**Buffalo Run Acres Phase 2 Application for Rezone** May 2, 2023

2350 South 4700 West, Taylor

Buffalo Run Acres Subdivision has been approved as an 18-lot subdivision under the old General Plan with A1 zoning. The subdivision has been approved for 3 phases. Phase 1 had 5 lots, Phase 2 had 5 lots, and Phase 3 had 8 lots. With the approval of the new Western Weber County General Plan, we are requesting a modification of the current subdivision and a rezone of the current phases 2 and 3. We also request that lot 5 in the current phase 1 be removed from that phase and added to the rezone.

The new Phase 2 will be approximately 12.38 acres, making it eligible for 35 lots, as a street connectivity incentivized project. We are requesting 27 lots ranging from 13,100 – 27,107 square feet. This subdivision will also have various lot sizes, which could give variety to the home sizes, price points, and demographics of the neighborhood.

All utilities are currently being installed in Phase 1 of the subdivision.

Smart Growth principles that will be implemented in this project include:

**1 – Street Connectivity.**  The main subdivision road connects to 4700 West and goes east to the future 4500 West, allowing the county proposed east-west road to 4300 West to be an option.

In addition, there will be a north connection to possible future development to the north as well as a 30 foot Right of Way dedication on the east of the property for the future 4500 West road. Block lengths are also within county parameters.

The main road will be 66 feet wide and has a gentle curve to encourage lower speeds through the subdivision.

**2 – Pathway Connectivity.** The main subdivision road in Phase 2 will have a 10-foot-wide asphalt path on the north side allowing for future trail connectivity on 4500 West and 4300 West. The rest of the subdivision will have sidewalks per the county street cross section design.

**3 – Open Space / Recreation facilities.** There is not a park planned for this community, so we will work with the Parks District to help with a park in another location.

**4 – Dark Sky.** Any streetlights that may be required will have fixtures that point down to the ground. Homebuilding requirement could allow only can lights on the exterior of the home. (Community Character 3.1 & 3.2.2)

**5 – Water Conservation.** Park strips will be landscaped with rocks per the County street cross section design.

We believe this subdivision fits well with the stated goals of the new Western Weber General Plan.