

SPECIFIC SITE PLAN
STUCKI FARMS

RESIDENTIAL		
Single and Multi-Family		
Medium Density	5-6 Du/Ac	88.5 Acres
VILLAGE 1 (THE MEADOWS)		27.0 Ac
VILLAGE 2 (THE CROSSROADS)		18.0 Ac
VILLAGE 3 (LAKESIDE)		22.5 Ac
VILLAGE 8		21.0 Ac
Low Density	3-4.5 Du/Ac	59.2 Acres
VILLAGE 5 (HOMESTEADS)		29.5 Ac
VILLAGE 7 (Possible Comm)		29.7 Ac
Very Low Density	1.5-2.5 Du/Ac	50.3 Acres
VILLAGE 9		29.0 Ac
VILLAGE 10		13.5 Ac
VILLAGE 17		7.8 AC
Medium High Density	7-12 Du/Ac	102.8 Acres
VILLAGE 12 (THE COTTAGES)		28.5 Ac
VILLAGE 13		21.8 Ac
VILLAGE 6 (VINEYARD COVE)		25.9 Ac
VILLAGE 4		8.0 AC
VILLAGE 11		18.6 Ac

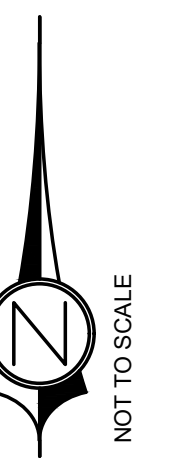
ALL RESIDENTIAL 300.8 Acres

*NOTE: All areas are approximate and all counts are estimates.

PROJECT BOUNDARY
FLIGHT APPROACH ZONE

COMMERCIAL		
COMMERCIAL		110.6 Acres
VILLAGE 14		47.1 Ac
VILLAGE 15		12.0 Ac
VILLAGE 16		9.3 Ac
VILLAGE 18		11.6 Ac
VILLAGE 19		15.5 Ac
VILLAGE 26		15.1 Ac
SEMI-PUBLIC USE		
RECREATION CENTER		
VILLAGE 21		6.6 Ac
FARMHOUSE & BARN		
VILLAGE 25 (THE VILLAGE)		7.0 Ac
OPEN SPACE		
PARK		16.3 Acres
VILLAGE 22		8.9 Ac
VILLAGE 23		7.4 Ac
BALL FIELDS		
VILLAGE 24		16.3 Ac
COMMON OPEN SPACE		130.0 Ac
LAKES		25.4 Ac
ALL OPEN SPACE		185 Acres

TOTAL PROJECT AREA: 616.7 Acres



Zoning Comparison																
Stucki Farms - Amended 8/19/2019																
Washington City Planning and Zoning Ordinance																
Zoning Description and Designation			Maximum Allowable Density		Minimum Net Lot Size		Allowable Building Height		Parking Ratio Per Building		Building Setbacks (in Feet)					
	Stucki Farms	Washington City	Stucki Farms	Washington City	Stucki Farms	Washington City	Stucki Farms	Washington City	Stucki Farms	Washington City	Front	Side	Rear			
Residential Categories: S.F. Very Low Density 9, 10 & 17 S.F. Low Density 5 & 7 S.F. Medium Density 1, 2, 3 & 8 Medium High Density 4, 6, 11, 12 & 13	R-A-1/2	R-A-1/2	2.5	1.5 -2.5	12,000	21,780	35	35	2	2	25	30	8/10	10	20	30
	R-1-15	R-1-15	2.5	1.5 -2.5	12,000	15,000	35	35	2	2	20	20	8/10	10	20	20
	R-1-12, R-1-10,	R-1-12, R-1-10	4.5	3 -4.5	7,000	10-12,000	35	35	2	2	20	20	8/8	10	10	20
	R-1-8, R-1-6	R-1-8, R-1-6	5.5	5.5	7,000	6-8,000	35	35	2	2	20	20	8/8	8/10	10	10
	R-2	R-2	5.5	5.5	6,000	6,000	35	35	2	2	20	20	8/8	10	10	20
	Any of Above	MH, plus	12	7-12	N/A	6,000	35	35	2	2	10	20	5/5	10	10	20
	Cottage Courts	MH, plus	12	7-12	N/A	6,000	35	35	2	2	0 *	20	5/5	10	5 *	20
Commercial Categories: Neighborhood Comm 14 -16, 26 Professional Office Business Park Stand Alone or Retail Community Commercial 18 & 19	AP,C-1	AP,C-1	N/A	N/A	N/A	N/A	35-50	35	1/200	1/200	20	20	20	0 / 10	10	0 / 10
							50	35	1/200	1/200	15	30		10	10	10
							50	35	1/200	1/200	15	20			10	0 / 20
							35	35	1/200		15	30		0 / 10	10	0 / 10
	C-2,C-3	C-2, C-3	N/A	N/A	N/A	N/A	35	35	1/200	1/200	20		20		0-20	
Recreational: Recreation Center 21 Ball Fields 24 Parks 22,23	O.S.,C-2	O.S.					35	35			50		50		50	
	O.S.	O.S.	N/A	N/A	N/A	N/A	35					10		10		10
	N/A	N/A	N/A	N/A	N/A	N/A	35									
Semi-Public: Farmhouse & Barn 25	N/A	N/A	N/A		N/A	N/A	35				20		10		10	
Open Space: Street R.OW. Common Areas & Corridors	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

- Where two numbers are shown in the Side Setback columns, the first number is one side setback/second number is the other side setback
 - Where two numbers are shown in the Front or Rear Setback columns, the first number is the garage setback/the second number is the house setback,
- * Setbacks for Cottages Courts are to the lot lines. A minimum of 10' will be maintained from the front lot lines to a public right of way. The rear setback is from the 20' private alley.

MAXIMUM TOTAL UNITS ALLOWED: 1,806



Changes Proposed this Amendment

PCD Project Plan

Stucki Farms

8/19/2019

Owners: Groves, LLC
South Landing Development, LLC
5015 S Cattail Way
Washington, UT 84780

Contact Persons:

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Propose of Amendment:

The purpose of this amendment to the PCD is to amend the Specific Site Plan to change the use of Village 11 from low density to medium high. With the existing buildout being substantially under the actual approved densities, the applicate feels Village 11 is located in proximity to the new schools and would provide a better housing option if able to have a medium high product type.

The overall unit count has remained the same.

No other changes are proposed or implied with this application.

The following Exhibits have been included with this application:

- Specific Site Plan
- Zoning Comparison Exhibit