

Payson City
439 W. Utah Ave.
Payson, UT 84651
(801) 465-5200

March 28, 2017

RE: Spring Creek Townhomes - Zone Change Request Information

Zone Change Description – We are requesting the following zone change:

- Existing zone: **A-5-H (Agricultural Zone/Annexation Holding Zone)**
- Requested zone: **RMF-10 (Multi-Family Residential Zone up to 10 units/gross acre)**

Project Location – The proposed project is located in the southwest quadrant of the intersection of 1130 South and 1700 West (kitty-corner to Ridgestone Condominiums) and is composed of 5.25 acres. Please see the attached figure showing the location of the project parcel on the current *Payson City Zoning Map*.

Justification – The requested zone change would allow the parcel to be developed consistent with the *South Meadows Area Specific Plan* of 10 DU (dwelling units) per acre. The RMF-10 zone is the best zone available to provide the housing density proposed in the South Meadows plan. Please see the attached figure showing the project location on *Figure 4.1 – Base Scenario Land Use Plan* from the *South Meadows Area Specific Plan*.

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230 N. 550 East
Lindon, UT 84042

for Spring Creek Townhomes, LLC



PAYSON CITY ZONING MAP

0 ¼ ½ 1 Mile

FACILITIES

- Fire/Ambulance
- Hospital
- Police
- Government Offices
- Civic Building
- Public Works/Electric
- Library
- Cemetery
- Post Office
- Courthouse
- Gladstan Golf Course
- Aquatic Center
- Skate Park
- Sports Complex Softball
- Hillman Field
- Sports Complex Soccer
- Recreation Office
- Landfill

ZONING DISTRICTS

- | | |
|---------------|------|
| Specific Plan | CC-1 |
| R-1-A | NC-1 |
| A-5-H | GC-1 |
| R-1-7.5 | I-1 |
| R-2-7.5 | I-2 |
| R-1-9 | PRZ |
| R-1-10 | S-1 |
| R-1-12 | MH-1 |
| RMF | MH-2 |
| PO-1 | P-C |

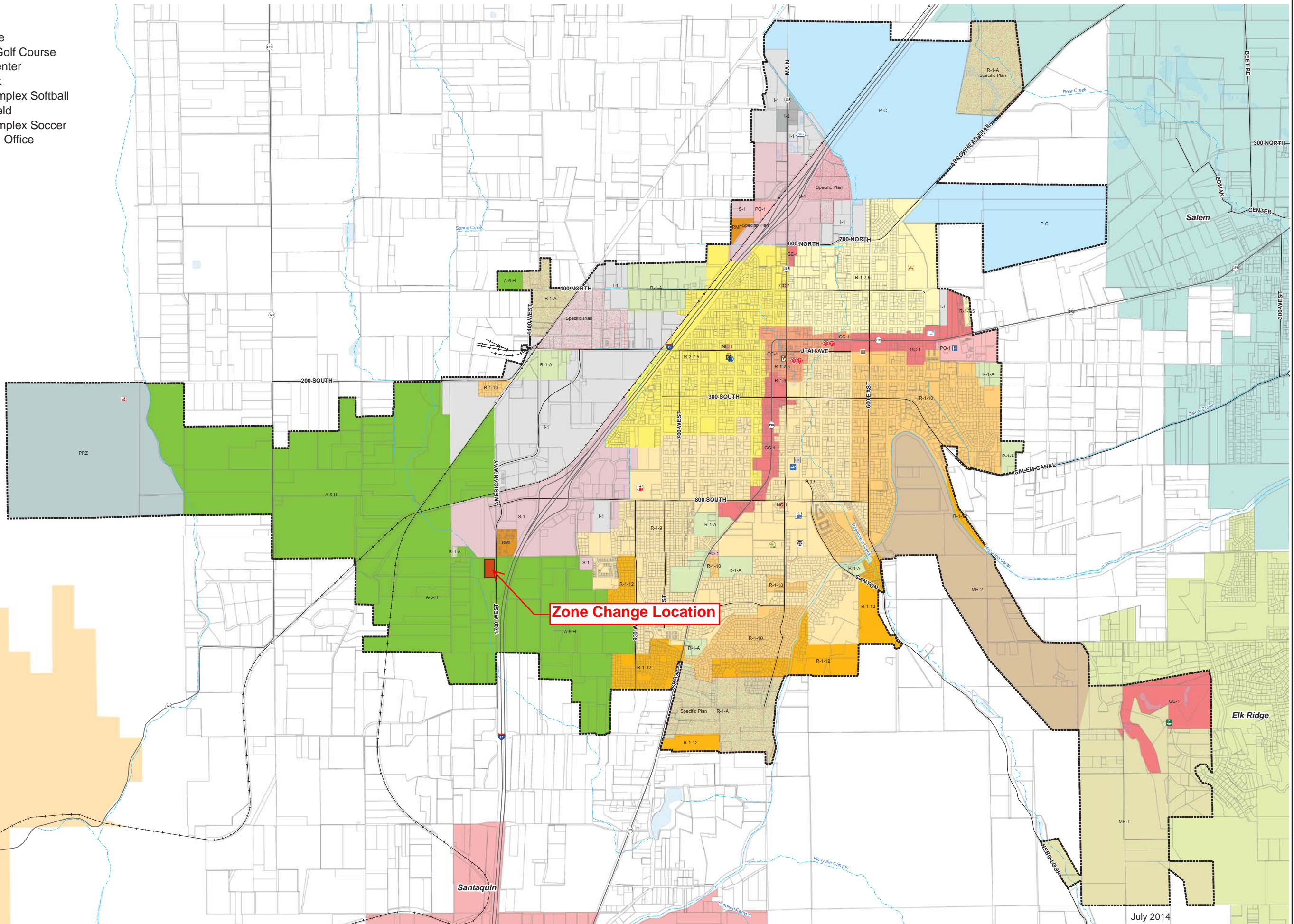


FIGURE 4.1 - BASE SCENARIO LAND USE PLAN

