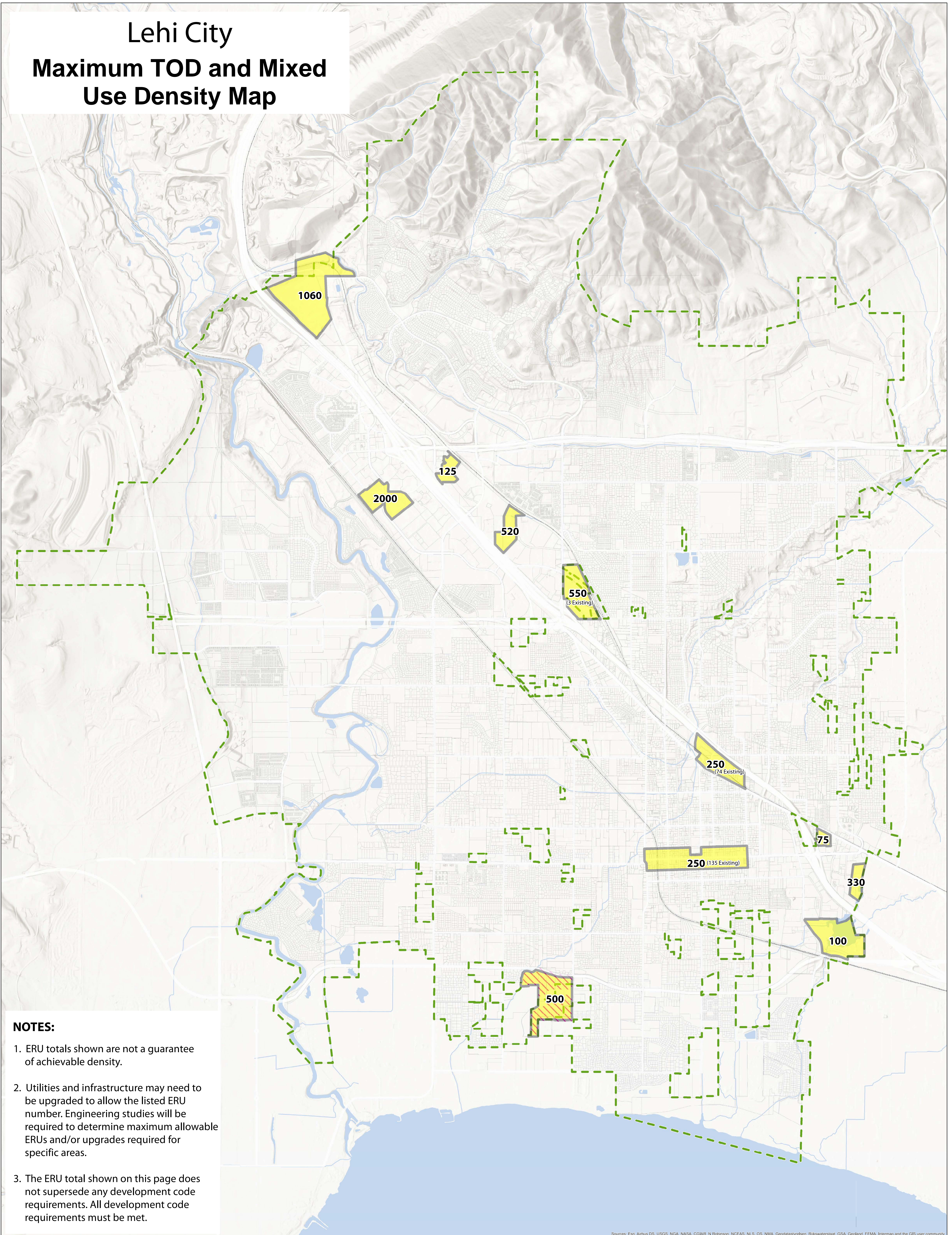


Lehi City Maximum TOD and Mixed Use Density Map



NOTES:

1. ERU totals shown are not a guarantee of achievable density.
2. Utilities and infrastructure may need to be upgraded to allow the listed ERU number. Engineering studies will be required to determine maximum allowable ERUs and/or upgrades required for specific areas.
3. The ERU total shown on this page does not supersede any development code requirements. All development code requirements must be met.

RESORT COMMUNITY ZONE ALLOCATIONS

Updated on 11/29/2022

New Multi-family Residential Locations

	Location	Min. Density (du)	Max. Density (du)
A	Cornbelly's	1,250	1,350
B	Soccer Field	200	350
C	UTA	200	200
D	NEC of Ashton & Triumph	200	200
Total		Max. Density: 2,000 DU	

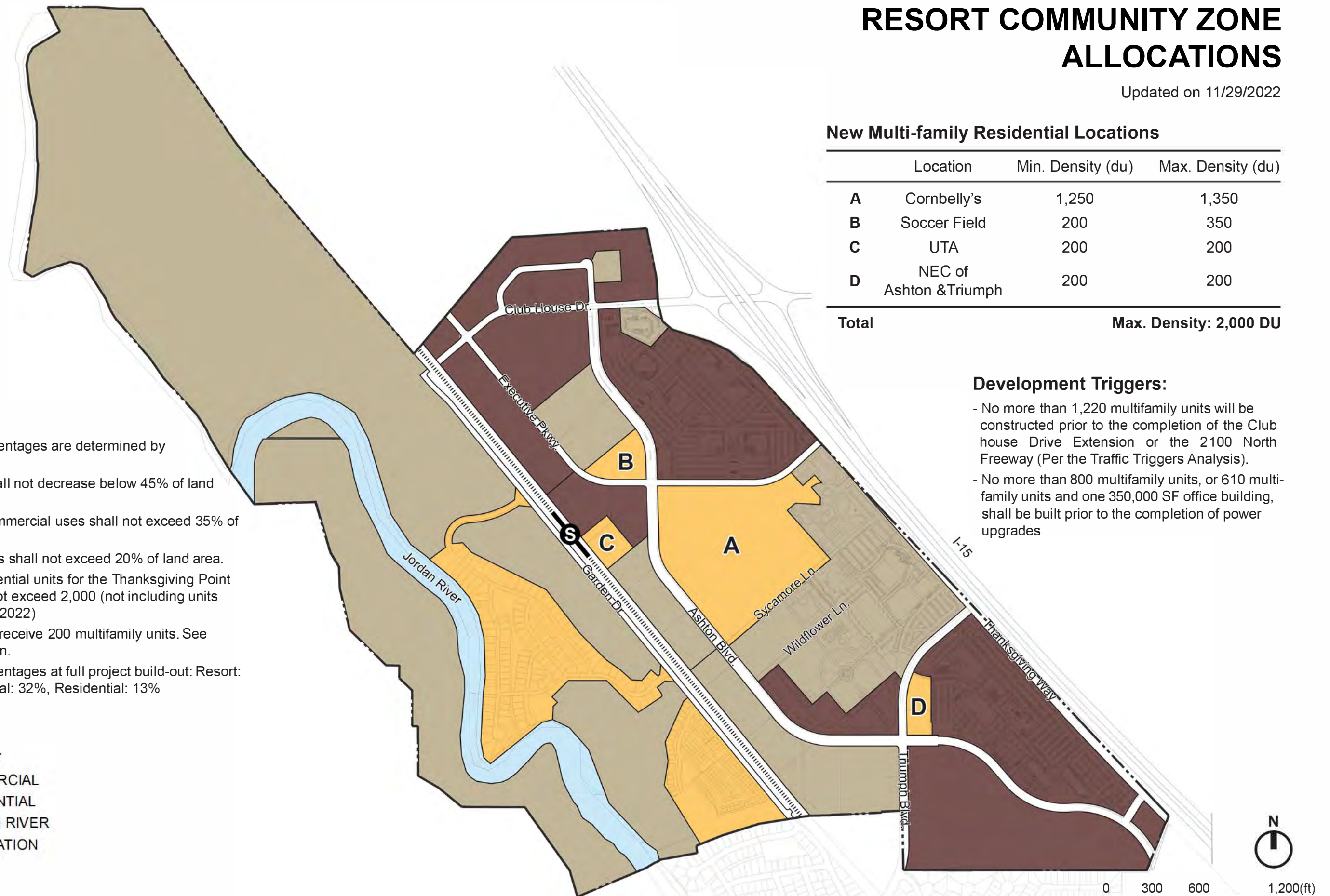
Development Triggers:

- No more than 1,220 multifamily units will be constructed prior to the completion of the Club house Drive Extension or the 2100 North Freeway (Per the Traffic Triggers Analysis).
- No more than 800 multifamily units, or 610 multifamily units and one 350,000 SF office building, shall be built prior to the completion of power upgrades

Note:

- Land uses percentages are determined by acreage.
- Resort uses shall not decrease below 45% of land area.
- Non-Resort Commercial uses shall not exceed 35% of land area.
- Residential uses shall not exceed 20% of land area.
- Total new residential units for the Thanksgiving Point Area Plan will not exceed 2,000 (not including units existing prior to 2022)
- UTA Parcel will receive 200 multifamily units. See Station Area Plan.
- Estimated Percentages at full project build-out: Resort: 55%, Commercial: 32%, Residential: 13%

-  RESORT
-  COMMERCIAL
-  RESIDENTIAL
-  JORDAN RIVER
-  LEHI STATION



LAND USE MAP

Updated on 11/29/2022

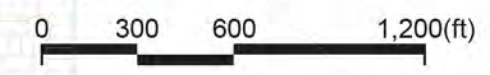
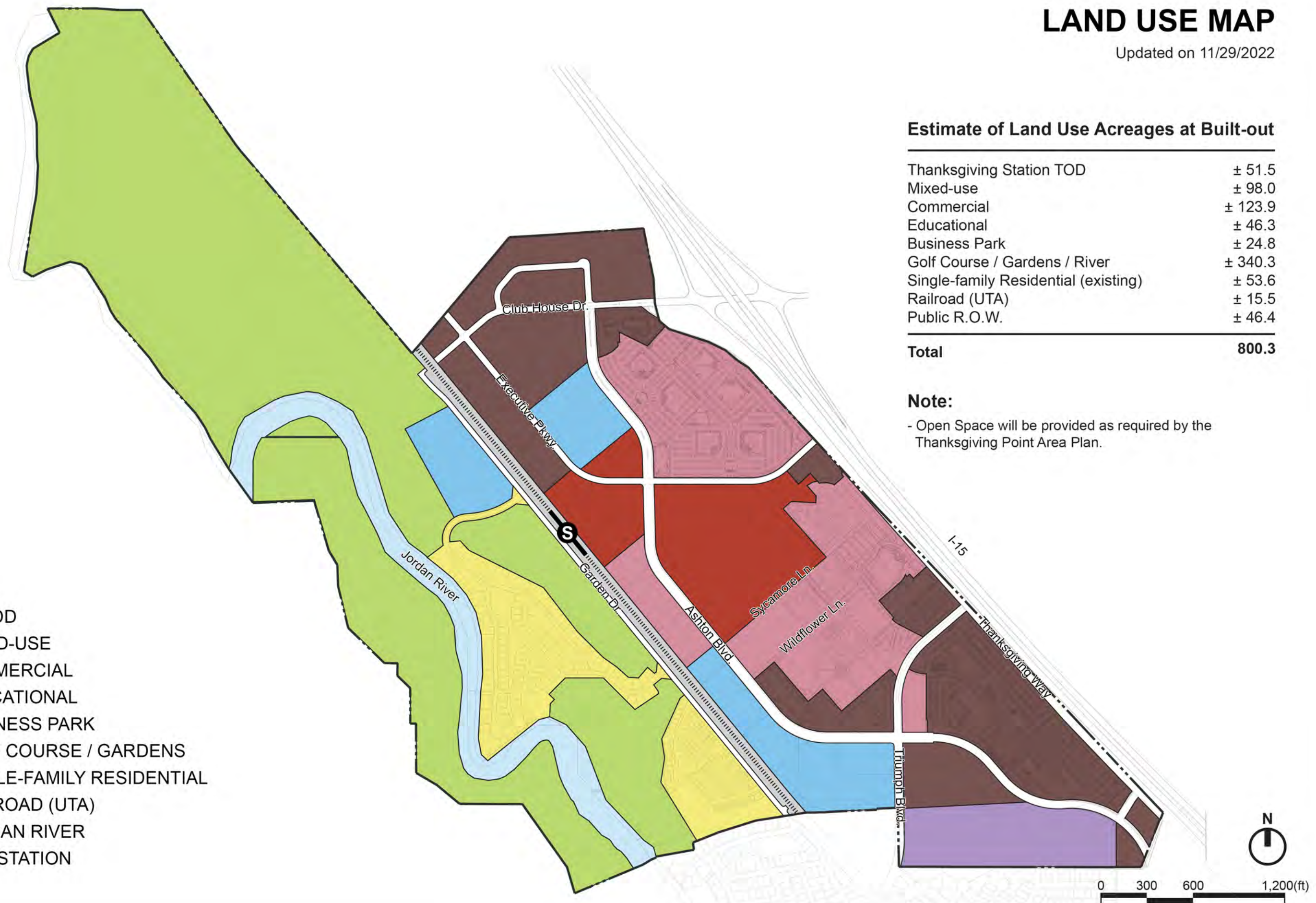
Estimate of Land Use Acreages at Built-out

Thanksgiving Station TOD	± 51.5
Mixed-use	± 98.0
Commercial	± 123.9
Educational	± 46.3
Business Park	± 24.8
Golf Course / Gardens / River	± 340.3
Single-family Residential (existing)	± 53.6
Railroad (UTA)	± 15.5
Public R.O.W.	± 46.4
Total	800.3

Note:

- Open Space will be provided as required by the Thanksgiving Point Area Plan.

- TS TOD
- MIXED-USE
- COMMERCIAL
- EDUCATIONAL
- BUSINESS PARK
- GOLF COURSE / GARDENS
- SINGLE-FAMILY RESIDENTIAL
- RAILROAD (UTA)
- JORDAN RIVER
- S LEHI STATION



NOTES

i. Very Low Density Residential Agriculture (VLDRA): applicable current Zoning Districts, depending on the area, include R-1-22 and A-1. RA-1 Zone may be applied to existing properties in VLDRA of 2 acres or smaller.

ii. Very Low Density Residential (VLDR): applicable current Zoning Districts, depending on the area, include R-1-15, RA-1, and R-1-22.

iii. Low Density Residential (LDR): applicable current Zoning Districts, depending on the area, include R-1-8, R-1-10, and R-1-12.

iv. Medium Density Residential (MDR): applicable current Zoning District is R-2.

v. High Density Residential (HDR): applicable current Zoning District is R-3.

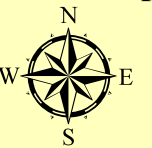
vi. Environmentally Sensitive Area (ESA): applicable current Zoning District is A-5.

*1 - The Traverse Mountain Area Plan designates this area as Highway Commercial, but also serves as a receiving zone to transfer residential units from other districts as specified in the plan.

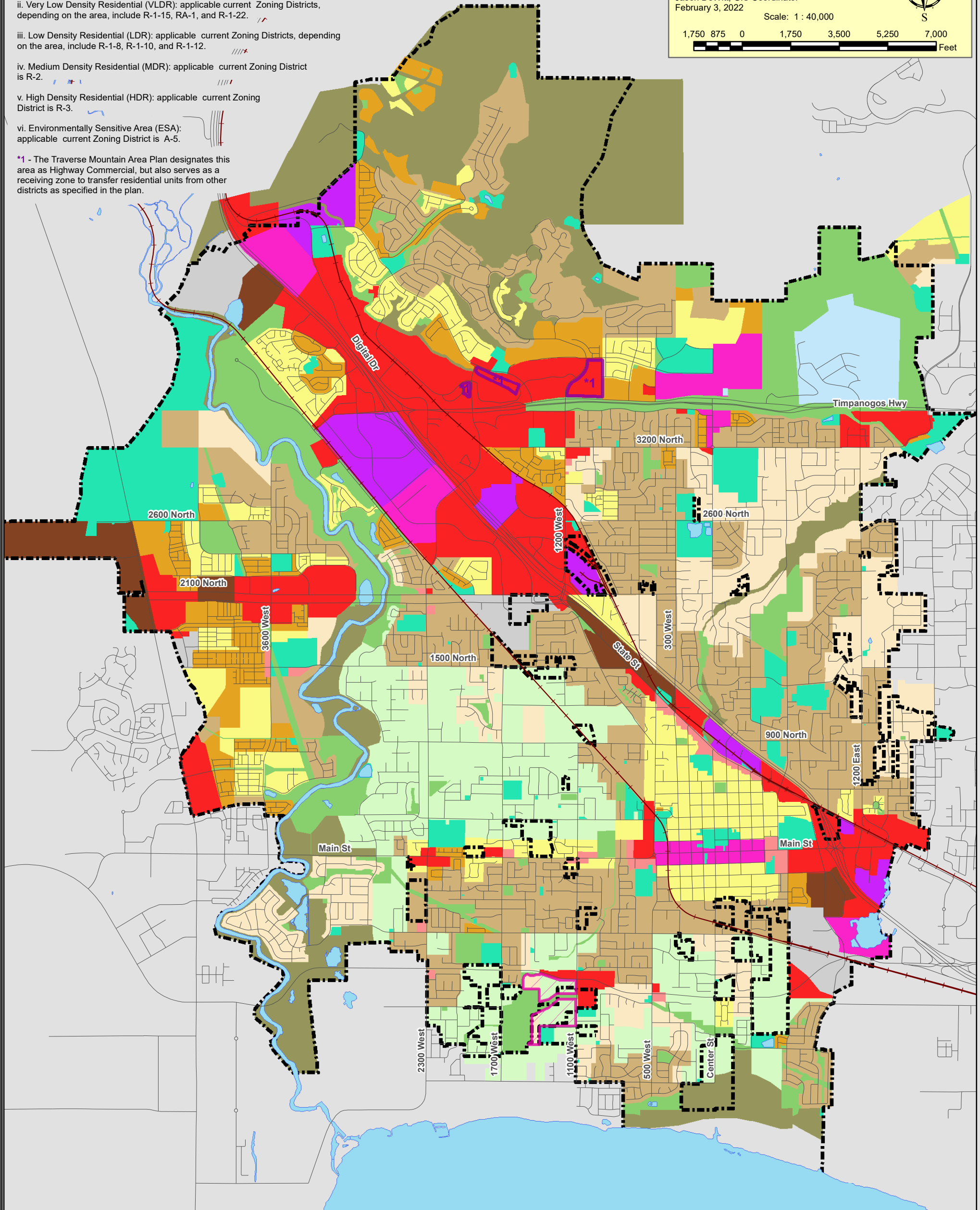
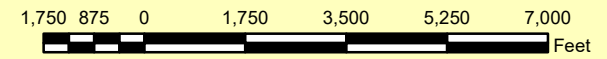
Lehi City General Plan Land Use Map

Date Adopted: October 25, 2011
Last Amended: January 25, 2022

Produced by Lehi City GIS
Jason DeWitt, GIS Coordinator
February 3, 2022



Scale: 1 : 40,000



Legend

- | | | |
|--|-------------------------------------|--------------------------------------|
| Railroads | VLDR - Very Low Density Residential | LI - Light Industrial |
| Roads | LDR - Low Density Residential | T/M - Technical / Manufacturing |
| Highway Commercial | MDR - Medium Density Residential | TOD - Transit-Oriented Development |
| Mixed Use Village Overlay | HDR - High Density Residential | MU - Commerical / Residential |
| Water Bodies | C - Commercial | OS - Open Space |
| Lehi City Boundary | C-H - Commercial Heavy | ESA - Environmentally Sensitive Area |
| VLDRA - Very Low Density Residential Agriculture | NC - Neighborhood Commercial | PF - Public Facilities |