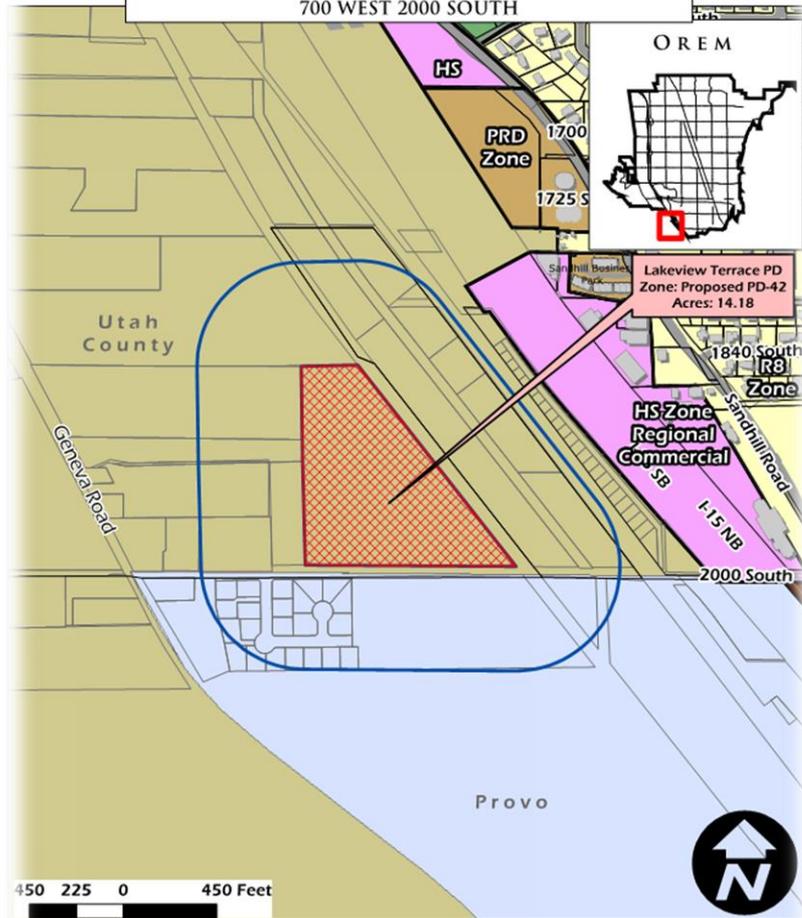


PUBLIC HEARING – Enacting Section 22-11-55 and Appendix KK (PD-42 zone) and amending Section 22-5-1 and Section 22-5-3(A) and the zoning map of Orem City by applying the PD-42 zone on 14.19 acres located generally at 700 West 2000 South

# LAKEVIEW TERRACE PD ZONE

700 WEST 2000 SOUTH



Lakeview Terrace PD Zone:  
Proposed PD-42; 14.18 Acres

**NIA CONTACT:**  
Lakeview  
Neighborhood

Legend  
Buildings  
Lakeview Terrace  
Notification Boundary  
Proposed







192 Units  
(13.7 units per acre)



FRONT ELEVATION



REAR ELEVATION



FRONT ELEVATION



REAR ELEVATION

# Proposed Text Summary

- Townhomes and Twinhomes
- Density of up to 15 units per acre
- 20 feet to the west, north and any public road
- Internal access to each unit
- 30 foot maximum height
- West, north, and public street setback of 20 feet
- Buildings higher than 30 feet shall be setback equal to the height of the building
- Brick, stone, stucco, concrete fiber-board siding, or a combination
- Buffered 6-foot sidewalk
- Landscaped berm of 8 feet
- Parking of 2.25 stalls per unit; two which must be covered
- Masonry fence around on east, north, and west sides
- Landscaping as shown on the concept plan

### **Advantages:**

- Development of the subject property under the PD-42 zone will allow the “backbone” infrastructure for water, sewer and storm water to be installed in the southwest annexation area.
- The proposed high density housing is not located near any existing single-family dwellings in the City.
- Attached residential development is better suited along the railroad right-of-way than detached single family development.

### **Disadvantages:**

- Development under the PD-42 zone would remove open space and agricultural property.
- The Planning Commission believed that high density housing was not the best use of the property and recommended the City Council consider a much lower density for the area.
- The development would increase traffic in the area.
- The existing design of 2000 South (away from the development) may cause traffic congestion with the addition of the proposed residential density.

**RECOMMENDATION:** The Planning Commission recommends the City Council deny the request to enact Section 22-11-55 and Appendix KK, PD-42 zone, amend Section 22-5-1 and amend Section 22-5-3(A) and the zoning map of the City of Orem by zoning the property generally at 2296 West 2000 South to the PD-42 zone.