



# Planning Commission

## August 5, 2015

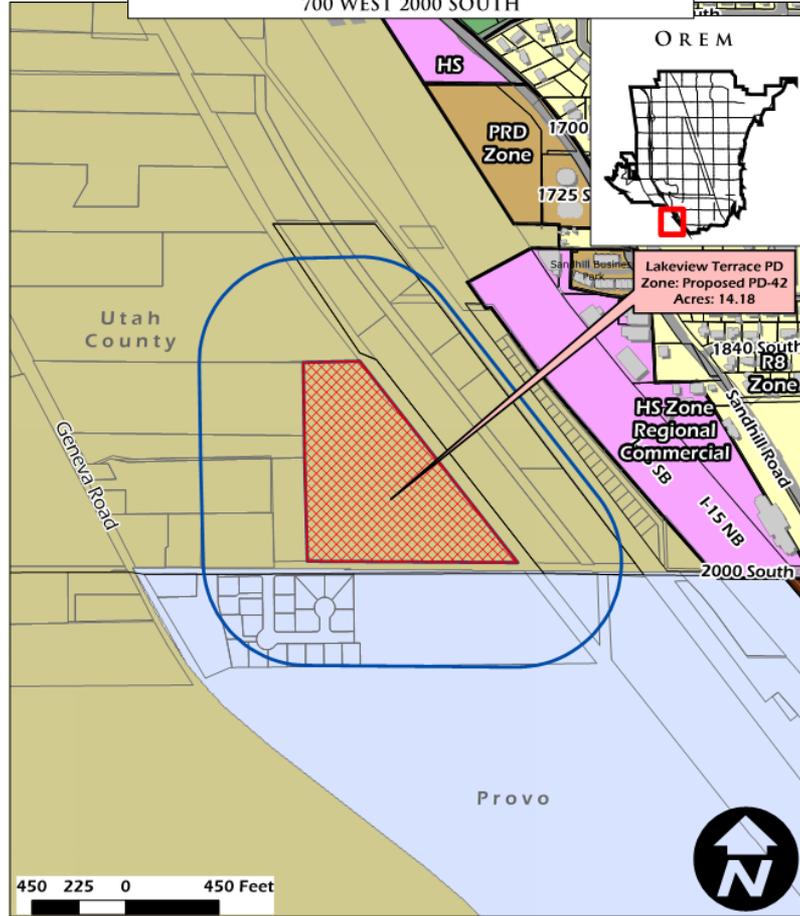
### **Item # 4.4**

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

**Applicant: Ryan McDougal**

# 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  
□ Parcels







FRONT ELEVATION



REAR ELEVATION



FRONT ELEVATION



REAR ELEVATION

# Proposed Text Summary

- Townhomes and twinhomes
- Density of up to 16 units per acre
- 20 feet to the west, north and any public road
- Infernal 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