

CHAPTER 3 FUTURE LAND USE

Figure 3-1 presents the *Spring Creek Area Future Land Use Plan*, which is the consensus vision developed by staff in collaboration with local residents and property owners. Table 3-1 details the acreages and percentages of each land use.

Table 3-1: Future Land Use

Land Use	Acreage	Percentage of Road and OS	Developable Acreage	Residential Units per Acre	Non-residential FAR	Residential Units	Non-residential Floor Area	% of Total	ERCs
Existing Single-Family	8	0%	8	2.2		18	0	1%	18
Rural Residential	231	15%	196	1		196	0	20%	196
Large-Lot Residential	104	20%	83	2		166		9%	166
Low Density	343	25%	257	4		1,029	0	30%	1,028
Mixed Density	93	25%	70	8		558	0	8%	560
Neighborhood Commercial	28	25%	21	0	0.25	0	228,690	2%	105
Existing Church	8	0%	8	0		0	0	1%	8
Light Industrial	174	25%	131	0	0.25	0	1,421,145	15%	393
Expanded Business Park	93	25%	70	0	0.25	0	759,578	8%	210
Major Park & Open Space	78	100%	0	0		0	0	7%	78
Total	1,160	27%	844	N/A	N/A	1,967	2,409,413	100%	2,762

To summarize, the future land use plan is a balanced mix of large lot rural residential estates (up to one unit per acre), large lot residential uses (up to two units per acre), low density residential (up to four units per acre), and mixed density residential uses (up to eight units per acre). It also incorporates two neighborhood-scale commercial centers, one situated in the center of the community along 200 South, and the other along 2900 West on both sides of the 800 South intersection. General Design Standards to help direct the growth and development of the area are provided in Appendix A.

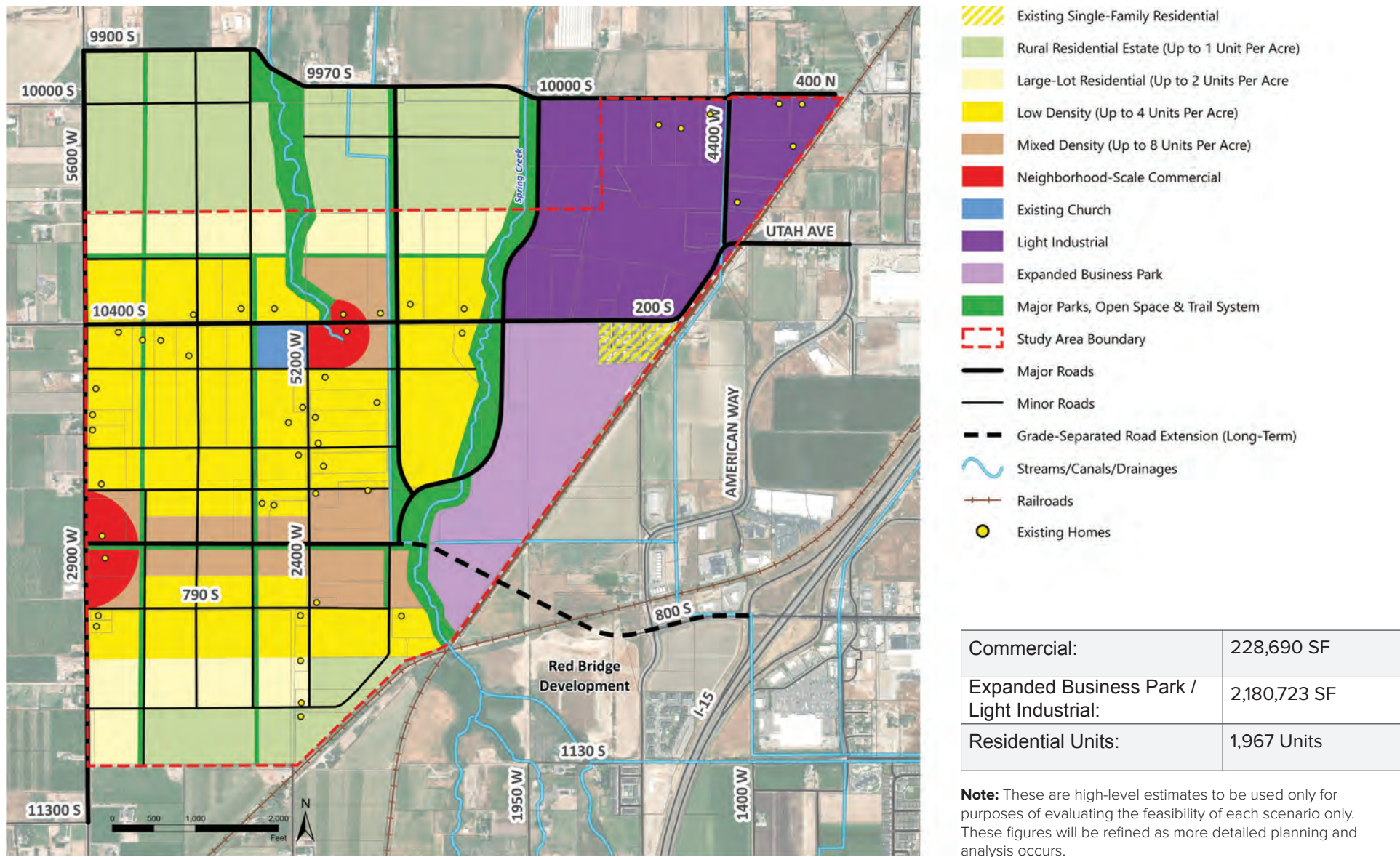
Mixed density and commercial uses are concentrated along major roads (200 South, 800 South and 2900 West), buffering lower density uses in the south and north ends of the area. Spring Creek continues to flow through the site, joining a new park associated with the smaller drainage to the west as the primary park, open space and trail system serving the area.

Existing industrial uses along the eastern reaches of 200 South just west of the railway are envisioned to be expanded over time, with the area to the south designated as an expanded business park. In order to ensure existing residential uses in the area are protected from an expanded industry and businesses profile in the area, land use and other buffers should be applied along the affected property edges.

200 South should be re-aligned and upgraded to provide improved crossings over the rail line, and 800 South should be re-aligned and bridged over the rail lines, providing a long-term connection to the Red Bridge development area immediately east of the area, and the freeway and Payson city core to the east. More information on the transportation plan is provided in Chapter 6.

Figure 3-1

Spring Creek Area Plan - Future Land Use



Overview

This concept encompasses a balanced mix of large lot rural residential estates (up to one unit per acre), large lot residential uses up to two units per acre, low density residential up to four units per acre, and mixed density residential uses up to eight units per acre. It also includes two neighborhood-scale commercial centers, one located in the center of the community along 200 South, and the other on 2900 West on either side of the 800 South intersection.

Higher density and commercial uses are concentrated along major roads (200 South, 800 South and 2900 West), buffering the lower density uses on the south and north ends of the area. Spring Creek continues to flow through the site, joining a new park associated with a smaller drainage to the west as the primary park and open space features of the area.

Existing industrial uses on the north side of 200 South west of the railway are envisioned to be expanded over time, and the area to the south designated as

an expanded business park. In order to ensure existing residential uses in the area are protected from the expansion of industries and businesses, land use and other types of buffers should be applied.

200 South will be re-aligned and upgraded to provide improved crossings over the rail line, and 800 South will be re-aligned and bridged over the rail lines, providing a long-term connections to the Red Bridge development areas immediately east of the area, and the freeway and the rest of Payson city to the east.

Spring Creek and the drainage to the west of it are transformed into the main park and open space “spine” for the area. Local parks, open spaces and neighborhoods are linked by an inter-connected green corridor and multi-purpose trail system, as illustrated.

Rural Residential Estate (Up to 1 Unit Per Acre)



Large Lot Residential (Up to 2 Units Per Acre)



Low Density Residential (Up to 4 Units Per Acre)



Mixed Density Residential (Up to 8 Units Per Acre)



Neighborhood Scale Commercial



Light Industrial



Business Park



ERCs were projected using a land-use approach consistent with the planned land uses for the planning area. Projected residential ERCs were determined as shown in Table 1.

TABLE 1. PROJECTED RESIDENTIAL ERCS

Planned Land Use	Planned Density	Developable Acreage	Planned Units (ERCs)
Existing Single Family	2.2	8	18
Rural Residential	1	196	196
Large lot residential	2	83	166
Low density	4	257	1,028
Mixed density	8	70	560
Totals	-	614	1,968

Nonresidential ERCs were projected using standard densities consistent with the City's utility master plans. These densities were determined during the master planning process based on analysis of existing nonresidential users, and include appropriate safety factors. Projected nonresidential ERCs were determined as shown in Table 2.

TABLE 2. PROJECTED NONRESIDENTIAL ERCS

Planned Land Use	Developable Acreage	ERCs/ac	ERCs
Neighborhood Commercial	21	5	105
Existing Church	8	1	8
Light Industrial	131	3	393
Expanded Business Park	70	3	210
Parks and Open Space	78	1	78
Totals	308	-	794

A summary of total ERCs to be used for infrastructure planning is shown in Table 3.

TABLE 3. SUMMARY OF PROJECTED ERCS

Land Use	ERCs
Residential	1,968
Nonresidential	794
Totals	2,762

These same ERC values were used for both the drinking water and sanitary sewer calculations. Sanitary sewer uses ERU (equivalent residential unit) which is equivalent to an ERC.

IRRIGATED ACREAGE

Future acreage to be irrigated from the PI system was projected based on planned land uses and a projected proportion of the land to be irrigated. See Table 4. Most values are consistent with those in the Payson City Pressurized Irrigation Master Plan. Several have