PARCEL #150550023

W-900-S

W-500-S

Owner: BAUGH ENTERPRISES LLC

Property Address: 4311 W 1200 S OGDEN

1.101.20

W 1400 S

Approx Land Acres: 21.90



PROPERTY BOUNDED BY:

East: 4300 West

1010

1539

4654

30

W 4460 0

North: 12th Street

161

1240

Union Pacific

1347

West: 4700 West

South: Union Pacific Rail Road

185018187 S

1294

1326

1307

1839

4733



4733

111 44EO O

ADJACENT LAND USES:

East: Agriculture and Residential

orth: Residential, Commercial, agriculture

1240

Union Pacific

West: Agriculture and One Residence

South: Union Pacific Rail Road

1350 S 357 S

APPLICANT'S ASK:

1400 \$ \$

Rezone property from A-1 to C-2, effectively granting 21.9 acres of new commercial zoning. 1250 S ST

SOUTHERN PAGIFIG RAILROAD RR

62

C-2

W_1150

11:501SIS

APPLICANT'S ASK:

"The project goal is to give the community a Walk Around Family Friendly Shopping Experience..."

-Application narrative.



Tree-lined pathway loop surrounding the property.

3-4 acre sitting park with benches, trees, and picnic areas (can also double as drainage detention)

- Limited Commercial:
 - One grocery store @50,000 square feet
 - One farm store @ 50,000
 - A mixture of other small commercial uses no greater than 20,000 square feet generally.

• Limited commercial:

Reserve street frontage for future streetoriented commercial buildings (when the private market allows)

 Street oriented buildings to front on multiuse pathway.

Agrarian Architectural Theme:

Roofline variance every 100 feet.
Shear wall massing broken every 50 feet.
Windows and door openings for 60 percent of the ground floor walls
No buildings taller than 40 feet.



























- Parking areas:
 - Internal pedestrian connectivity for safe travel across parking areas, lined with vegetation.
 - Shade trees in parking lots.

• Dark sky friendly lighting

• Transferable development rights?

General steps required:

1 – Amend general plan to enable whole site to be rezoned.

2 – Negotiate development requirements,
and develop a development agreement.
3 – Adopt the rezone simultaneous with
executing the development agreement

Specific steps required:

1 – Planning Commission Public Hearing

2 – Planning Commission makes recommendation to the County Commission regarding the general plan amendment.

3 – (If favorable) Planning Commission makes recommendation to the County Commission regarding the rezone and desirable development standards and requirements.

4 – County Commission Public Hearing

5 – County Commission makes decision regarding general plan amendment.

6 – (If favorable) County Commission adopts rezone and development agreement simultaneous.