

Attachment #2 Overall Land Area and Density Analysis

South Meadows Area Specific Plan Overall Land Area and Density Comparison Analysis July 17, 2025

Mixed Use	Current SMASP #3	Density	Amendend SMASP #4	Density
Retail/Office/Commercial:	20.62	0.00	20.62	0.00
Commercial:	7.76	0.00	7.76	0.00
Village Center:	13.36	0.00	13.36	0.00
	41.74	0.00	41.74	0.00
Residential High Density				
15 DU/AC:	61.51	922.65	112.42	1,686.30
10 DU/AC:	42.68	426.80	18.84	188.40
	104.19	1,349.45	131.26	1,874.70
Residential Medium Density				
8 DU/AC:	0.00	0.00	101.29	810.32
6 DU/AC:	8.00	48.00	0.00	0.00
5 DU/AC:	44.06	220.30	45.83	229.15
	52.06	268.30	147.12	1,039.47
Residential Low Density				
4 DU/AC:	212.85	851.40	231.74	926.96
3 DU/AC:	175.68	527.04	54.94	164.82
2 DU/AC:	103.43	206.86	72.08	144.16
1 DU/AC:	71.43	71.43	73.23	73.23
	563.39	1,656.73	431.99	1,309.17
Residential Executive Housing				
2.5 DU/AC:	31.49	78.73	31.49	78.73
5 DU/AC:	21.08	105.40	21.08	105.40
	52.57	184.13	52.57	184.13
Senior Housing				
8 DU/AC:	10.87	86.96	10.87	86.96
	10.87	86.96	10.87	86.96
COMMUNITY				
School:	28.83	0.00	38.10	0.00
	28.83	0.00	38.10	0.00
*Parks/Open Space:	95.92	0	95.92	0
	95.92	0.00	95.92	0.00
Total Acreage Density:	949.57	3,545.57	949.57	4,494.43

*The total open space shown and called out on Payson City's SMASP amendment #3 exhibit equals 84.16 acres, but the total open space indicated in the legend equals 95.92 acres. It is not known where the additional 11.76 acres applies, so the total open space shown on the proposed SMASP amendment #4 exhibit has been adjusted to match.