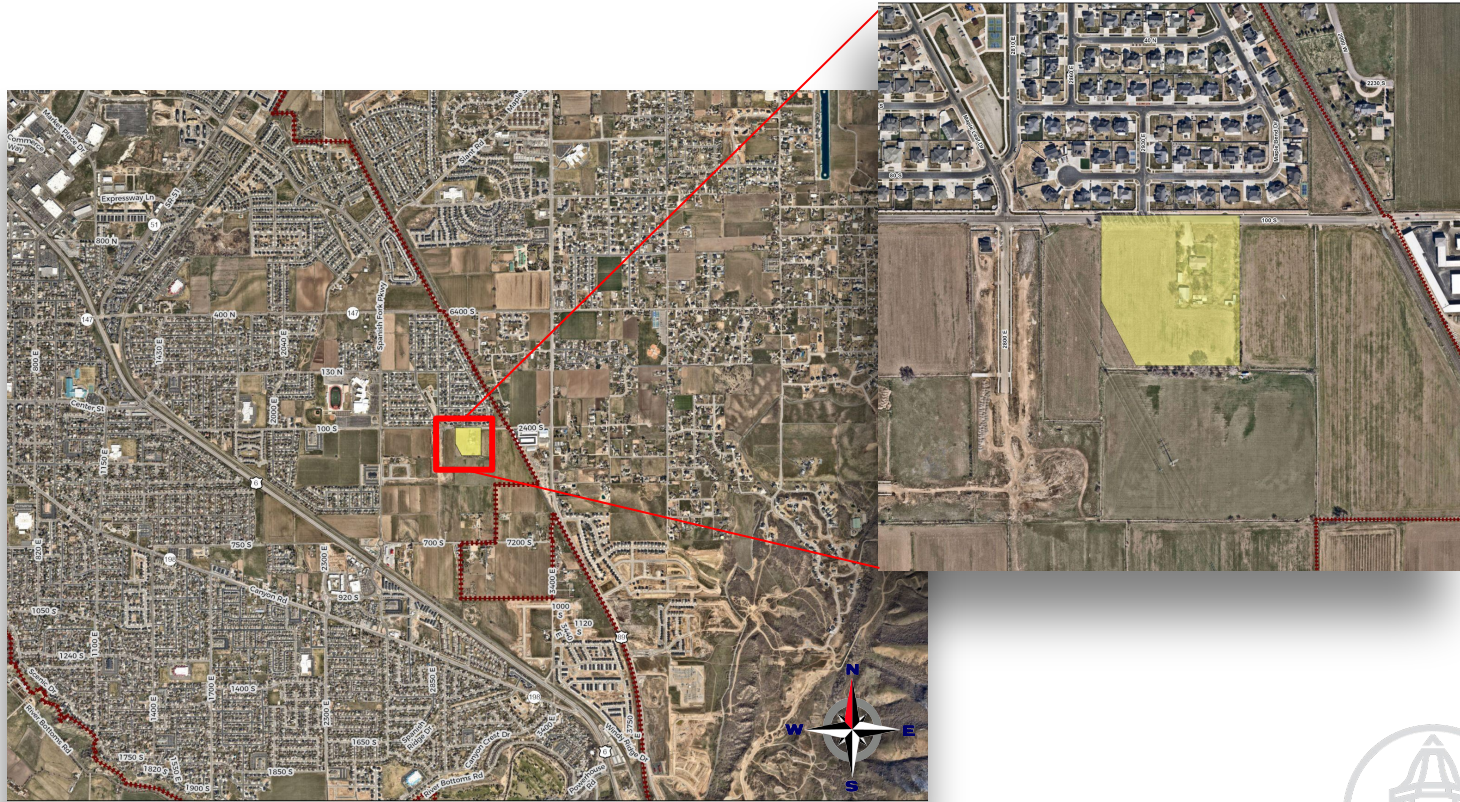


presentation.cc.11-20-2024

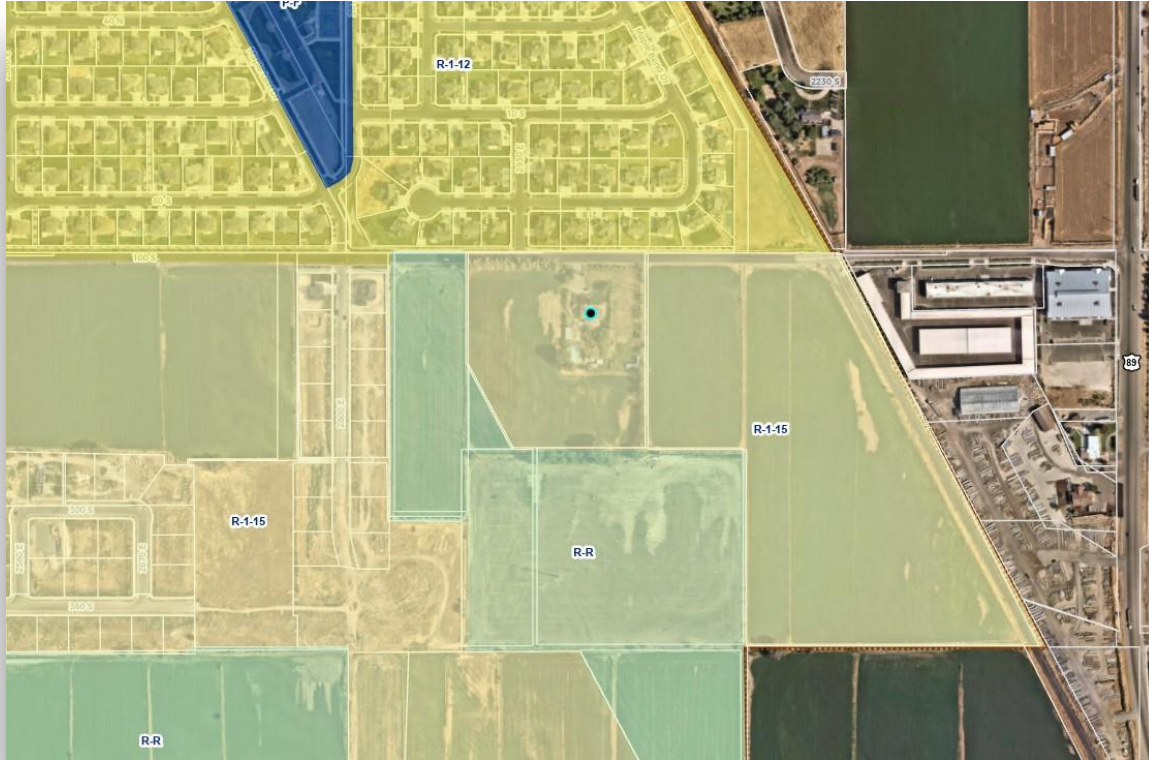














Spanish Fork City Development Review Committee

**RE:** Application for Rezone

**Parcel ID:** 27-032-0010

Dear Spanish Fork DRC,

As a representative of the applicants, please accept this application seeking consideration for the property located at 2976 E 100 S, Spanish Fork (Parcel ID: 27-032-0010) with the current zoning of R-1-15, to be rezoned under the Master Planned Development Overlay District.

The proposed rezone is to support the creation of lots that are more compatible with the area, and one another. This rezone is linked to an existing Preliminary Plat application to support the creation of 14 new lots for the above referenced parcel of land.

Attached to the application is a boundary description and a map exhibit of the property.

Our team is happy to answer any questions should you need to reach out to us about the proposal.

Many thanks,

P. O'Brien



### **Goodwin Acres Zone Change**

The applicant has requested that a Zone Change to R-1-15 with the Master Planned Development Overlay Zone be approved.

### **Recommendation:**

**That the proposed Zone Change be recommended for approved based on the following findings:**

#### **Findings**

1. That the proposal is consistent with the General Plan's Estate Density Residential Land Use Map Designation.
2. That the proposal follows the pattern set for previous Zone Change approvals east of Spanish Fork Parkway and South of 100 South.
3. That the accompanying proposed Goodwin Acres Plat A Master Planned Development conforms to the City's provisions for Master Planned Developments.
4. That Spanish Fork City is prepared to provide services that the proposed Zone Change and accompanying Goodwin Acres Plat A Master Planned Development would require.





**Goodwin Acres Preliminary Plat**

The applicant has requested that a Preliminary Plat be approved to create 14 single-family lots for a Master Planned Development in the R-1-15 Zone with an MPD Overlay.

**Recommendation:**

**That the proposed Preliminary Plat be approved based on the following finding and subject to the following conditions:**

**Finding**

1. That the proposal is consistent with the City's General Plan Land Use Map Designation.

**Conditions**

1. That the applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the City Council approves a zone change from R-1-15 to R-1-15 with the Master Planned Development Overlay.
3. That the applicant addresses any red-lines.
4. That the proposed rear setback reduction to 20 feet be approved and the required set back to garages remain at 25 feet.

