A landscape photograph showing a vast, green and yellow grassy field in the foreground. In the middle ground, there are some buildings and a line of trees. In the background, there are mountains under a sky filled with white and grey clouds. The text is overlaid on the image.

# **Lakeview Addition to Orem City Annexation Petition**

**July 28, 2015**

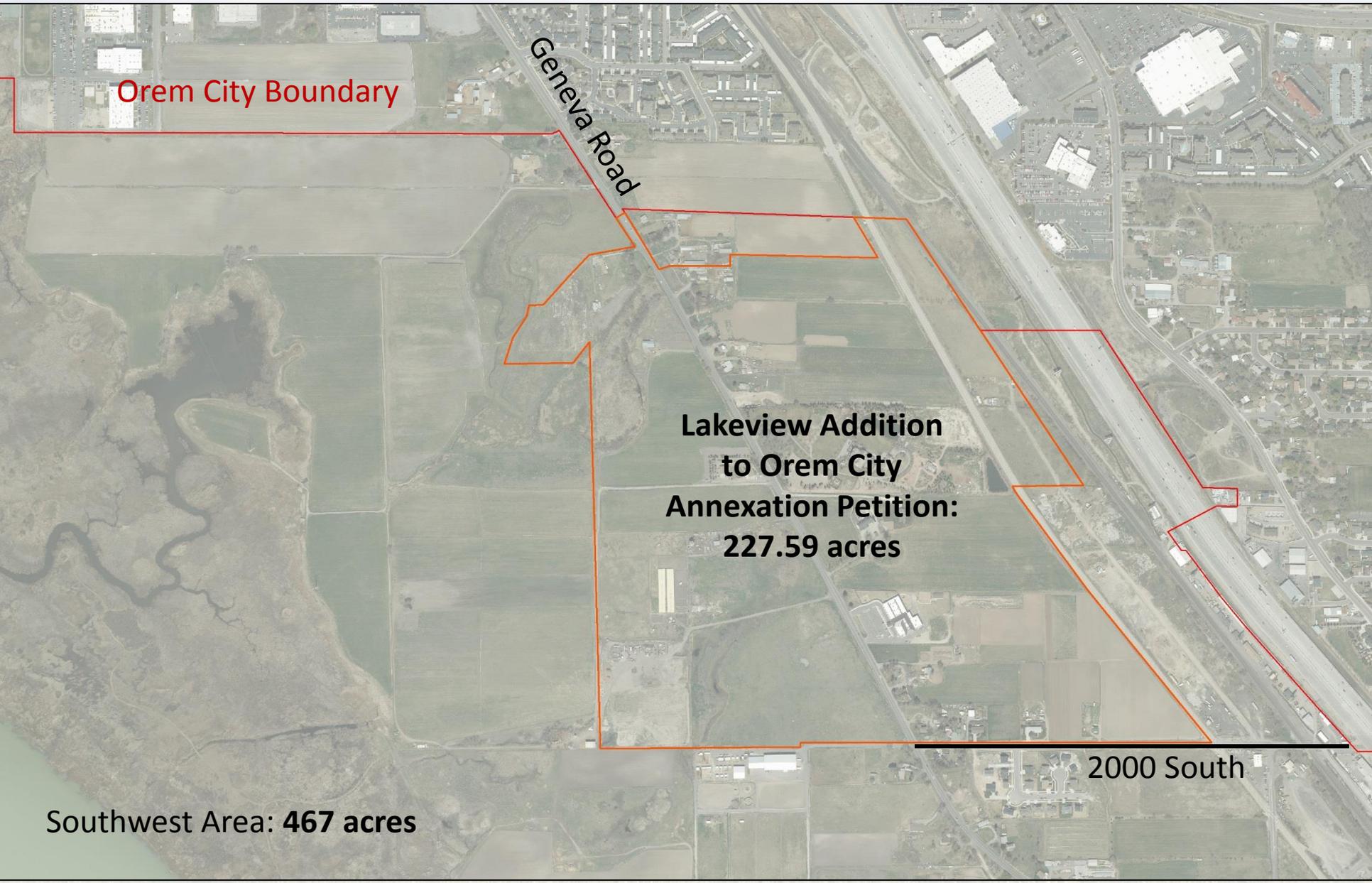
Orem City Boundary

Geneva Road

Lakeview Addition  
to Orem City  
Annexation Petition:  
227.59 acres

2000 South

Southwest Area: 467 acres



# City of Orem Southwest Area Annexation Land Use Plan



Agriculture Easement

LI

LI

LI

CC

HDR

MDR

LI

Future Lakeview Parkway

Geneva Road

Conservation Easement

MDR

Conservation Easement

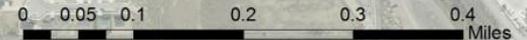
PS

CC

MDR

HDR

2000 South



Zone	Acres	Units/Acre	Potential Units (ERUs)
LI Light Industrial	123.5	4	494
MDR Medium Density Residential	88	8	704
HDR High Density Residential	42.13	10	421
PS Public Services	9.5	8	76
CC Commercial	26	8	208
Agriculture Easement	112	0	0
Conservation Easement	66	0	0
<b>Totals</b>	<b>467.13</b>		<b>1903</b>

# City of Orem Southwest Addition Annexation Area Holding Zone Map



Geneva Road

Future Lakeview Parkway

Agriculture Easement

OS5

Conservation Easement

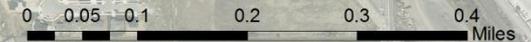
Conservation Easement

OS5

PD-43

PD-42

2000 South



	Southwest Addition Annexation Area
	Orem City Boundary
<b>Conservation Easements</b>	
	Agriculture Easement
	Conservation Easement
<b>Zoning</b>	
	OS5
	PD-42
	PD-43

# Orem-Provo Boundary Agreement

- **Orem will have ownership of 2000 South east of the railroad lines; Provo will have ownership west.**
- **The agreement allows development access from the north side of 2000 South on the Provo side.**

# City of Orem Southwest Area Impact Fees Study Area



Geneva Road

Future Lakeview Parkway

Agriculture Easement

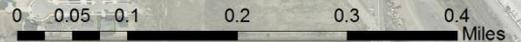
Conservation Easement

Conservation Easement

**Legend**

- Orem City Boundary
- Impact Fee Area
- Conservation Easements**
- Agriculture Easement
- Conservation Easement

2000 South



# Impact Fees

- **Completed studies for sewer, storm water, culinary water, parks, and fire services.**
- **Developers will pay full cost of infrastructure improvements; the City will have no financial obligation for improvements in the annexation area.**
- **City staff will work with developers through an agreement to provide a credit against impact fees incurred on future development for the costs of installing infrastructure greater than the required impact fees for their developments.**

# Impact Fees

Orem Southwest Annexation Area Impact Fees (Residential)		
Service	Cost per ERU	Cost per Acre
Water	\$1,556.00	
Stormwater	\$1,351.00	\$8,913.00
Sewer	\$2,720.00	
Fire	\$ 219.00	
Parks	\$1,590.00	
<b>Total:</b>	<b>\$</b>	<b>7,436.00</b>

Orem Southwest Annexation Area Impact Fees (Commercial/Industrial)		
Service	Cost per ERU	Cost per Acre
Water	\$1,556.00	
Stormwater	\$1,351.00	\$8,913.00
Sewer	\$2,720.00	
Fire	\$ 794.41	\$5,241.00
Parks	\$1,590.00	
<b>Total:</b>	<b>\$</b>	<b>8,011.41</b>

Developer	Units	Estimated Fees
Mansell	266	\$ 1,977,976.26
McDougal	192	\$ 1,427,712.19
<b>Total</b>	<b>458</b>	<b>\$ 3,405,688.45</b>

Total ERUs	Total Acres
1903	288.45
Avg ERUs/Ac.	6.60

## **Next Steps:**

- **Public hearing on August 25, 2015**
- 1. Accept Lakeview Addition to Orem City (annexation petition).**
  - 2. Adopt General Plan land use map (Southwest Area Land Use Plan).**
  - 3. Amend the zoning map by applying the OS-5 zone on approximately 184 acres.**
  - 4. Amend the zoning map by applying the PD-42 zone on 6.5 acres, and PD-43 zone on 37 acres. This step includes the review and approval of the new PD zones, including concept plans and Development Agreements.**
  - 5. Adopt the Impact Fee Facilities Plan and Impact Fee Analysis for the five impact fees by ordinance. (Water, Sewer, Storm water, Fire, and Parks)**

# THE FARM

36.9 The Farm	
Proposed Land Use:	Medium Density up to 12 UPA
Proposed Zoning:	PD43 Zone for residential and commercial for corner of 2000 So Geneva Rd.
Proposed Project Density:	266 Units = (Medium Density 8.2 UPA)
Townhomes:	201 Units = 19 acres approx area (10.78 UPA) 82 Units Garage Under 214 Parking Stalls = 2.60 PU 199 Units Garage on first floor 300 Parking Stalls = 2.52 PU
Active Adult:	65 Units = 12 acres approx area (6 UPA) 164 Parking Stalls = 2.52 PU
Active Adult 55+ Apartments:	1.5 Acres 40 units (Not included in parking)
Proposed Open Space:	approx - 19.13 acres not including buildings and hard surfaces = 51%
Total Proposed Parking:	678 spaces from garages, and guest = 2,54 PU

Access to Dunn property until Lakewood Corridor or 2000 So. are constructed whichever comes first.

266 Units

This area of asphalt is to be removed and re-vegetated when access to 2000 So. is connected.





Tuttle and Associates, Inc.  
ARCHITECTS



**Lakeview Terrace**  
Orem, Utah

- Relocate power poles as required by city.
- Road width to be dedicated as per city requirements.

Unit Mix	
3 BEDROOM UNITS	134
2 BEDROOM UNITS	58

**192 Units**