



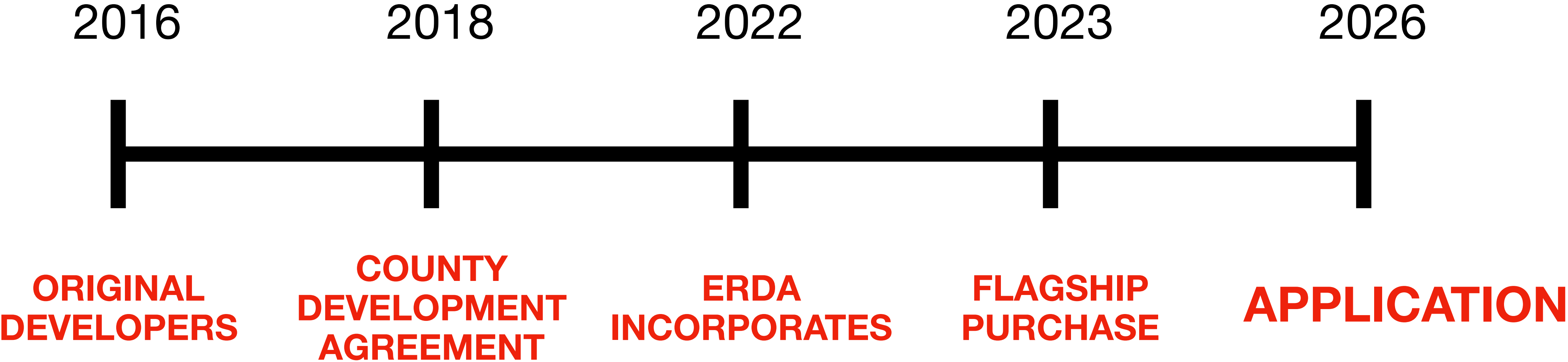
SKYWALK

COMMUNITY
PRESENTATION

ERDA UTAH



HISTORY

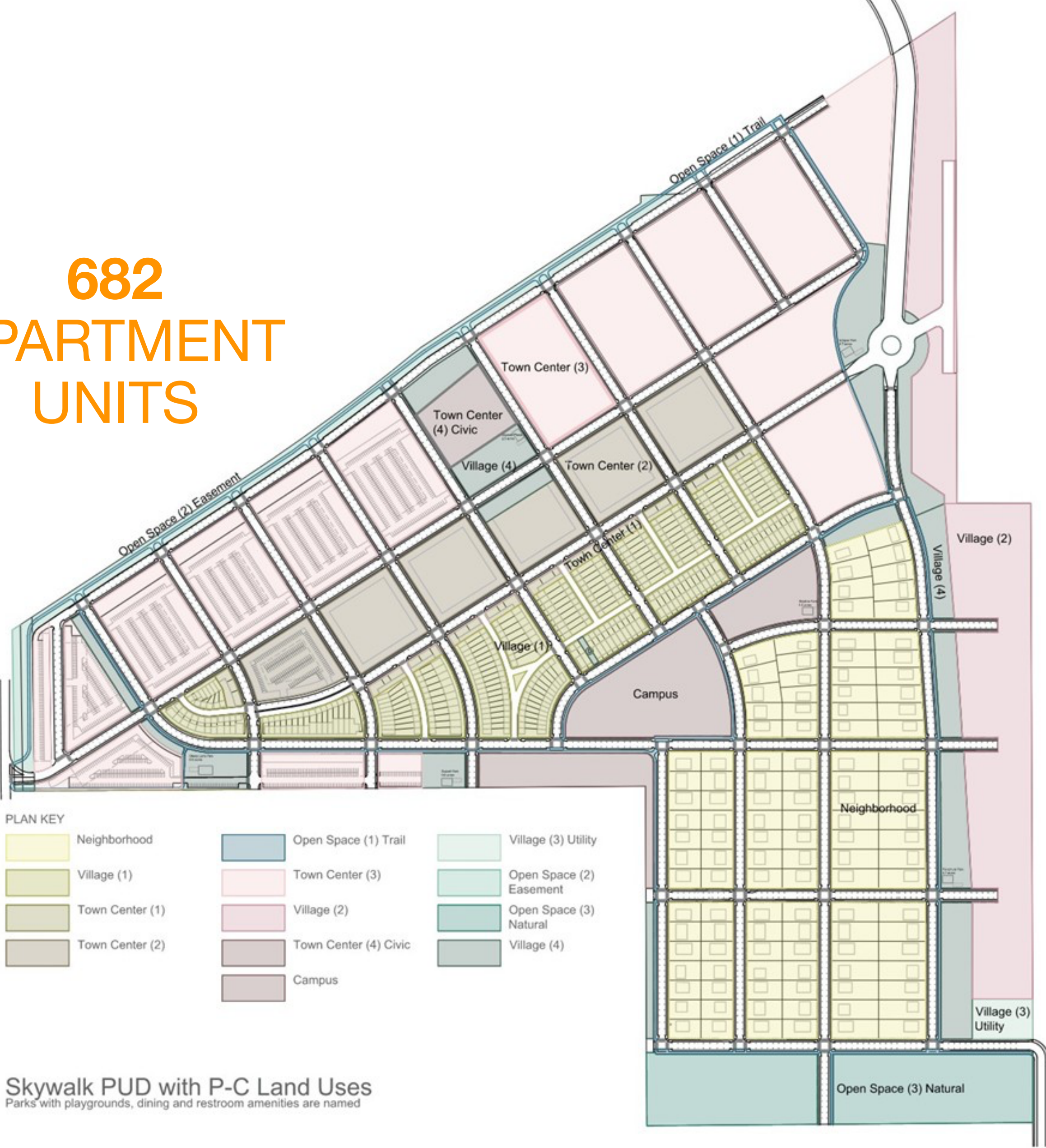


2018 APPROVED PLAN

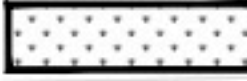
Dwelling Unit Table					
TYPE OF STRUCTURE	RESIDENTIAL-ONLY STRUCTURES		RESIDENTIAL AND COMMERCIAL OR ETC., MIXED-USE MULTI-FAMILY STRUCTURES		TOTAL NUMBER OF DWELLING UNITS
					
	DETACHED HOME (SR-D)	TOWNHOUSE (SR-A)	LARGE TOWNHOUSE STYLE APARTMENT UNITS (SR-M)	MAIN STREET STYLE UNITS OVER COMMERCIAL (SR-H)	
UNITS	116	186	168	514	984
AVERAGE BEDROOMS / UNIT	3	3			
NUMBER OF BEDROOMS		558	336	774	
TOTAL BEDROOMS					2067

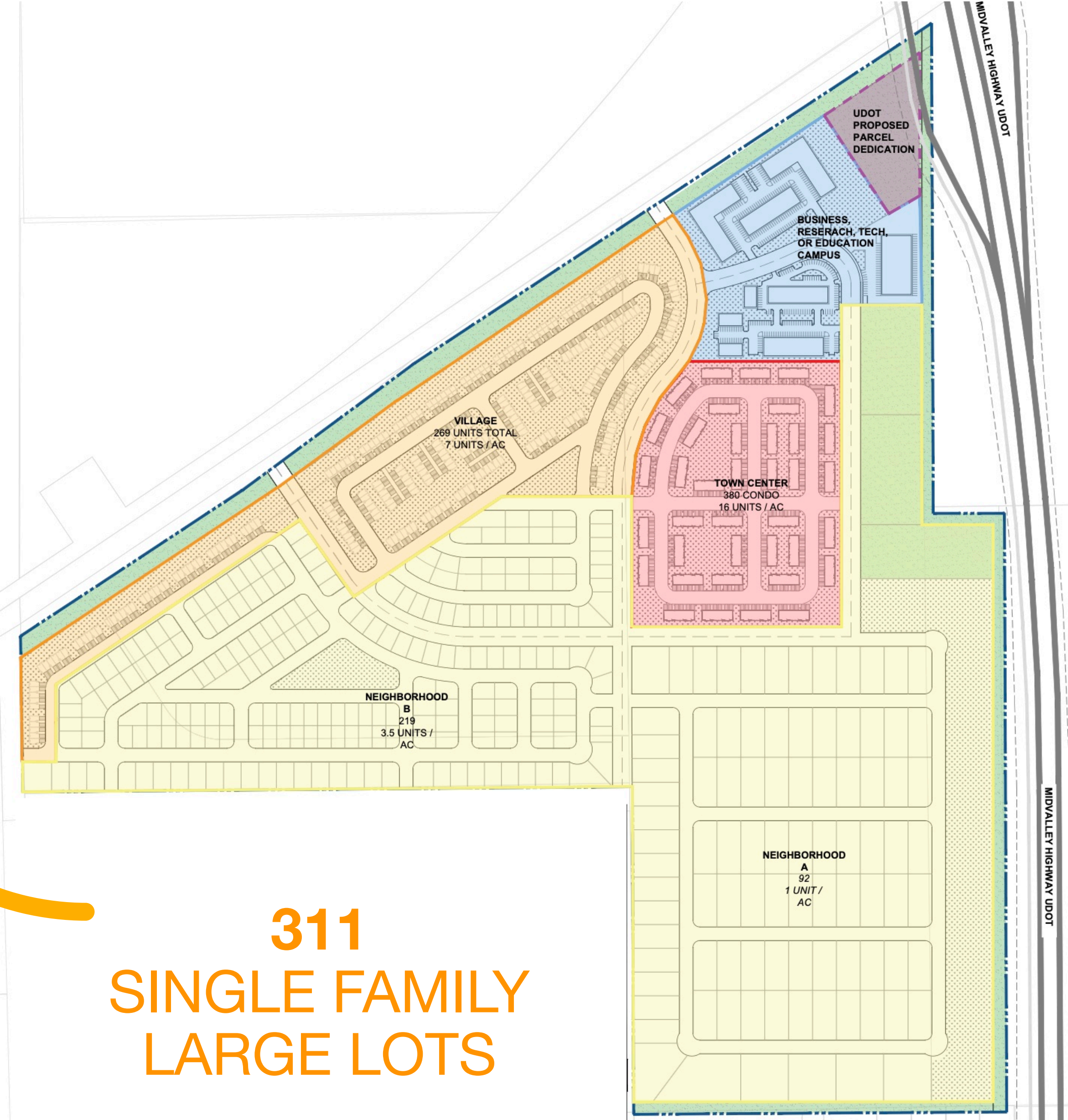
682
APARTMENT
UNITS

ONLY 116
SINGLE FAMILY
LOTS



2026 FLAGSHIP PLAN

ZONING TABULATION: IN ACCORDANCE WITH ERDA CHAPTER 31 PC ZONE , PG 203 Eriis Code 2026		PERCENTAGE & ACRES PROVIDED	UNITS
	BUSINESS, RESEARCH, TECHNOLOGY OR EDUCATIONAL CAMPUS <i>NOT TO EXCEED 15%</i>	17.5 AC 7%	175,945 SF (Non-res)
	TOWN CENTER ZONE <i>NOT TO EXCEED 10%</i>	24 AC 10%	380 (16 / AC)
	VILLAGE ZONE <i>NOT TO EXCEED 15%</i>	38 AC 15%	269 (7 / AC)
	NEIGHBORHOOD ZONE <i>MINIMUM TO BE AT LEAST 20%</i> (50% MIN NEIGHBORHOOD A AT NO LESS THAN ½ ACRE 50% MAX NEIGHBORHOOD B AT NO SMALLER THAN 6,000 SF)	150 AC 60% A = 88 AC 58% B = 62 AC 41%	311
	OPEN SPACE (<i>MINIMUM 25% OF PROJECT</i>) (65.4 AC 26% SEE BELOW) NATURAL OPEN SPACE (BUFFER / EASEMENT AREAS, NOT ZONED)	20.5 AC 8%	
TOTAL TABULATION: PROJECT AREA		250 AC +/- 100%	960
	PRODUCTIVE USEABLE OPEN SPACE (<i>MINIMUM 10%</i>) <i>*IN ZONING*</i>	36 AC 15%	
	NATURAL OPEN SPACE <i>*IN ZONING AREAS*</i>	8.9 AC 3%	
	UDOT PARCEL DEDICATION <i>*WITHIN EASEMENT AREA*</i>	4 AC	



311
SINGLE FAMILY
LARGE LOTS

DEVELOPMENT BENEFITS

2026 FLAGSHIP PLAN

- **No apartments** or mixed use commercial / residential
- Overall **less units** than the original 2018 MDA
- Almost **3 times** as many **single family** detached housing with 1 ac -1/2 ac lots
- More favorable layout with current **UDOT** plans for Mid-Valley Highway
- Better layout that is more consistent with the **Airport** master plan
- **No street connection** to the Neighboring development to the south
- **Compliant** with Erda City **PC zone chapter 31** (approved 2026)

DEVELOPMENT BENEFITS

2026 FLAGSHIP PLAN



Elevation A



Elevation B



Elevation C

DEVELOPMENT BENEFITS

2026 FLAGSHIP PLAN

- Encourages home **ownership** within Erda
- Mix of housing type allows future residents **multiple pricing points** to choose from
- Town homes and condo owners will have **amenities** and **open space** planned and built into their neighborhoods
- **Large lots** single family owners will enjoy a typical Erda style living experience
- Pride of ownership within the community will establish **long term community** members
- Future **commercial** developments provided at the intersection of Mid-valley highway

OPEN SPACE

Overview

Skywalk boasts an extensive open space network designed to preserve natural features, provide recreational opportunities, and enhance the overall character of the community.

- natural open space (29.4 acres)
- productive open space (36 acres)
- Buffer between development and surrounding land
- Supports recreation such as walking trails and park use

