

# Planning Commission Staff Report

## **File #1GP25- GPLAN-000551-2025**

**Public Hearing and Recommendation to the City Council for a General Plan Map Amendment for Approximately 13 Acres of Property at 4271; 4225; 4373 S. 2700 W., in Taylorsville Utah.**

## **File # 6Z25-DCA-000552-2025**

**Public Hearing and Recommendation to the City Council for a Zoning Map Amendment for Approximately 13 Acres of Property at 4271 S., 4225 S., and 4273 S. 2700 W., from Professional Office (PO) to Site-Specific Development Residential (SSD-R).**

## **File # 7Z25 – DCA-000553-2025**

**Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Taylorsville Municipal Code, Adopting Chapter 13.45, Standards for the SSD-R Motion Zoning District.**



### Department of Community Development

<b>Date:</b>	November 13, 2025
<b>Meeting Date:</b>	November 18, 2025
<b>Agenda Item:</b>	[noted in title blocks above]
<b>Subject Property Address:</b>	4271; 4225; 4273 S. 2700 W.
<b>Applicant:</b>	Casey Forbush, Chase Andrizzi, DAI Utah
<b>Author:</b>	Terryne Bergeson, Planner II
<b>Parcel #:</b>	21042510080000, 21042510090000, 21042510100000
<b>Applicable Ordinances:</b>	Including, but not limited to Chapters 13.05 and 13.19
<b>Agenda Items #:</b>	3-5

### **Attachments:**

**Exhibit A:** Zoning Map

**Exhibit B:** Future Land Use Map

**Exhibit C:** Site Map

**Exhibit D:** Vicinity Map

**Exhibit E:** ALTA Survey

**Exhibit F:** Easement Map

**Exhibit G:** Concept Site Plan

**Exhibit H:** Parking Plan

**Exhibit I:** Dimensioned Site Plan

**Exhibit J:** Cross Sections

**Exhibit R:** Draft Chapter 13.45- Motion Zoning District

**Exhibit K:** Tree Plan

**Exhibit L:** Open Space Summary

**Exhibit M:** Concept Landscaping

**Exhibit N:** Amenity Map and Details

**Exhibit O:** Architectural Package

**Exhibit P:** Beltway West Traffic Study (2019)

**Exhibit Q:** Motion Townhomes Traffic Study (2025)



## Summary:

DAI Utah have submitted applications requesting amendments to the Taylorsville Zoning Map and Future Land Use Map to facilitate the development of a rental townhome project to be located at 4271, 4225, and 4273 South 2700 West. The applicants have worked with staff to review processes and requirements during attendance at preapplication meetings, several in-person discussions with reviewing agencies, and concept plan revisions. On October 28, 2025 the three applications were presented, and a public hearing was held to receive comment on the proposal. The commission voted to continue the items with the following motion:

*I move to continue File # 1G25; 6Z25; 7Z25 to the November 18, 2025 Planning Commission meeting... for staff and developer to return to the Planning Commission addressing the traffic study, the SSD, concerns about drainage, and potential increased green space.*

The applicants have submitted revised concept plans which incorporate commissioner and previously outstanding staff comments and are seeking a positive recommendation to the City Council.

## Site Description

The subject property is currently zoned Professional Office (PO) and consists of three undeveloped parcels with a total area of 13.248 acres (approximately 577,083 square feet). The parcels have minimal surface improvements in anticipation of the future development of two office buildings. Surface parking, drive aisle, new landscaping, and a mature landscape buffer to the north comprise the above ground improvements, along with lighting and fire hydrants required for the Beltway West development can be reviewed in the submitted ALTA survey, Exhibit E.

The properties are included in the Beltway West subdivision and currently have one access via an approved drive aisle providing access from 2700 West, which separates Taylorsville from West Valley City. The northern border is adjacent to residential townhomes and duplexes of the Village II subdivision. Two new office buildings for Beltway West and their associated parking form the east border, and parking for the State Office Complex including State's fleet vehicle parking lot, border the subject properties to the south and southwest.

	North	South	East	West
<b>Use</b>	Residential	State Complex	Beltway West office buildings	2700 West, West Valley City
<b>Zone</b>	Single/ Multifamily R-1-5, RM-8	Professional Office PO	Professional Office PO	-
<b>Future Land Use</b>	Residential Medium Intensity	Employment Center	Employment Mix	-

## General Plan Analysis

The Taylorsville General Plan is intended to guide land use and development decisions that address the present and future needs of the City and to accomplish coordinated, efficient, and harmonious growth and development within the City.

The recently adopted Future Land Use map designates the subject properties EC and EM on the Proposed Land Use Map. The following statement describes the intent of the two designations (pg 83-84):

**Employment Center:** *Professional office areas are generally multi-story buildings dedicated wholly or mostly to office uses. Buildings may be dedicated to single or multiple tenants and can provide additional uses to provide amenities for the office workers such as restaurants, day cares, etc.*

**Employment Mix:** *Mixed Employment areas are generally a hybrid of office and warehouse or production space designed to provide maximum flexibility. They may be stand-alone buildings or part of a larger complex of spaces.*

The applicant's development proposal for residential does not meet the intended use of the current Future Land Use designations. The request to change designation must be considered and approved prior to the approval of this SSD-R map and text amendment request. The multifamily townhome proposal closely aligns with the Residential- High Intensity designation described on page 81 of the 2025 General Plan:

**Residential- High Intensity:** *...are integrated places or districts of higher intensity residential development, such as apartment and condominium complexes, designed as stand alone buildings or a complex of multiple buildings. Developments should be designed for pedestrian appeal and community connectivity; the design of vehicular access should be secondary to this primary design objective. Development projects should include plazas, open spaces, or other features that create community gathering places and community identity.*

The General Plan Map amendment request should be reviewed for alignment with the Guiding Principles (page 1-8):

1. Balance, diversity, and social equity.
2. Stewardship.
3. Resilience.
4. Civic beauty and identity.
5. Health and mental wellbeing.

And Fundamental Strategies (page 1-10):

1. *Strengthen community identity and character.*
2. *Create vibrant economic centers and mixed-use neighborhoods.*
3. *Create and maintain distinguishable, stable, and desirable neighborhoods.*
4. *Create a multi-modal community.*
5. *Promote public safety.*

At more than fifteen dwelling units per acre, this proposal is the first project that will promote Taylorsville's adopted 5% strategy, which aims to allow increased densities on only 5% of Taylorsville's land to retain its existing housing stock and neighborhoods. Staff has provided feedback to applicants based on code requirements as well as recommendations from General Plan "Designing Better Places" strategies. The exhibits demonstrate alignment with the strategies by providing narrow and low speed streets, appropriately scaled sidewalks, traffic buffers, and street-oriented buildings.

## **Zoning Analysis**

The acreage and proposed use requires that the applicants develop the project under the SSD standards per [§13.20.060\(B\)](#) Density: ...Property over five (5) acres in size shall follow the site-specific development standards.

The purpose of the SSD zone is established in [§13.19.010](#) of the Taylorsville Land Development Code(LDC):

*“The SSD Zone is created to establish the enabling legislation and procedure for developing site specific development within the City. The SSD District designation is provided in order to allow the most efficient and creative development of lands that have unique or unusual characteristics. The SSD District is intended to be used for development when it can be shown that no other zone classification would be adequate or appropriate for reasonable development. The SSD District is used when the uses on a specific parcel of property are appropriate for the location, but may not be appropriate for a community wide land use ordinance. The SSD Zone shall:*

- 1. Develop uses and development standards as described in subsection F of this section;*
- 2. Clearly articulate rules for how an area will develop;*
- 3. Build in flexibility beyond that allowed by the typical land use ordinances;*
- 4. Contain more precise linkages between density, land use and public facility requirements;*
- 5. Contain provisions that will respond to changing conditions without the need for a zone change or amendment;*
- 6. Contain regulations which apply to a particular area without changing Citywide ordinances;*
- 7. Be used as the basis for a development agreement; and*
- 8. Contain comprehensive and cohesive integration of all aspects of development and guidance that need to be administered for the development of the site.”*

The proposed development form and scale would not neatly fit into existing base zoning districts available in Taylorsville. The development package submitted by the applicant illustrates the following development characteristics:

### **Land Use and Density**

No change to the use is proposed with the revisions. As stated in the previous staff report, DAI will maintain ownership and management of the rental townhome property. The project provides various bedroom floor plan options in two different product types. Imperial style townhome is shown in the concept plan (Exhibit G) as dark brown and provides 1-2 bedrooms per unit. 3-bedrooms are provided in the three-story Everest product, shown in light brown on the concept site plan. The breakdown of product types can be seen in the exhibit and the project will provide 222 units (increase from 221) at an overall residential density of 16.75 dwelling units per acre (increase from 16.68 du/a). The density exceeds the maximum density in the Land Development Code, further requiring the SSD-R request. The density is consistent with previously approved densities in approved SSD-R zones:

Chapter, Zoning District	Project	Density
<a href="#">13.38 SSD-X-Bennion Point</a> (2015)	Summit Vista	22-30 dua
<a href="#">13.39 SSD-R Muirhouse</a> (2018)	Muirhouse Townhomes	15.3 dua
<a href="#">13.40 SSD-R Thornhill</a> (2019)	Thornhill Park Apartments	18 dua
<a href="#">13.34 SSD-R Taylor Villas</a> (2024)	Taylor Villas	10 dua

### Access

Access to the project from 2700 West will be accomplished by improving the existing drive aisle from 2700 West eastward and connecting to 2440 West, an existing stub street within the adjacent Village II development. The new road will be dedicated as a public right-of-way. The width varies at different segments, but provides no less than 50 feet of right-of-way for the length of the public street, as identified in [§14.12.100](#). The right-of-way narrows in areas to accommodate driveways and housing units, but drive aisle maintains 28' width with increases in areas to allow parallel parking. Sidewalks are maintained on both sides of the E/W public road. Revised plans with pavement width are provided in Exhibit I. Private roads will provide access to additional parking spaces and garages throughout the development. Private roads are proposed to be 20 feet and 26 feet in width where required by fire code for emergency vehicle access to fire hydrants.

Revisions show a reorientation of the most eastern buildings on the north portion of the project, now with sidewalk extending from the public road and connecting with the stub street. The extension of the public right-of-way is required in [§13.21.100](#) street standards of the subdivision design standards of the LDC and supported by several recommendations in the 2025 Taylorsville General Plan to increase connectivity, particularly for neighborhoods in high liquefaction areas with limited ingress/ egress. Currently the Village II neighborhood is served by only one access point, therefore connection of the pedestrian and vehicular street system will provide the necessary access for resident safety and emergency vehicles for both neighborhoods. Property owners on either side of the existing stub have structures and/or improvements encroaching within the right-of-way which will need to be resolved prior to the development of the road. City staff has discussed designating that segment of road as prohibited for parking to maintain emergency access.

The most significant change to access in this iteration of plans is the proposal for a median to be located near the intersection at 2700 West. The purpose of the median with illuminated artwork and lighting is to provide a stronger visual cue that a visitor or resident has entered the new proposed neighborhood. Staff informed the applicant that due to near- and long-term maintenance concerns, as well as emergency access challenges, that the median should be removed. However, the applicants have requested that the Planning Commission consider recommending the plan with the median. Should the Planning Commission consider recommendation of the plan with the median, the road on either side of the median must be widened to provide 20' driving surface to allow emergency access, with site plans adjusted accordingly and sidewalks/park strips remaining at their current widths.

### **Traffic study**

The Commission requested a traffic study for the proposed property and was interested in the findings compared to the study conducted for the permitted office use. The previous analysis was conducted in 2019 and studied the potential impact generated by permitted office uses (Exhibit P). The study projected 2,814 daily trips generated at full build-out of the Beltway West property. Exhibit Q presents the traffic analysis based on the new proposed residential use and projects 1,591 trips generated by 2028. Both studies include additional information for the AM/ PM peak hours. Overall, the study for the new townhome development concludes that the intersections within the study area will function at an acceptable level of service.

### **Open Space**

Exhibit L illustrates shows 37.93% open space devoted to outdoor walking paths, gathering areas, and landscaping. The calculation includes right-of-way and buildings (clubhouse) which should not be included in the calculation. However, staff reviewed and estimates that the open space provided exceeds standards adopted in other sections of the Taylorsville Land Development Code at approximately 33% of the total area. This is consistent with or exceeds the standards for open space provided in the LDC (below). Staff recommends that the project be required to provide no less than 30% open space, and that a revised calculation be submitted prior to final adoption of the SSD zoning text.

<b>Section</b>	<b>Project</b>	<b>Standard</b>
<a href="#"><u>§13.12.070</u></a>	Traditional Neighborhood Overlay Zone available to create compact, walkable community.	Minimum 15% useable open space.
<a href="#"><u>§13.39.050(D)</u></a>	Muirhouse Townhomes	Common and private open space minimum 40% of the gross site area.
Chapter 13.44 (Not specifically codified)	Taylor Villas	Provide outdoor play area that is no less than 10% of net project area.

Concept landscaping can be viewed in the exhibits which include a plan for mature tree preservation (Exhibit K) and proposed landscaping styles (Exhibit M) to create an aesthetic buffer between uses and a comfortable walking experience. Extensive and intentional landscaped walking paths provide circulation throughout the project and outdoor gathering spaces sprinkled throughout with amenities such as pavilions, firepit, benches, and playground equipment. Pedestrian friendly features include bump outs on the public street and landscaping methods that will provide visual cues to slow traffic.

Methods to accomplish connectivity over the existing buried canal which bisects the property and limits development options can be seen on the revised plans as well. The applicants have emphasized the connection between the west and east portions by relocating the pool and clubhouse amenity to face the largest outdoor space. The relocation brings greater integration of two key community locations through thoughtful orientation and the addition of new crosswalks in several locations.

### **Architectural Design**

Staff provided previous analysis about the architectural compatibility of two townhome products. New architectural elevations can be reviewed in Exhibit O. The exterior details for the Imperial two-story product remain the same. The applicants have provided details for the three-story Everest product with trim package, which mirrors that used on the Imperial and includes roof forms and horizontal emphasis similar to styles found in existing Taylorsville neighborhoods. The new three-story product wraps durable wood material around the front and side of the building achieving architectural interest on the end units. Staff recommend a condition with favorable recommendation that, prior to final adoption of the SSD, updated elevations for the Everest include a window added to the first floor of the end units to provide stronger street presence and avoid blank walls at the pedestrian-level, a standard identified in the Taylorsville City Code and recommendation in the General Plan.

### **Site Design**

The site features a blend of walkable elements such as rear loaded units, 5 and 8-foot sidewalks, narrow drive aisles with bump outs along public road for traffic calming, and parallel parking buffers along segments of sidewalks. Townhomes fronting the public road are designed with 20-foot-long driveways to prevent vehicle overhang onto the sidewalk. Amenity areas are provided throughout the site as well as a club house and pool at the center of the project for residents.

Revised plans show the setbacks and dimensions of road widths and locations of proposed townhomes. The entire northeastern portion of the project is proposed to consist of the three-story style and maintain a 35-foot landscaped buffer between residential that will contain a walking path and function as useable open space for the residents.

### **On-Site Drainage**

The applicant's development team has met with city staff in several meetings in which conversations with the city engineer took place addressing requirements. The mass grading plans have yet to be developed at this time. If the three applications receive City Council approval, the SSD text that is proposed to be adopted with these applications has been reviewed by the city engineer and will apply to the review of these subject properties during the site plan and subdivision reviews. This property will be required to meet all the requirements typical of development in the city which includes retention and detention of stormwater and the prohibition of drainage onto adjacent lots.

### **Parking**

Parking locations have changed, but the overall parking ratio remains the same and exceeds minimum requirements based on current city standards. Exhibit H illustrates the parking plan and illustrates the parking plan for the project. The overall parking ratio remains 3.1 spaces per unit, while current city code requires 1.5-2.5 spaces per unit for multifamily dwellings, depending on bedroom count, per [§13.24.080](#). Any driveways on the public road will be 20 feet long. For those units without driveway, parking is provided near the units to accommodate guests. Parallel parking and spaces for guest parking are provided throughout the site and are recommended to be maintained by the proposed project owners and by permit-only. 12 shared spaces were negotiated with Beltway West commercial property and will be available just outside the east border of the proposed project immediately accessible via a walkway. The newest iteration includes two stalls that reverse onto the public road and would not be permitted. Staff notes that these must be removed prior to adoption of the SSD zoning text.

## **Review Process**

The SSD zoning tool requires that specific development regulations be adopted in conjunction with an SSD zoning map amendment. Exhibit R includes a draft zoning text amendment that would create a new Chapter 13.45: *SSD-R Motion Zoning District*. This chapter will include the regulatory language, exhibits, and other information specific to the development project. Staff would refer to this Chapter to reference development standards required for this property. The exhibits included in this staff report will serve as figures or references to create specific development standards unique to the development, included in the proposed SSD text amendment.

Since this is a legislative action, the Planning Commission serves as an advisory body to the City Council, who will ultimately take final action on the applications in accordance with LDC [Chapter 13.05](#) and Utah Code.

## **Discussion Items**

The applicants have submitted revised plans addressing the planning commission's comments.

- Drainage
- Open space requirements
- Traffic Study
- Median

## **Public Comment**

A public notice was sent to all affected entities and residents within 300 feet of the property on November 7, 2025. Additionally, a notice was published on the Utah State Notice Website and the City's website.

As of November 13, 2025, staff have not received public comment regarding this application.

## **Findings**

1. Three applications have been initiated by Chase Andrizzi and Casey Forbush, DAI Utah.
2. The subject property is made up of three parcels with a cumulative area of approximately 13.248 acres.
3. The proposed development plan includes 222 townhome units.
4. The subject property is in the Professional Office (PO) zoning designation and does not permit the planned development as proposed.
5. The applicants are requesting a Zoning Map amendment for the properties identified in Exhibit A from "*Professional Office*" to "*Site Specific Development Residential (SSD-R Motion Zoning District)*".
6. The applicants are requesting a Zoning Text Amendment to Chapter 13.45 of the Taylorsville Municipal Code, adopting standards for the SSD-R Motion Zoning District.
7. Chapters [13.05](#) and [13.19](#) and of the Taylorsville Land Development Code include standards and requirements for rezoning a property to the SSD zoning district.
8. The current General Plan Map designation for the property is "*Employment- Mix*" and "*Employment- Center*" and is not compatible with the planned development as proposed.



9. The applicants have filed an application to amend the City's General Plan Map for the subject property.
10. The applicants have received feedback from staff and presented reiteration concept plans.
11. The requests for the Future Land Use (General Plan map) amendment, Zoning Map amendment, and associated zoning text amendment were presented to the Planning Commission during a public hearing on October 28, 2025.
12. A motion to continue to a later date was passed.
13. Applicants have submitted revised plans addressing Planning Commission feedback.
14. A public notice was sent to all affected entities and residents within 300 feet of the property November 7, 2025, and published on the Utah State Notice Website and the City's website.
15. As of November 13, 2025, staff have not received public comment regarding this application.
16. The City Council is the decision-making authority for a Future Land Use (General Plan) map, zoning map and text amendment request and may adopt or reject the amendment as it deems appropriate pursuant to Chapters [13.05](#) and [13.19](#), and other applicable sections of the Taylorsville City Code.

## **Conditions**

1. Identify fencing type along the perimeter. This can be done through a note referenced on the site plan.
2. Remove the perpendicular parking at the northeastern end of the site and revise parking count ratio.
3. Show proposed locations of the other hydrants on the property.
4. Add that 26' wide dimension where the east drive aisle was widened for the hydrant.
5. The open space calculations do not include club house and public right-of-way. Submit revised open space calculation.
6. Staff recommends change to fenestration pattern for the south facing elevation for Everest units; inclusion of a ground level window to achieve the human-scaled/ street presence characteristic needed for street-facing buildings.
7. Staff recommends the removal of the median. Should the Planning Commission recommend the plan with inclusion of the median, plans shall reflect road widths of 20' on both sides of median to provide for emergency vehicle access.

## **Staff Recommendation**

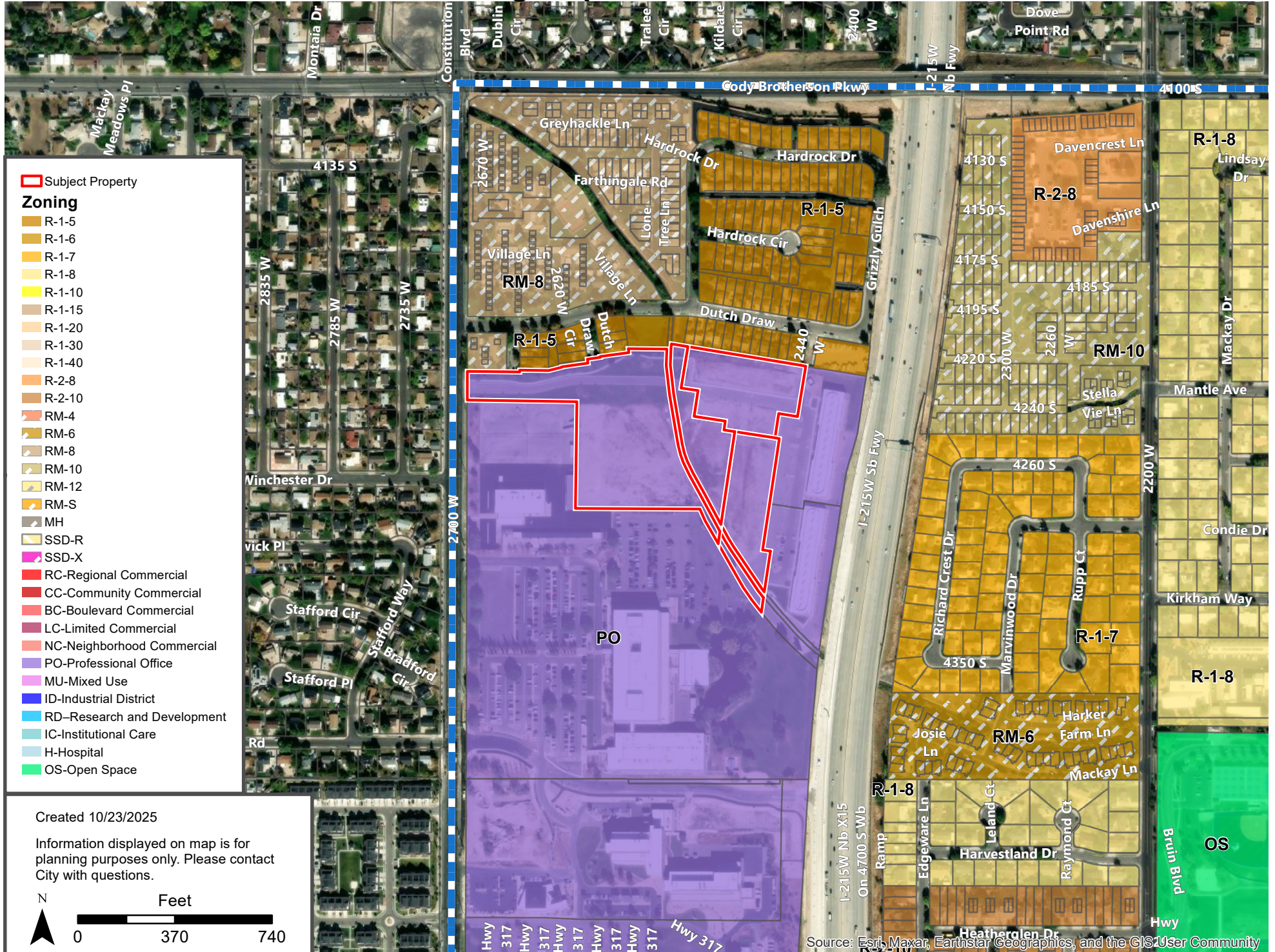
Staff recommends that the Planning Commission forward a favorable recommendation to the Taylorsville City Council for Files #1G25-GPLAN-000551-2025, #6Z25-DCA-000552-2025, and #7Z25-DCA-000553-2025, based on the information, findings, and conditions contained in this staff report.

## **Recommended Motion**

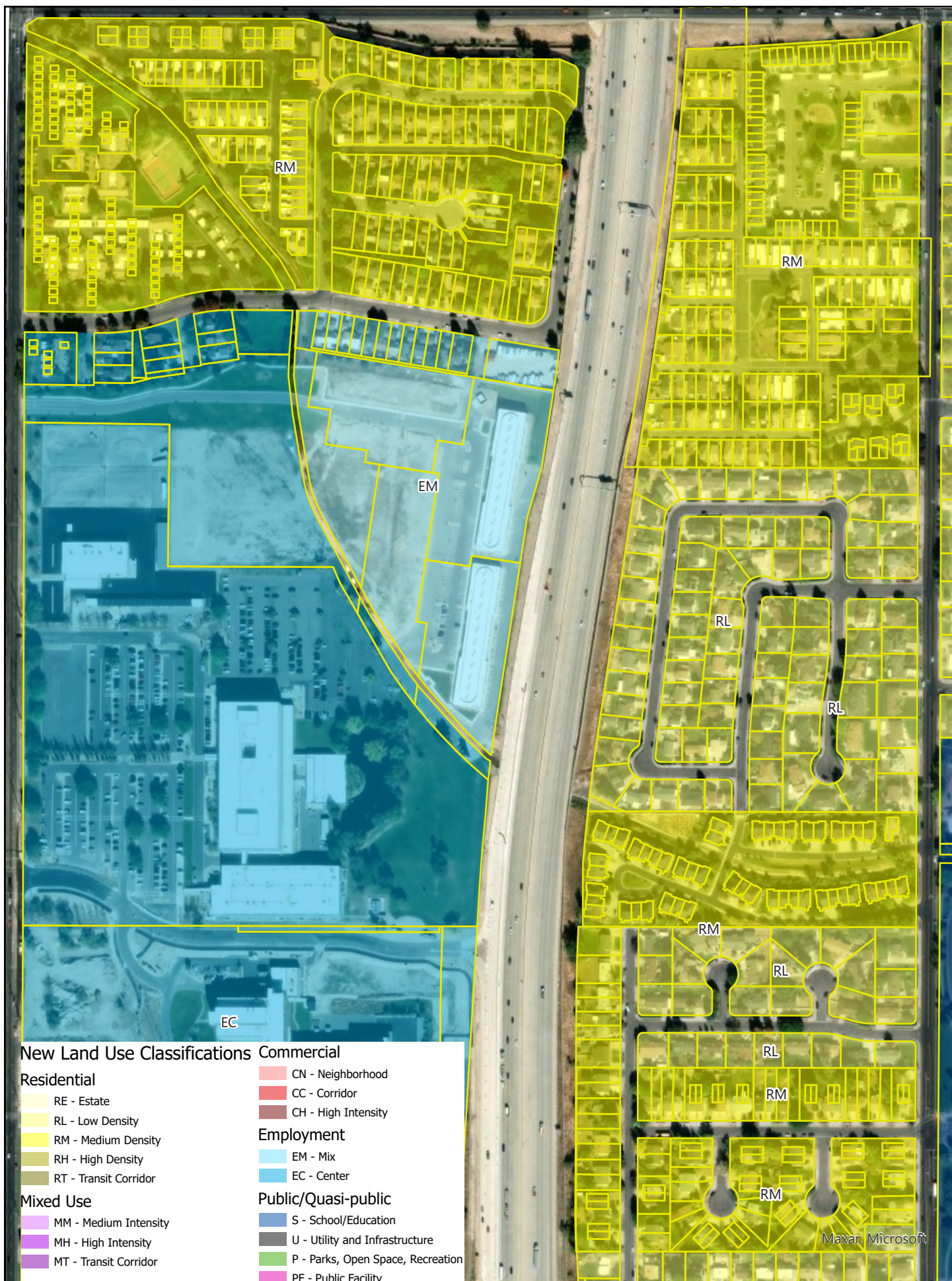
I move that we forward a favorable recommendation to the Taylorsville City Council for Files #1G25-GPLAN-000551-2025, #6Z25-DCA-000552-2025, and #7Z25-DCA-000553-2025 based on the information, findings, and conditions outlined in the staff report.



# Zoning Map: 4271 S. 2700 W









# Site Map: 4271 S. 2700 W

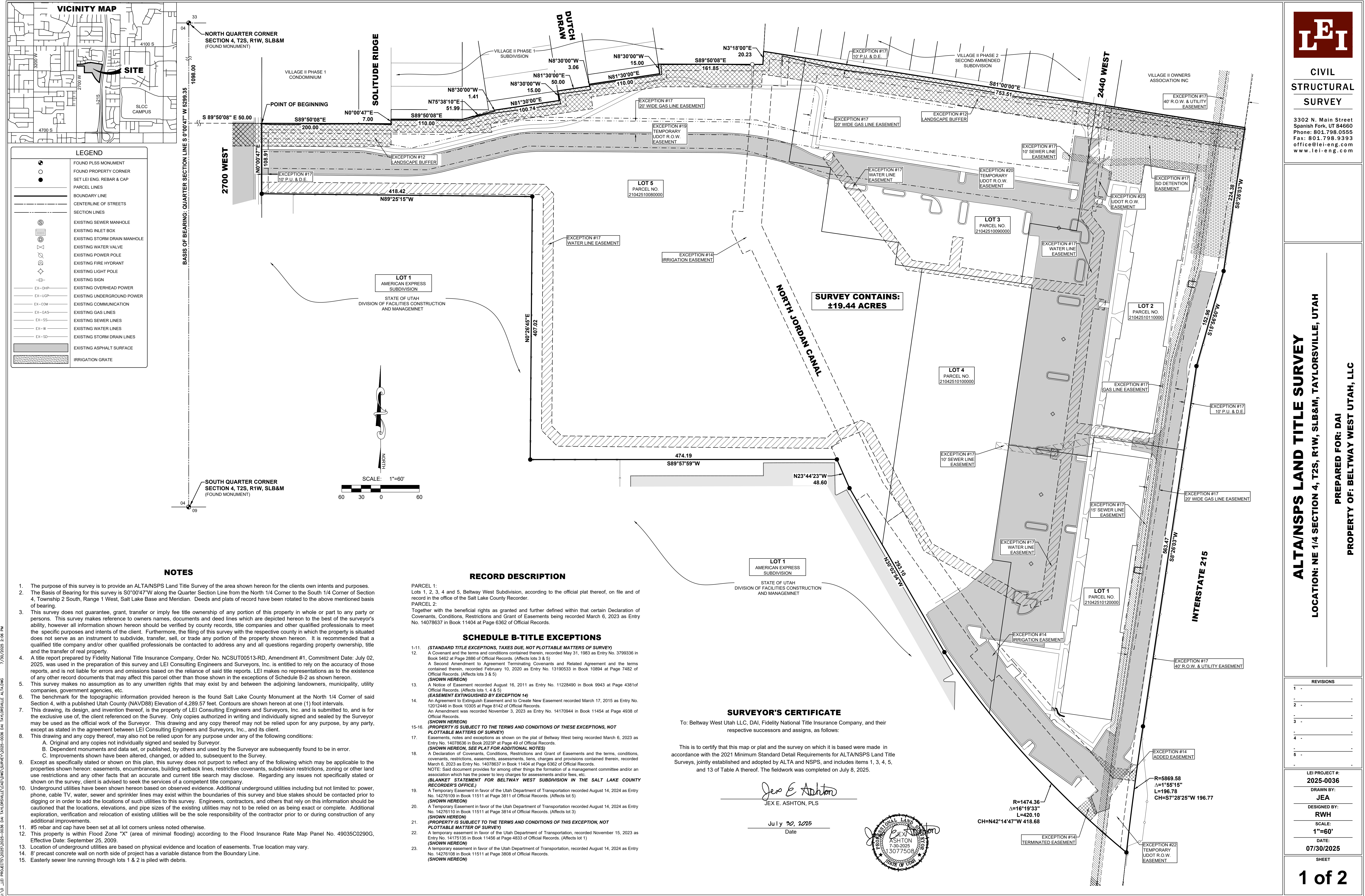




# Vicinity Map: 4271 S. 2700 W





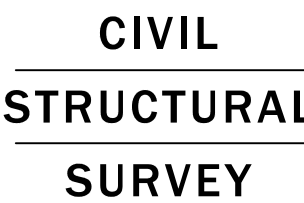


**CIVIL  
STRUCTURAL  
SURVEY**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

**ALTA/NSPS LAND TITLE SURVEY**  
LOCATION: NE 1/4 SECTION 4, T2S, R1W, SLB&M, TAYLORSVILLE, UTAH  
PREPARED FOR: DAI  
PROPERTY OF: BELTWAY WEST UTAH, LLC





3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

**LOCATION: NE 1/4 SECTION 4, T2S, R1W, SLB&M, TAYLORSVILLE, UTAH**

**PREPARED FOR: DAI**  
**PROPERTY OF: BELTWAY WEST UTAH, LLC**

REVISIONS	
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LEI PROJECT #:  
**2025-0036**

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DRAWN BY:  
**JEA**

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DESIGNED BY:  
**RWH**

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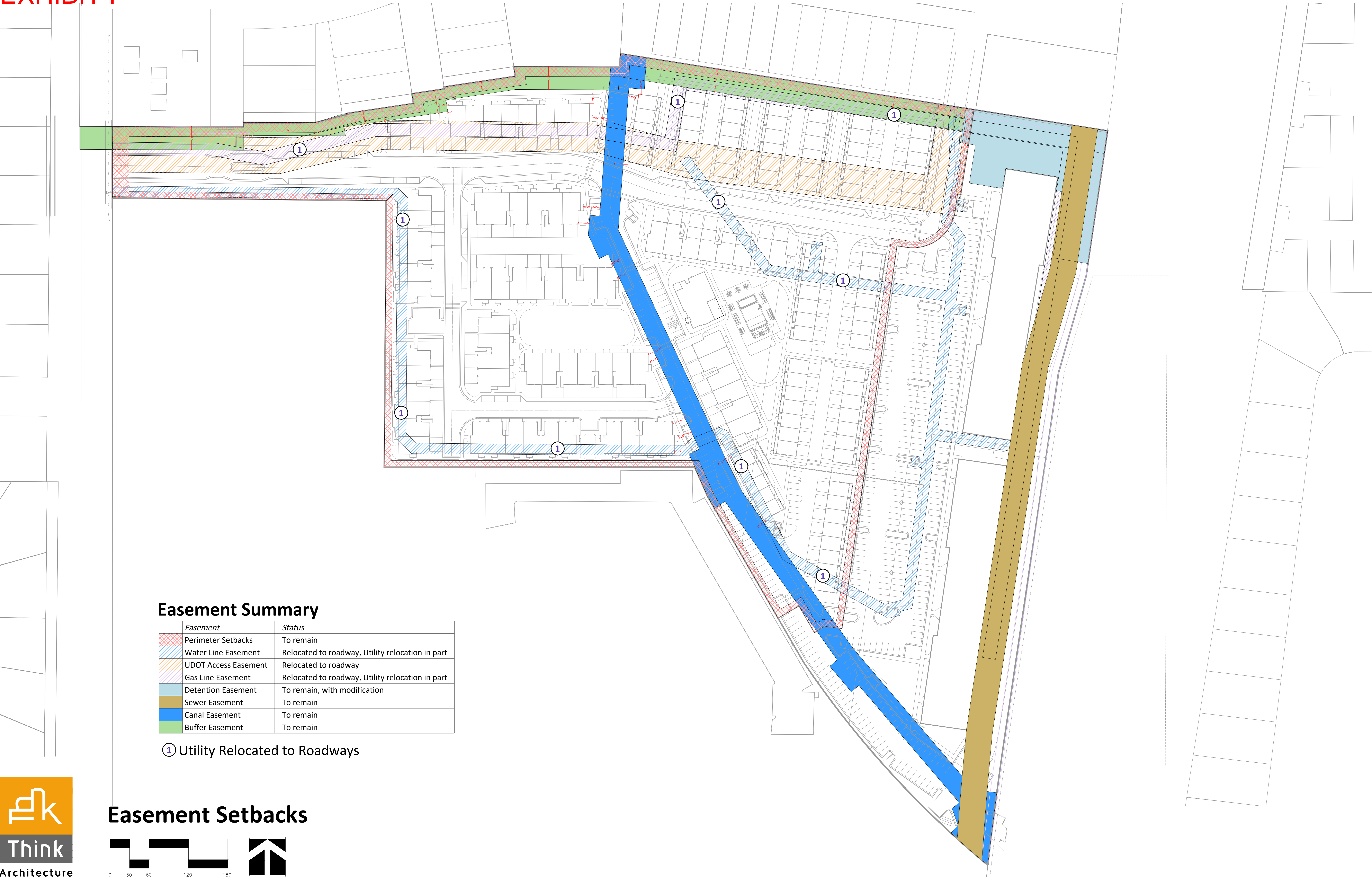
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DATE:  
**07/30/2025**

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# EXHIBIT G



**Total Area: 13.248 Ac**  
**Total Units: 222 Units**  
16.75 du/ac

**Imperial (1-bedroom) 69**  
**Imperial (2-bedroom) 69**  
**Everest (3-bedroom) 84**  
**Total Units 222**

**Total Open Space 5.026 Ac**  
**(37.93%)**



2700 West

Interstate 215

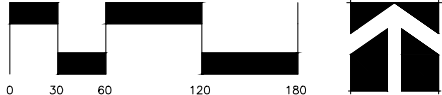
Property Trade Summary

	<i>Acres</i>	<i>Sq Feet</i>
Total Property Acres	19.441 Ac	846,844.24
Original Commercial Property	6.192 Ac	269,736.26
Traded to Residential	(0.169 Ac)	(7,381.54)
Acquired from Residential	0.317 Ac	13,808.51
Proposed Total Commercial Property	6.34 Ac	276,163.23
Original Residential Property	13.248 Ac	577,107.98
Traded to Commercial	(0.317 Ac)	(13,808.51)
Acquired from Commercial	0.169 Ac	7,381.54
Proposed Total Residential Property	13.10 Ac	570,681.01

- Traded to Commercial
- Traded to Residential

Parking Summary

Total Units	222 Units	16.75 Units/acre
<div></div> Garage Spaces	307 Sp	
<div></div> Driveway Spaces	218 Sp	
<div></div> Surface Sp (Guest)	154 Sp	
<div></div> Office/Res Shared	12 Sp	
Total Res Parking	691 Sp	(3.11 sp/unit)
Existing Office Parking	331 Sp	
<div></div> Office Parking	298 Sp	
<div></div> Office/Res Shared	12 Sp	
Total Office Parking	310 Sp	





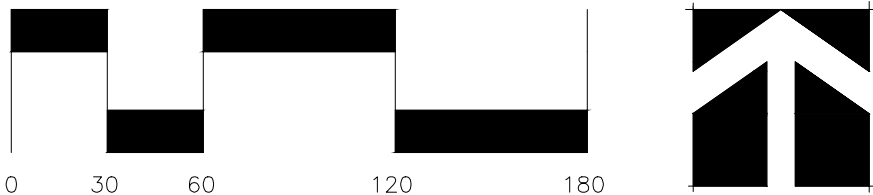
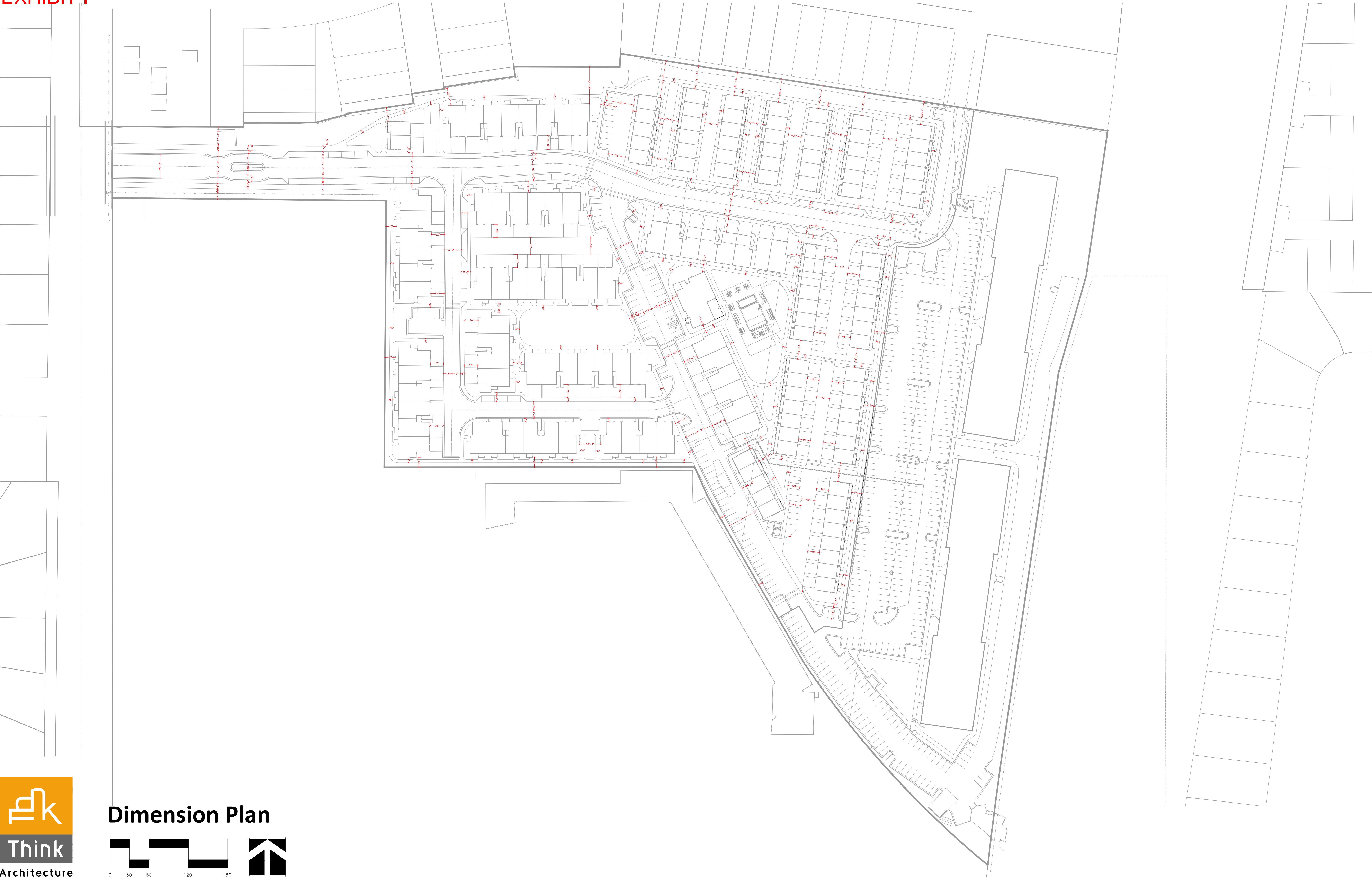
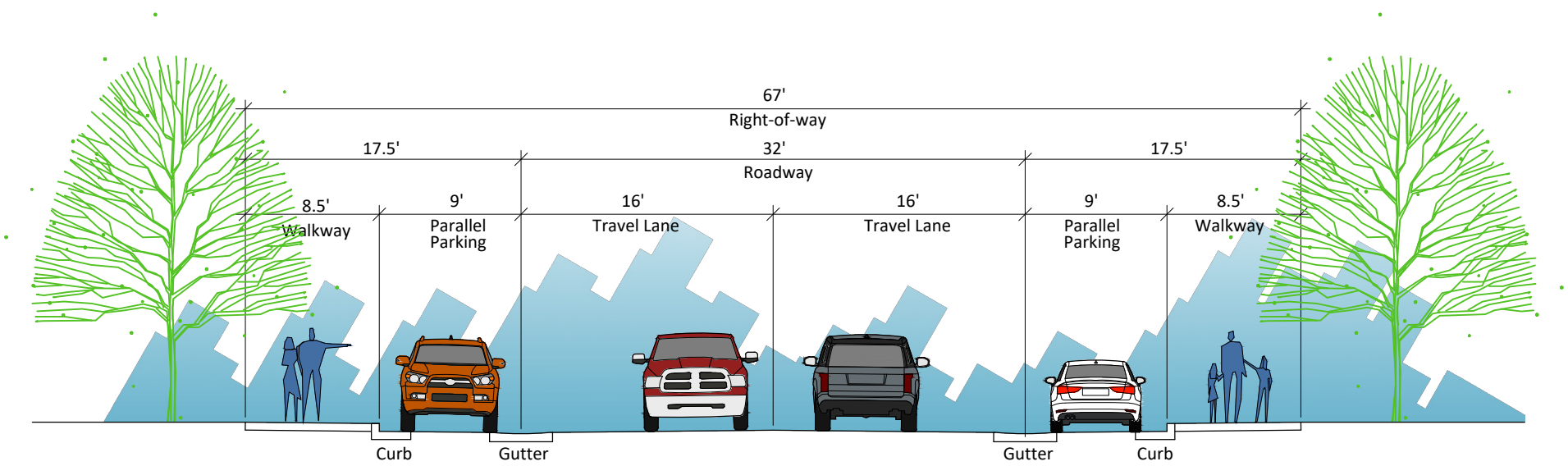
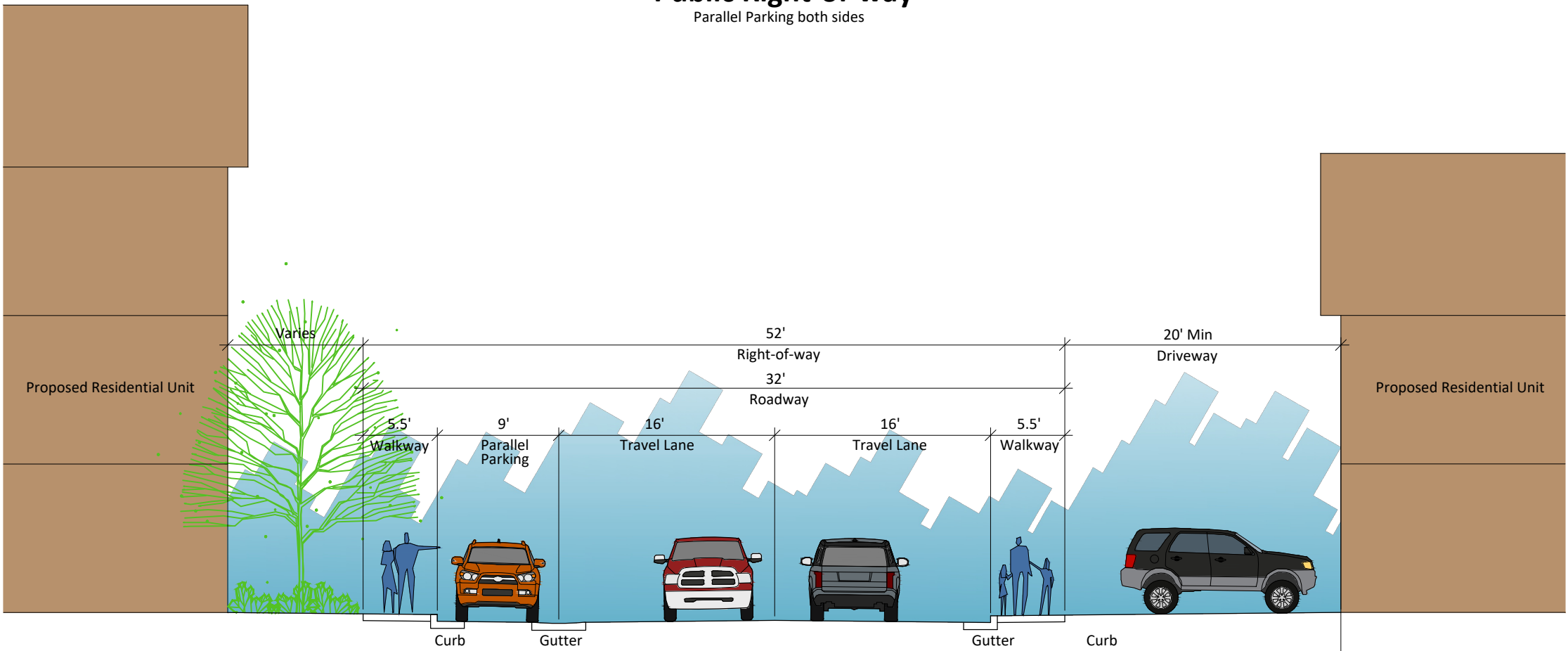


EXHIBIT J



**Public Right-of-way**  
Parallel Parking both sides



**Public Right-of-way**  
Parallel Parking one side | Driveway other side

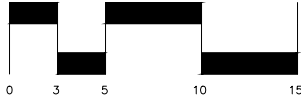
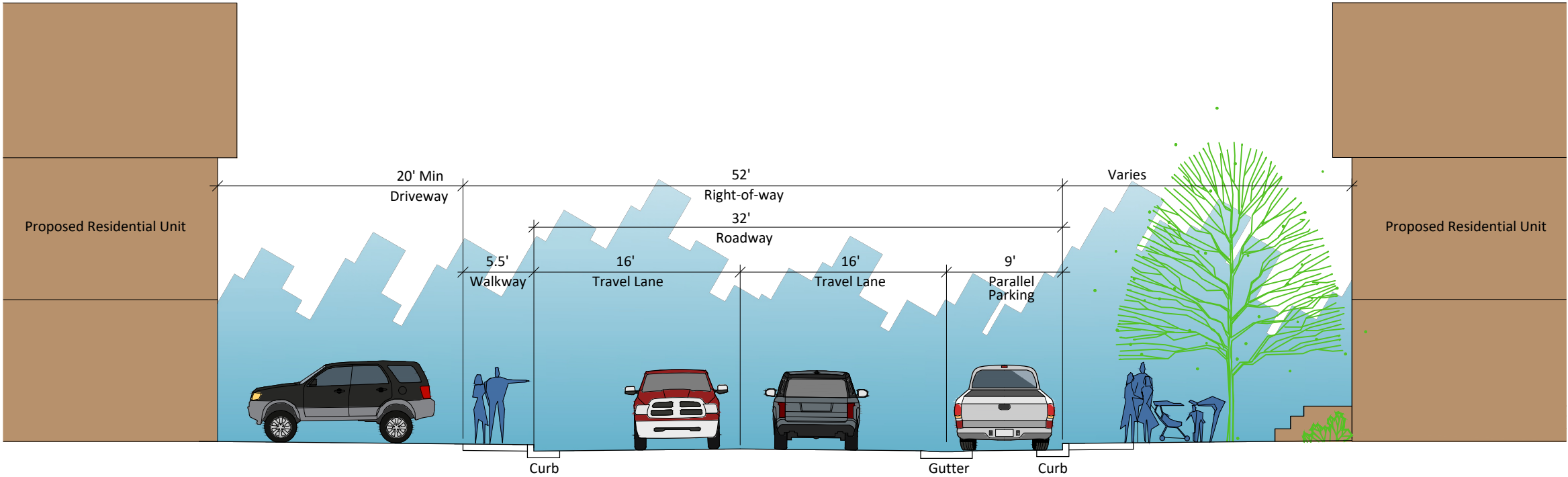




EXHIBIT J



**Public Right-of-way**  
Driveway one side | Rear-loaded Unit other side

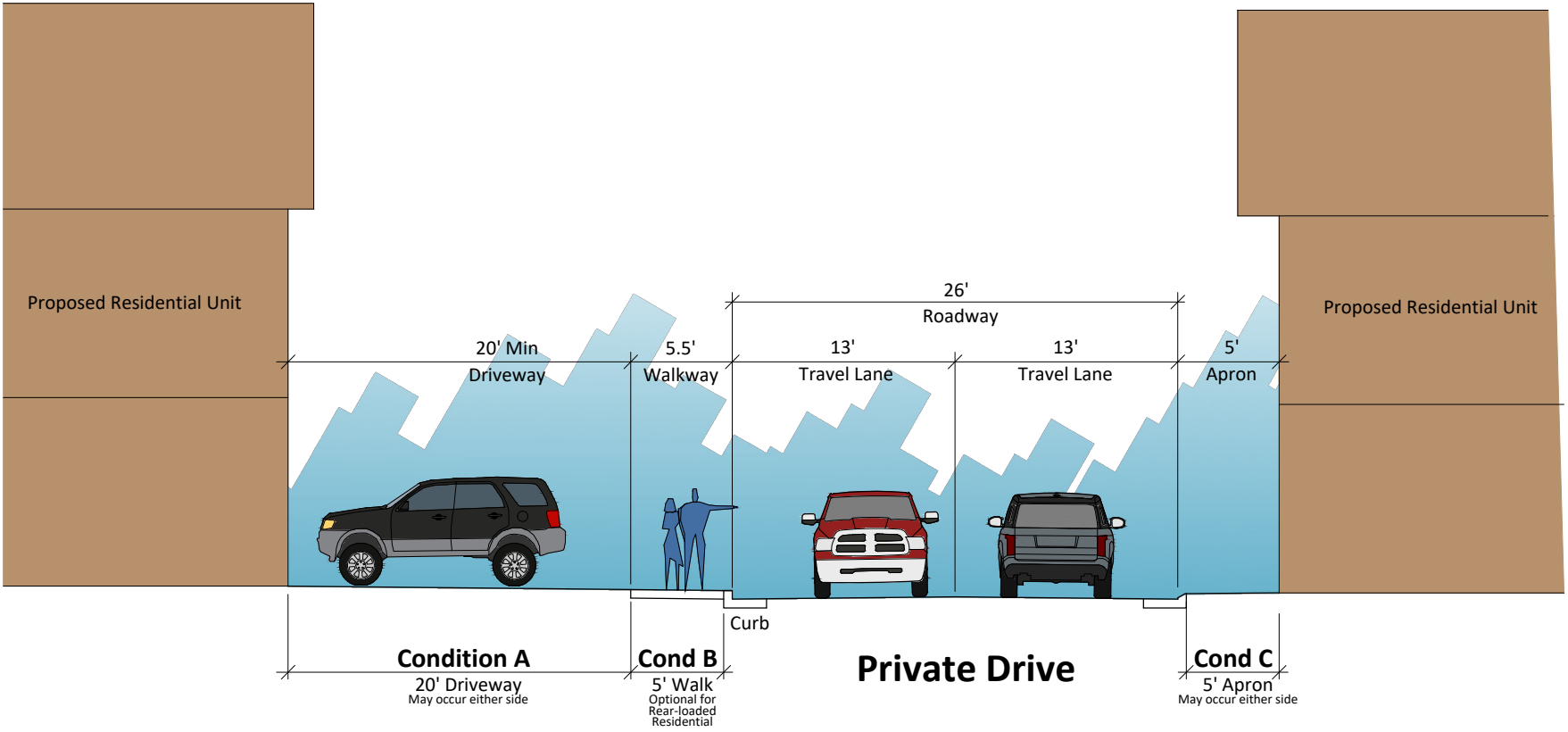





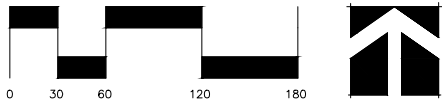


EXHIBIT K

Tree Removal Plan

-  Existing Deciduous Tree to remain
-  Existing Evergreen Tree to remain
-  Existing Deciduous Tree to be removed
-  Existing Evergreen Tree to be removed
-  Deceased Evergreen Tree to be removed





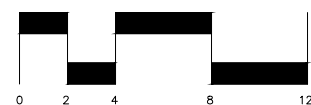


Open Space Summary

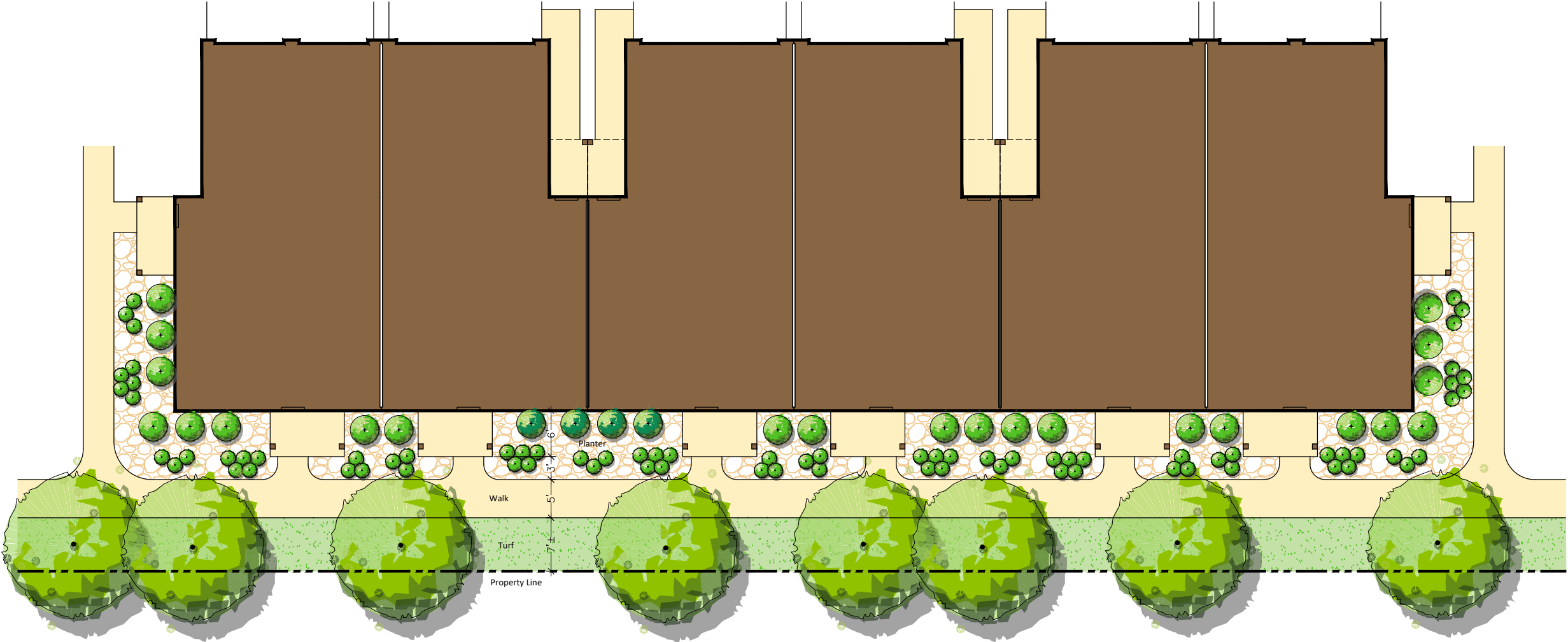
Total Project Acres	13.248 Ac
Total Open Space	5.026 Ac
Total Open Space Percentage	37.93%



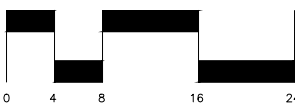
*Note: Planting layout shown is conceptual.  
Spacing and types of plants will be selected based  
on planter location and anticipated sunlight.*







*Note: Planting layout shown is conceptual.  
Spacing and types of plants will be selected based  
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ENTRY MONUMENT

DOG PARKS

AMENITY AREA 01  
ACTIVITY LAWN  
GAZEBO  
PICNIC TABLE  
BBQ

COURTYARD  
PLAYGROUND  
ACTIVITY LAWN  
GAZEBO  
PICNIC TABLE  
BBQ

AMENITY AREA 02  
LAWN AREA  
GAZEBO  
PICNIC TABLE  
BBQ

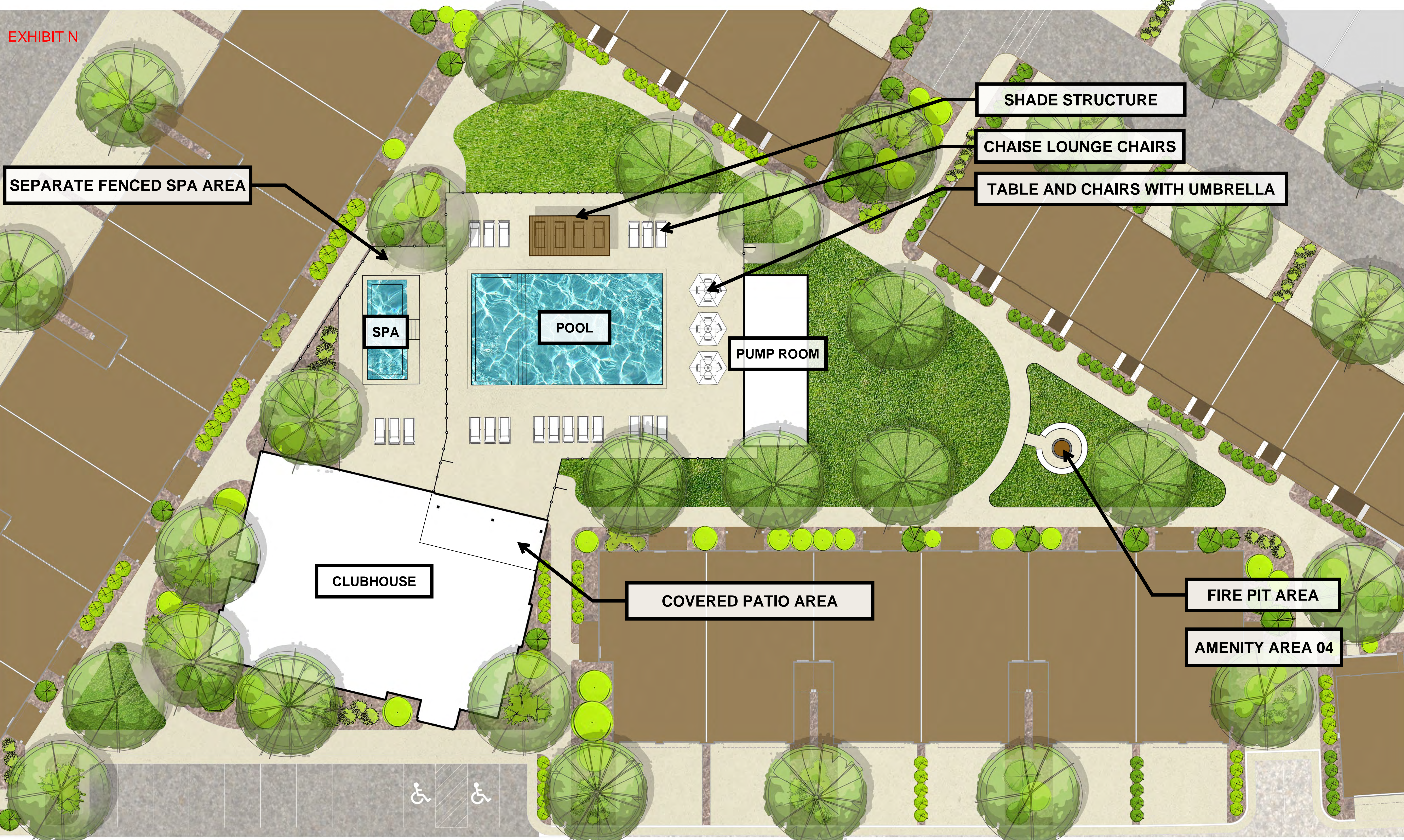
CLUBHOUSE  
POOL  
SPA  
FIREPIT

AMENITY AREA 04  
FIRE PIT  
SEATING AREA  
ACTIVITY LAWN

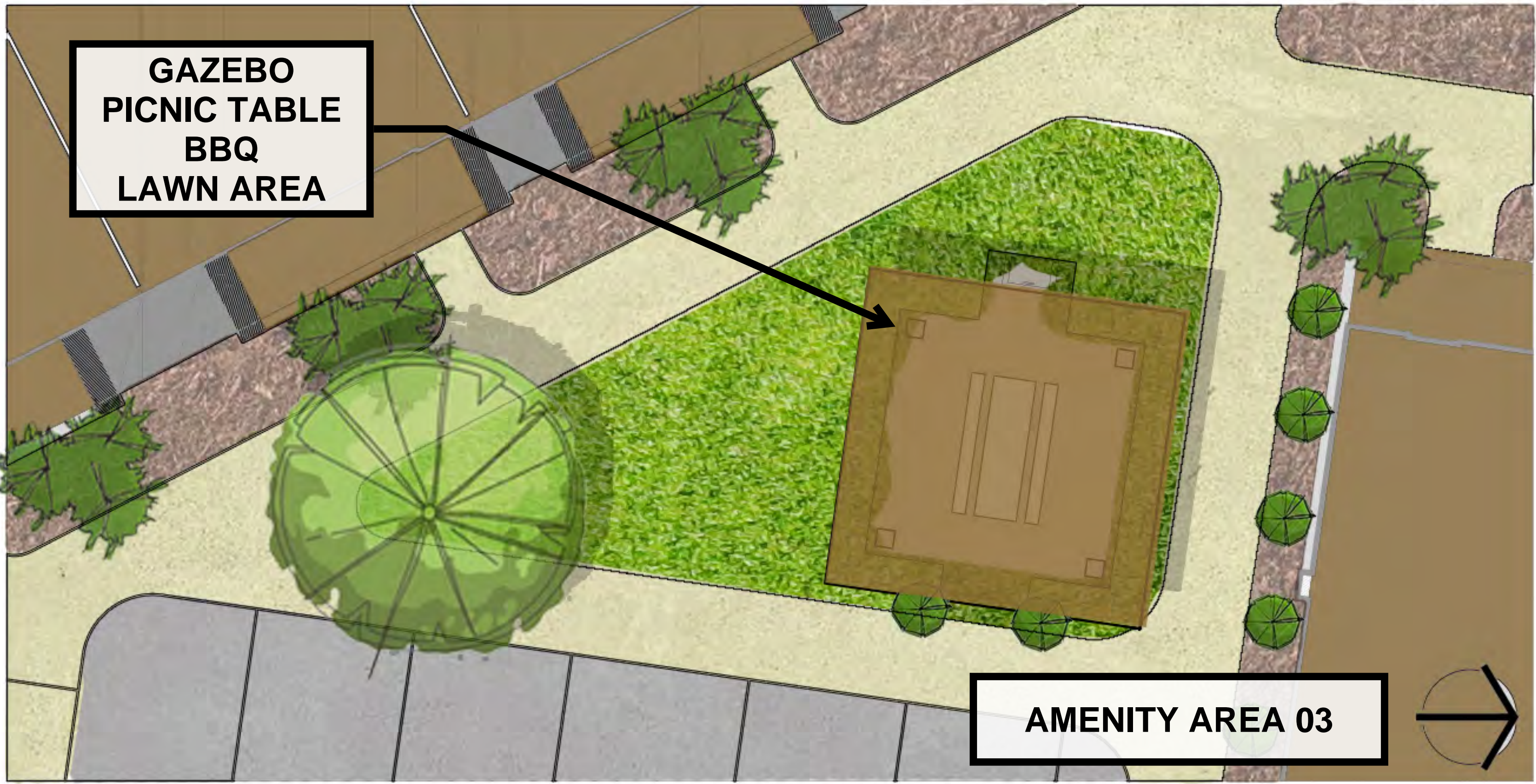
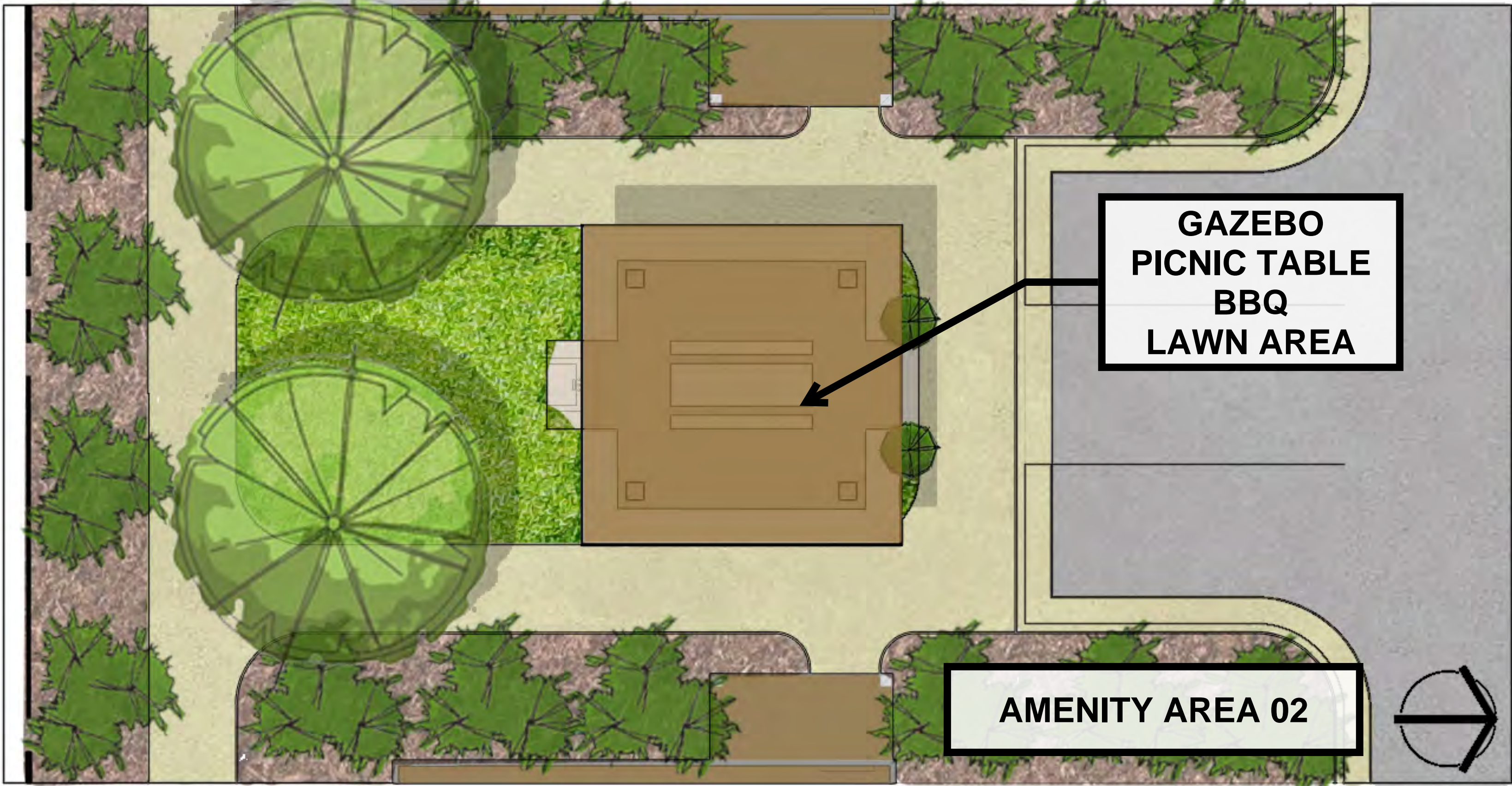
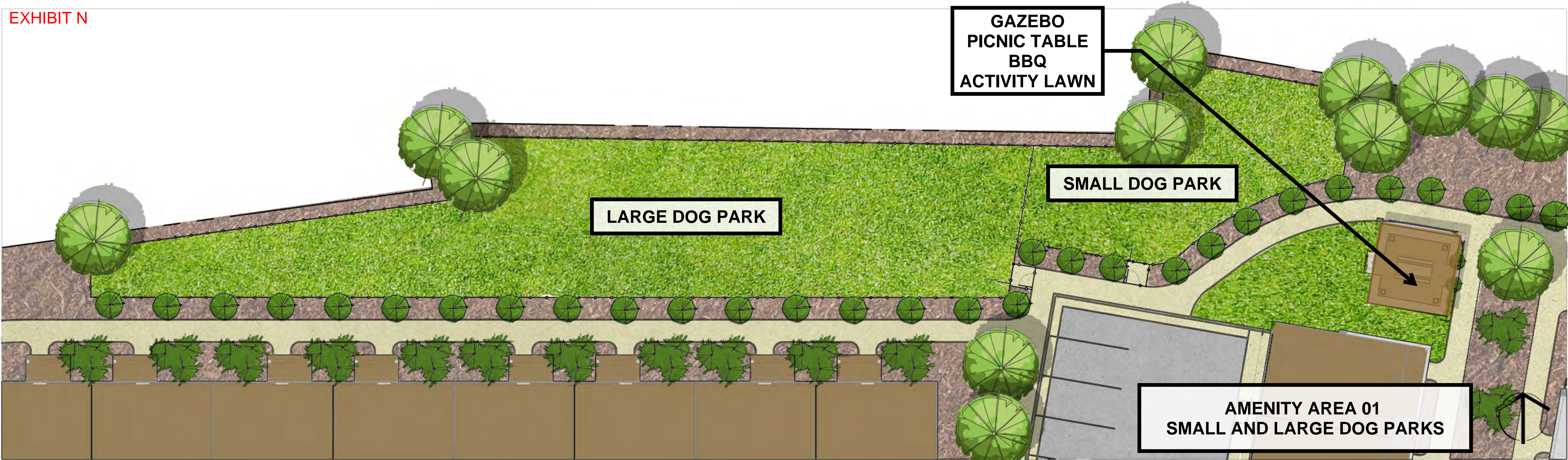
AMENITY AREA 03  
LAWN AREA  
GAZEBO  
PICNIC TABLE  
BBQ

Existing Office











PLAYGROUND

BENCHES

GAZEBO  
PICNIC TABLE  
BBQ  
ACTIVITY LAWN





EXHIBIT N

VERTICAL LIGHT STRUCTURES

LIGHT BOX ENTRY MONUMENT

ENTRY MONUMENT / NOV 11 2025  
MOTION TOWNHOMES



0 2.5' 5' 10'

SCALE: 1" = 5'-0"

PRINTED ON 24"X36" SHEET