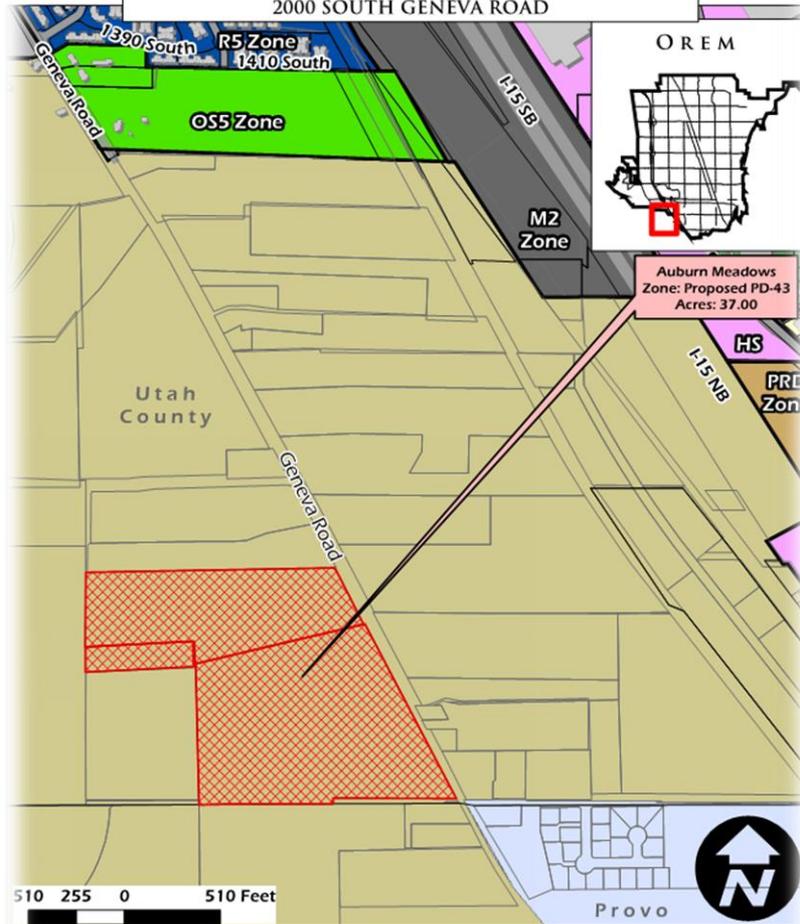


PUBLIC HEARING – Enacting Section 22-11-56 and Appendix LL (PD-43 zone) and amending Section 22-5-1 and Section 22-5-3(A) and the zoning map of Orem City by applying the PD-43 zone on approximately 36.90 acres located generally at 2000 South Geneva Road

# AUBURN MEADOWS PD ZONE

2000 SOUTH GENEVA ROAD



Auburn Meadows  
Zone: Proposed PD-43  
Acres: 37.00

Auburn Meadows PD Zone:  
Proposed PD-43: 37 Acres

**NIA CONTACT:**  
Lakeview  
Neighborhood

**Legend**  
Auburn Meadows  
Buildings







10-9-2013

Proposed Land Use: Medium Density up to 13 UPA

Proposed Zoning: PD43 Zone for residential and commercial for corner of 3000 So and Geneva Rd.

Proposed Project Density: 271 Units = (Medium Density 8.2 UPA)

Townhomes: 201 Units = 19 acres approx area (10.78 UPA)  
 (Area "A") 84 Units Garage Under  
 (Area "A") 113 Units Garage on first floor

Active Adult: (Area "A") 64 Units = 12 acres approx area (6 UPA)

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: 711 spaces from garages, and guest = 2,62 PU

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

Storm Drain to be relocated and a new easement is to be recorded

Future building with approval of the ACOE

UDOT "Future" possible setback line of 12'

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

36.9 Acres

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: 271 Units = (Medium Density 8.2 UPA)

Townhomes: 201 Units = 19 acres approx area (10.78 UPA)

(Area "A") 84 Units Garage Under

(Area "A") 123 Units Garage on first floor

Active Adult: (Area "A") 64 Units = 12 acres approx area (6 UPA)

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: 711 spaces from garages, and guest = 2.62 PU



FRONT ELEVATION



Garden Level Townhomes in Section 2



# Proposed Text Summary

- Density of up to 12 units per acre
- 35 foot maximum height in Area A (residential)
- 45 foot maximum height in Area B (commercial corner)
- Area A setback of 20 feet to exterior and all private streets
- Area B setback of 20 feet or height of the building, whichever is greater
- Brick, stone, stucco, concrete fiber-board siding, or a combination
- Buffered 6 foot sidewalk
- Landscaped berm of 8 feet and generally shown on concept plan
- Parking of 2.5 stalls per unit; two which must be covered
- Masonry fence around on east, north, and west side

## **Advantages:**

- Development of the subject property under the PD-42 zone would allow the “backbone” infrastructure for water, sewer and storm water to be installed in the southwest annexation area.
- The proposed medium density housing is not located near any existing single-family dwellings in the City.
- Development of the property under the PD-43 zone and the installation of critical infrastructure could promote other development in the southwest annexation area.

## **Disadvantages:**

- Development under the PD-43 zone would remove open space and agricultural property.
- The Planning Commission believed that medium density residential development was not the best use of the property and recommended the City Council consider a much lower density for the area.
- The proposed development would increase traffic in the area.

**RECOMMENDATION:** The Planning Commission recommends the City Council deny the request to enact Section 22-11-55 and Appendix LL, PD-43 zone, amend Section 22-5-1, Section 22-5-3(A) and the zoning map of the City of Orem to zone the property generally at 2000 South Geneva Road to the PD-43 zone.