Zoning Map Amendment Application

t.801/423-2300 | f.801/423-1443 | email staff@elkridgecity.org | **web www.elkridgecity.org**

APPLICANT INFORMATION

Name: Brent Skipper
Address: 3239 Willow Reed
City: Lehi State: UT ZIP: 84043

Phone:
Cell: 801 404 2086
Fax:
email: brentskipper@gmail.com

SIGNATURE:
Date: 8/20/15

NATURE OF ZONING MAP CHANGE

Explain the need for the request to amend the zoning map.

Senior housing overlay on 15.46 acres
Corner of Park and Elk Ridge (west of city park)

Explain what your proposed use of the land is.

Senior (55+) housing (twin homes).

OTHER SUBMITTALS

Accompanying this application you must also submit:

- Names and addresses of all property owners within the proposed re-zone and are they in favor or opposition.
- A legal description of property to be re-zoned
- Map detailing the proposed amendment to the zoning map

NEXT STEPS

Once a complete application, and required other submittals, and zoning map amendment fee are submitted:

- Staff reviews submittal items for completeness.
- Incomplete submittals shall be returned to the applicant.
- Amendments to the zoning map will go to the planning commission for review and recommendation. Planning Commission recommendation is forwarded to the city council for their review and action.
- City council meet the 2nd and 4th Tuesdays each month.
- Planning Commission meets the 2nd Thursday each month.

SUBMITTAL INFORMATION (filled in by staff)

Received by: Melanie Hoon Date: 8/31/15
Fee amount paid: $1200 Date: 8/31/15
Complete application and check list verified by: MDA Date: 8/31/15

SHEET NO. 1

CONCEPT PLAN
AUGUST 2015

ELK RIDGE, UTAH
COUNTY, UTAH

ELK RIDGE VILLAS

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0108
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
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Elk Ridge Villas
Senior 55+ Twin Home Neighborhood

Elk Ridge City
Zoning Map Amendment Application
Re: 15.46 acres Senior Housing Overlay "ELK RIDGE VILLAS"

To Whom It May Concern:

Brent Skipper with Sky Development is asking you to review this submittal for a senior Twin Home housing overlay in the currently residential zone. We believe many current residents 55 and older would prefer to retire in this area, but want to downsize. The opening of the LDS Temple in Payson will also attract (or retain) more retirees in southern Utah County. This will be a very successful project and an asset to the Elk Ridge community.

We have attached some images of examples of the type of housing we envision. The concept design will embrace a central open space perfect for shade trees, a gazebo, and other simple amenities desirable to 55 and older residents. The golf course would be supported by these residents as well.

All landscape and common ground will be maintained by the HOA. Small, private fenced backyard areas will be planned for, but not mandated. The 60-unit development will have an HOA large enough for financial sustainability, however the amenities will not require expensive maintenance or management fees to be a burden on residents.

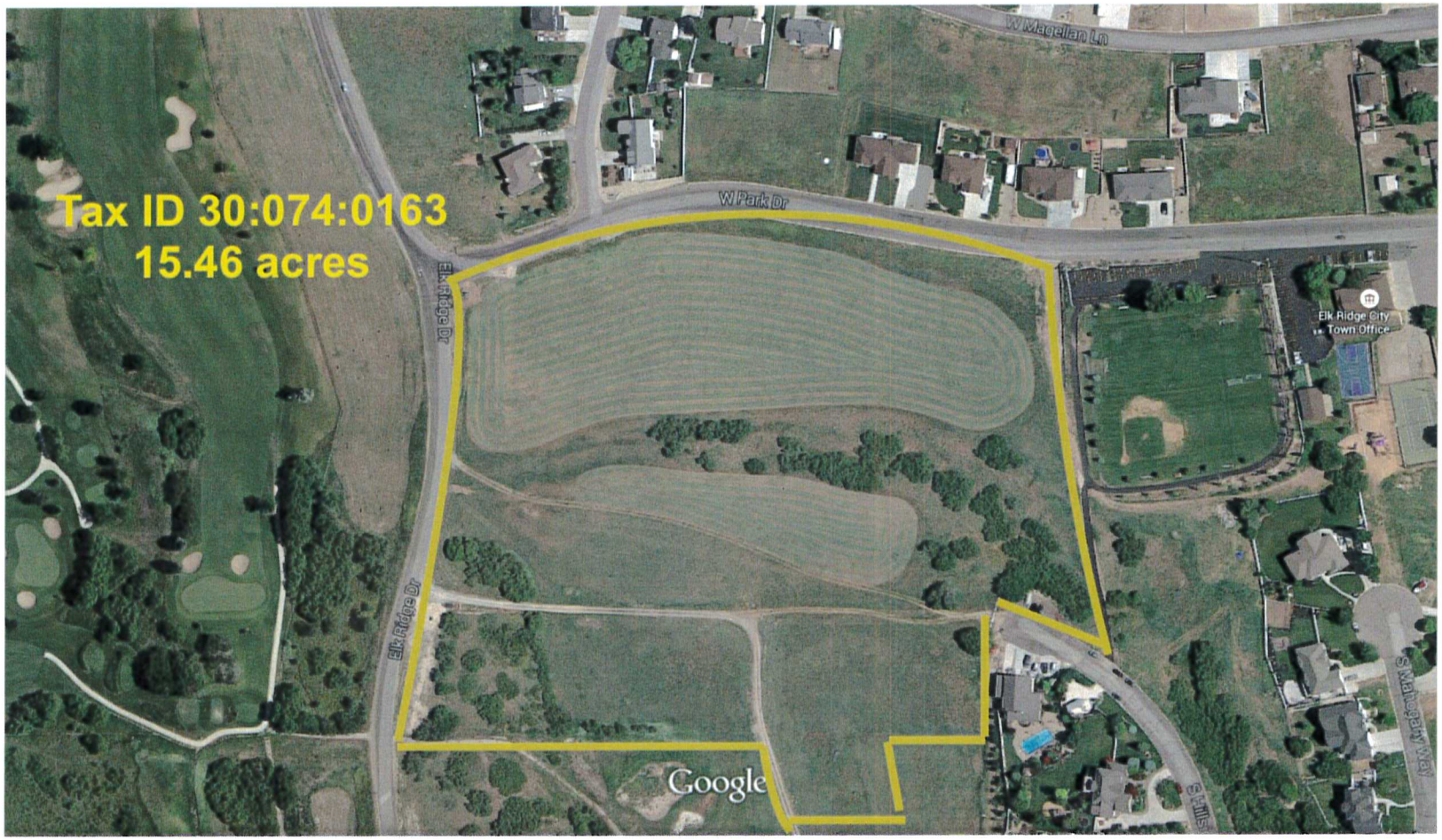
Other Submittals:
Name and address of property owners:

Cloward Family Trust
Deb Roundy
832 S River Edge
Spanish Fork, UT 84660

Clowards are selling the property and are in favor of our proposal (sale contingent on entitlement).

Parcel 30-074-0163

Legal Description: COM W 123.26 FT & S .63 FT FR S 1/4 COR. SEC. 23, T9S, R2E, SLB&M.; S 89 DEG 42' 40" W 140.89 FT; S 18 DEG 41' 2" E 170.57 FT; N 89 DEG 58' 31" W 200.37 FT; N 18 DEG 41' 2" W 169.2 FT; S 89 DEG 41' 8" W 505.11 FT; ALONG A CURVE TO R (CHORD BEARS: N 7 DEG 11' 4" E 149.04 FT, RADIUS = 708.59 FT); N 13 DEG 19' 18" E 224.07 FT; ALONG A CURVE TO L (CHORD BEARS: N 0 DEG 49' 11" E 212.99 FT, RADIUS = 491.94 FT); ALONG A CURVE TO L (CHORD BEARS: N 13 DEG 24' 48" W 69.52 FT, RADIUS = 1035.3 FT); N 70 DEG 14' 23" E 270.81 FT; ALONG A CURVE TO R (CHORD BEARS: N 85 DEG 25' 16" E 214.34 FT, RADIUS = 409.24 FT); S 79 DEG 23' 51" E 261.59 FT; ALONG A CURVE TO L (CHORD BEARS: S 83 DEG 21' 57" E 182.27 FT, RADIUS = 1303.85 FT); S 0 DEG 26' 23" E 593.94 FT; ALONG A CURVE TO L (CHORD BEARS: N 66 DEG 45' 50" W 134.11 FT, RADIUS = 372 FT); S 0 DEG 17' 20" E 140.28 FT TO BEG. AREA 15.462 AC.


Tax ID 30:074:0163
15.46 acres
W Magellan Ln
W Park Dr
Elk Ridge Dr
Elk Ridge Dr
Elk Ridge City
Town Office
S Mahogany Way
Google

Examples of Common Space Use:

Not Actual Housing Product. For Example Twin Home Concept Only.

Elk Ridge
W PARK DR
30:075:0033
Shuler Park
30:074:0163
CLOWARD, BURKE J and DOROTHY D
Value: $371,100 -- 15.46 acres
N ELK RIDGE DR
N HILLSIDE DR
30:078:0109
MITCHELL, SCOTT B
Value: $96,000 -- 4 acres
GIS Division of the Utah County Information Systems Dept | GIS Division