

# Attachment #5 Staff Recommended Future Land Use Map

## LAND USE

### MIXED USE

RETAIL / OFFICE / RESIDENTIAL (20.62 ac)  
COMMERCIAL (7.76 ac)

VILLAGE CENTER (13.36 ac)

### RESIDENTIAL

HIGH DENSITY (131.26 ac)  
15 DU/AC (112.42 ac)  
10 DU/AC (18.84 ac)

MEDIUM DENSITY (147.12 ac)  
8 DU/AC (101.29 ac)  
5 DU/AC (45.83 ac)

LOW DENSITY (431.99 ac)  
4 DU/AC (231.74 ac)  
3 DU/AC (54.94 ac)  
2 DU/AC (72.08 ac)  
1 DU/AC (73.23ac)

EXECUTIVE HOUSING (52.57 ac)  
2.5 DU/AC (31.49 ac)  
5 DU/AC (21.08 ac)

SENIOR HOUSING (10.87 ac)  
8 DU/AC (10.87 ac)

### COMMUNITY

SCHOOL / CHURCH (38.10 ac)

PARKS / OPEN SPACE\* (95.92 ac)

TOTAL ACREAGE = 949.57 AC

\*Acreages and locations of parks and open space shown are schematic in nature and will be finalized and approved through the development review process. All development is required to meet the Level of Service requirements of Payson.

\*\*Densities shown on the Plan that are outside of the proposed Amendment #4 boundary have been based upon net area densities (sensitive lands, wetlands, and existing roadways removed). Densities shown on the plan that are within the proposed Amendment #4 boundary have been based on gross area densities (wetlands removed).

Net densities in the SMASP will be determine and provided at preliminary plat for each area. Net acreage will be determined by taking the gross acreage for the land submitted on a preliminary plat and reducing that acreage by amount of delineated wetlands, sensitive lands, and existing roadways.

SOUTH MEADOWS AREA  
SPECIFIC PLAN BOUNDARY

SOUTH MEADOWS AREA  
SPECIFIC PLAN AMENDMENT  
#4 BOUNDARY

