

Winston Park | Phase 2

Narrative for: **Re-Zone Request**

Section 102-5-4 Application Requirements

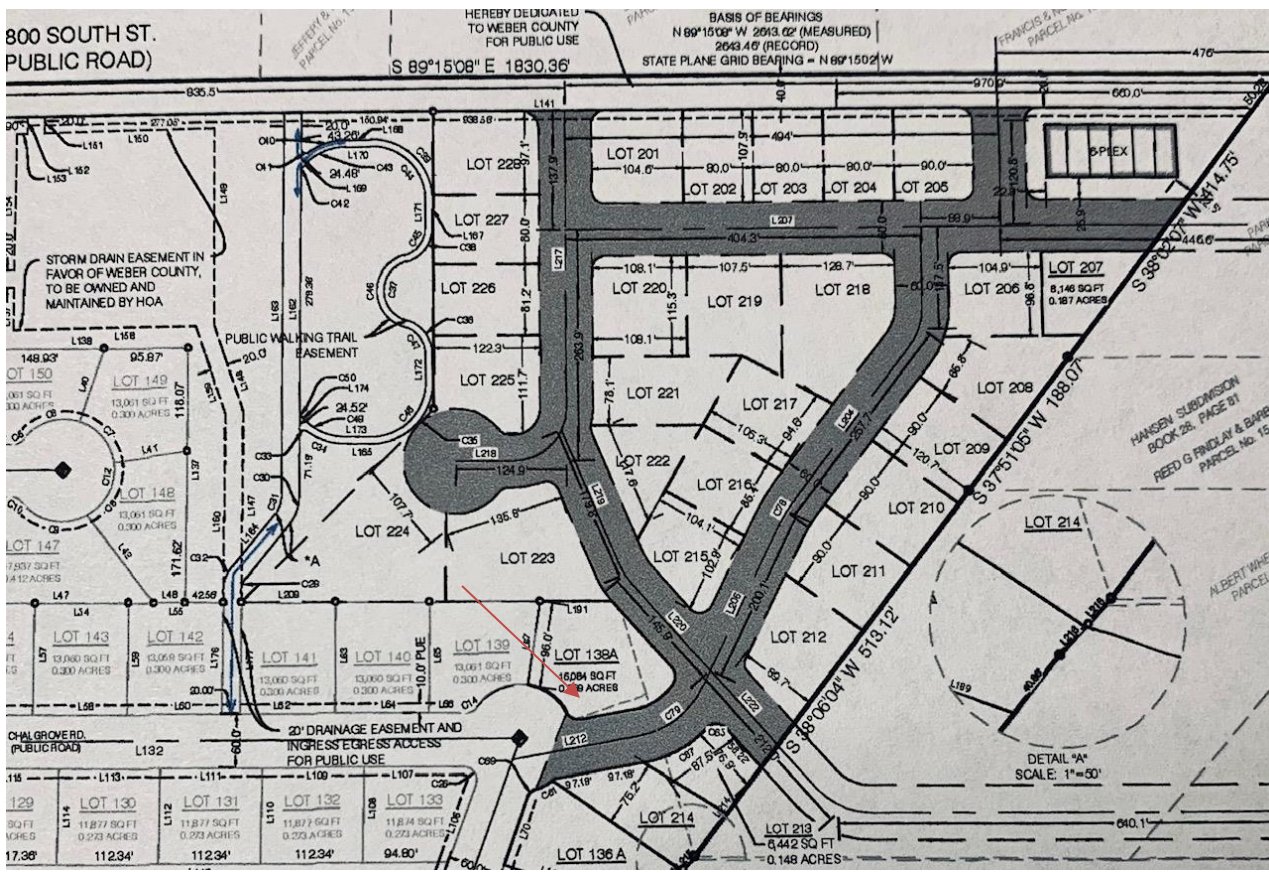
1. Vision for the proposed zone change and, if known, the proposed development?
 - a. We are proposing to re-zone our open space at Winston Park to develop a phase 2. Our vision is to maintain and keep the same consistent look and feel of Winston Park Phase 1. We are proposing some lots that are a little smaller than 1/3 acre lots, however most of them will be 1/3 acre lots range.
2. How the change is in compliance with the general plan, or if not, the public interest the change is intended to address?
 - a. This parcel complies with the general plan. The general plan suggests some green space in this area, which we will maintain. This is where we will enhance our common area A into a more functional park. We will work with the Parks District to determine the best use of the space. For example, playground equipment, small grassy park etc... if the plan is conducive to their needs the developers for Winston Park will gift the 5 acre common area B.
3. Why the present zoning should be changed to allow the rezone?
 - a. It falls within the general plan's residential zoning area. The open space on this parcel is land that cannot be farmed. The best use of the land is to continue with the residential building of this parcel.
4. How the change is in the best interest of the public?
 - a. By changing the zoning for this parcel, it will allow this parcel which is unable to be farmed to provide more housing to support the surrounding schools, it is a great location for access on and off the highway. It will also provide more opportunity for families that have lived out there for several years to encourage their children to reside out there with more living opportunities.
 - b. The developers will be able to offer moderate income housing, where first time homebuyers would be able to find more affordable housing that are familiar with the area and have family close by and work their way into a bigger home as their family grows.
5. The conditions and circumstances in the general area that have changed to warrant the rezone?
 - a. Other Open Space developments have applied for the rezone in western Weber County. In this area, new schools have been built, plans of improving 1800 S, a belt route connector highway won't be too far away. Utilizing these open spaces as the recent ordinance change now allows this to happen. This is the best use of land for this parcel, complies with the general plan, and fits well and consistent with the residential growth happening in the area.
6. Reasons or ways the rezone will promote the health, safety and general welfare of the inhabitants of the county?
 - a. New subdivisions properly thought out and executed provide more opportunity for the whole community. The area is growing. We as developers will provide another area for a park for kids within our subdivision, we are also donating money from each sale of a building lot to the Parks District. A park just a little further west is being planned and will provide an avenue for this area to benefit. There will be plenty of walking paths and great connectivity throughout the subdivision as well as future development.

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Narrative for: Supplemental Information Section 102-5-4 Application Requirements

Connectivity:

Considering the pedestrian and vehicular flow, we have designed a connecting road from Phase 1 to Phase 2 through lot 137 in phase 1. This will connect the 2 subdivisions. There will also be an additional pedestrian connection through the emergency road (20 ft wide pathway). This pathway can still be used for Emergency services. In terms of the future, we have considered development to the east of Phase 2, providing a couple of different road outlets toward 3500 W. With this we have also considered not having any dead-end roads for ease of traffic & pedestrian flow.



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Narrative for: **Supplemental Information (continued)**

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Critical Infrastructure upgraded and available:

All of the necessary improvements along our frontage along 1800 S has already been upgraded and improved due to the requirements of Winston Park, phase 1. For example, the road (1800 So.) has been widened. Culinary water, secondary water lines have been upgraded & increased from 6 to 8" mains to 3500 W. The main trunk line for sewer was set further down in order to accommodate further growth. All of the critical infrastructure is there and we would be able to tap into.



Parks District:

We have also reached out to the Parks District and received ideas to better enhance the walking trail and detention pond area (within the subdivision). If allowed, we would greatly enhance that area for those that live within Winston Park.

We would look forward to work with the Park District on their efforts to build a bigger community park just a little further west on 1800 S., which we as developers are willing to contribute either \$2,500 or \$5,000 per lot depending on if the Parks Department is willing to accept our Park within Winston Park as theirs. Terms to be finalized and worked out.

Moderate Income Housing:

In the northeast corner of the proposed phase 2 of Winston Park, we have a 5-plex multi-family unit. Where 2 of the 5 units would be set aside for moderate income housing. Because of the sharp triangular angle of this area of the parcel it seems to lend itself as a great way to place this housing option there. It also seems like a nice location because of the way the street layout is designed. Helping keeping itself isolated from the rest of the subdivision, yet having it be apart of a nice community. Lending itself for perhaps families who would like to have kids close by, or smaller living space at a more affordable offering...