

Fox Run Neighborhood

Proposed Avalon 55+ Apartments

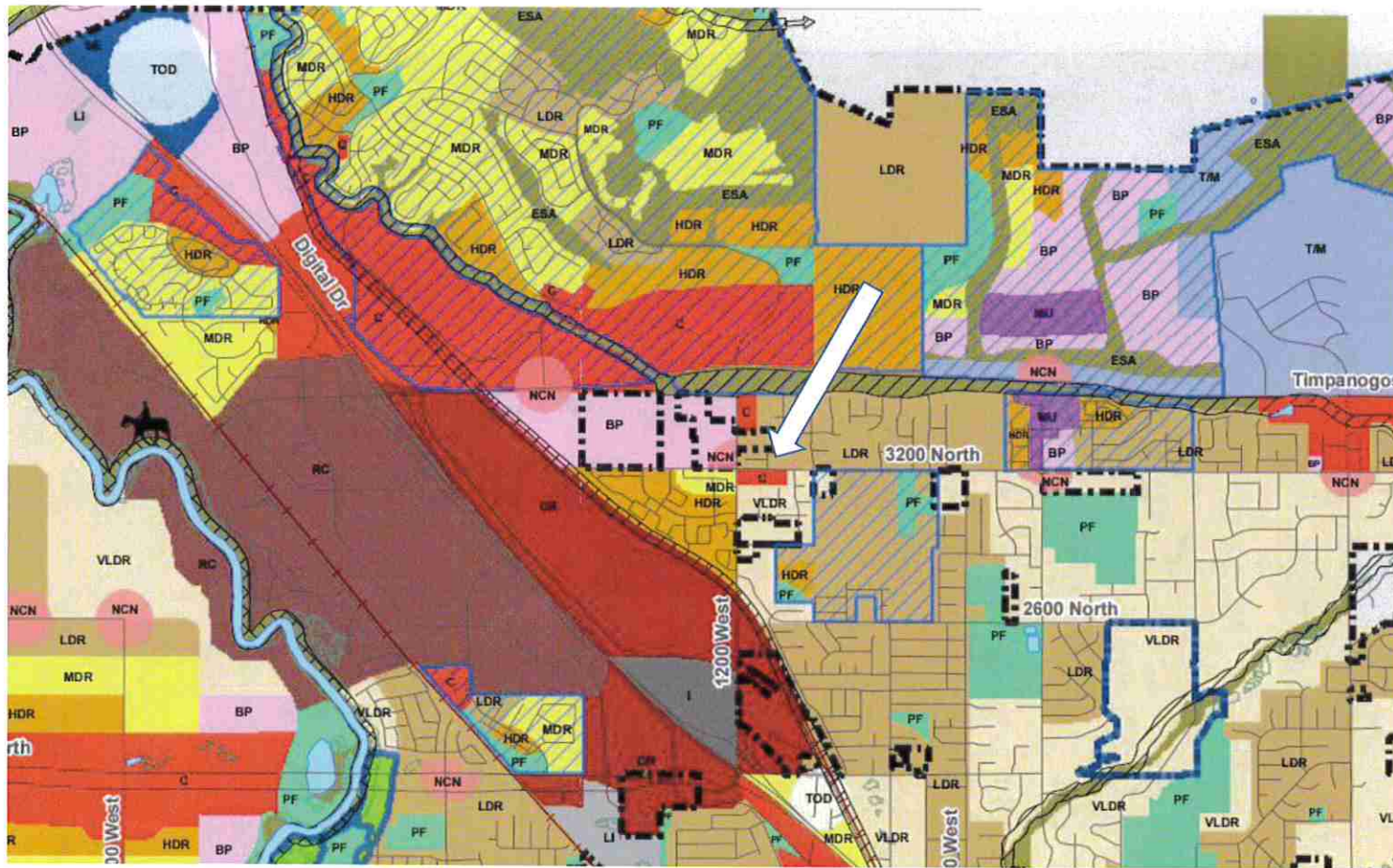


Scale

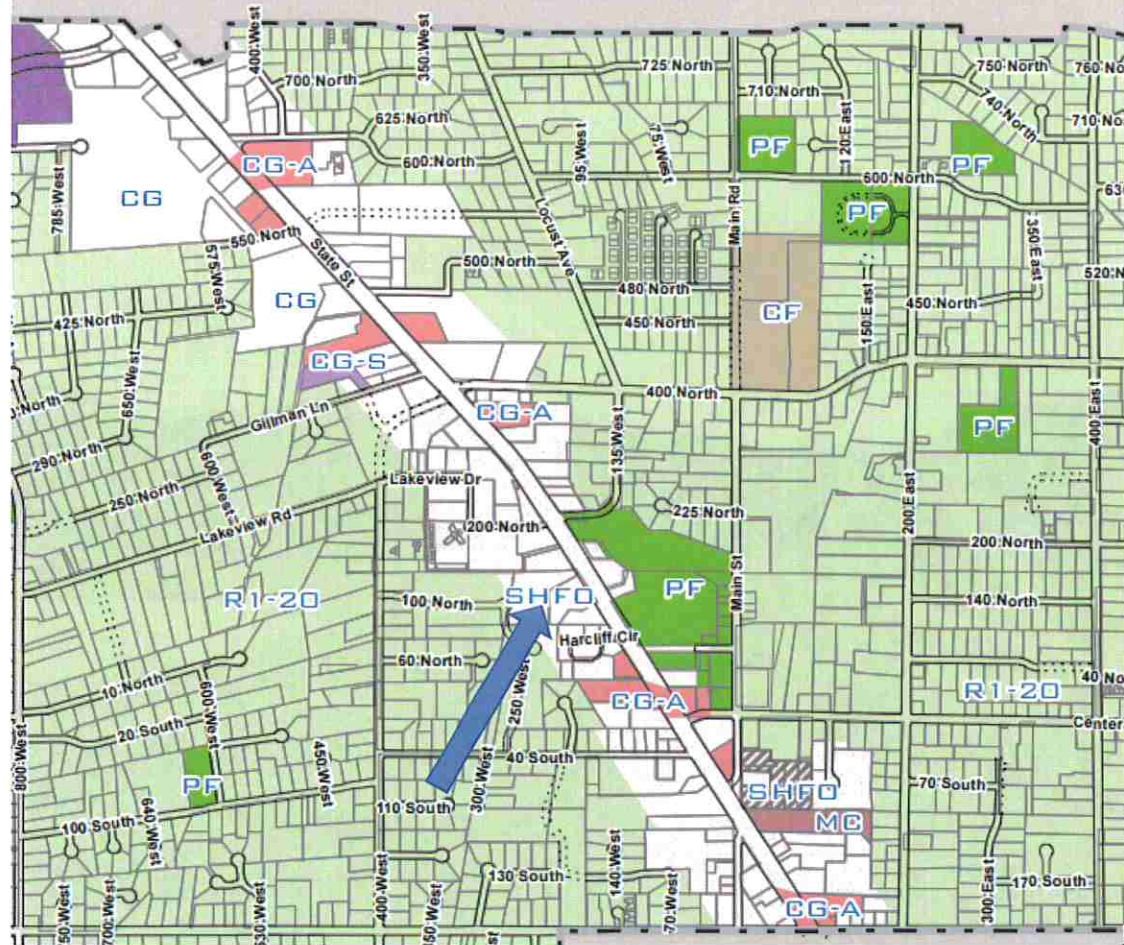
- Approx. 90% of surrounding homes are single level ramblers
- Proposed four story buildings are on an inclined slope and will appear monolithic compared to surrounding homes
 - Increase ~ 10-15ft, due to 5-6% slope, would appear as an additional story
- Proposed in existing R1-10 & R1-15 community
 - Max height 35 feet or two stories
 - Three to four homes per acre
 - Proposed building height is incompatible with the surrounding area
- The developers request is for high density zoning
 - Current R3 zoning has a maximum of 45 feet or three stories
 - Proposed building is four stories and 54 feet high

		DISTRICT												
		TH-5	A-5	A-1	RA-1	R-1-22	R-1-15	R-1-12	R-1-10	R-1-8	R-1-Flex	R-2	R-2.5	R-3
Right		Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 45 Ft. or 3 Stories. Min. 1 Story

This is a commercial spot zone



Lindon City Zoning Map



Lehi Location Proposed (4 Story)

We are gravely concerned about the incompatibility of this with the surrounding area



Lehi Location (2 Story)



Lehi Location Proposed (4 Story)

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Current Lindon location next to single family



Privacy

- Height of four stories gives birds eye view into backyards and children
 - While screening is required it would be ineffective at this scale
 - Six foot screening is ineffective for a 54 foot building
 - The buffering required for a building of this height would provide little, if any, screening
- Many residents selected this area due to the low density
 - This proposal would be going from 3 homes/acre → 20+ homes/acre

Lehi City Code:

12.070

G. Privacy. Developments shall protect on-site privacy and the privacy of those occupying adjacent sites. Privacy may be protected through setbacks, buffering, screening or structural elements, and other design strategies.

Lehi Location

Proposed West Building S.E.
Corner, View to South



Note: 38 foot elevation, same height as proposed fourth floor window of 54 foot high building

Existing Lindon Location



8ft screen does not have an affect, even with the neighboring homes built on an elevation

Safety

- We are concerned about the safety of our families
 - We love that Lehi is a family centered community
- 104 children in immediate Fox Run neighborhood just south of project (44 homes)
 - 41 currently walk to Fox Hollow Elementary
 - 30 not school aged
 - More expected as current Ivory development continues
- We haven't completed a full study of the other 3 surrounding areas
 - If the numbers are similar it would be 400+ children in the nearest community

Future

- What happens if the business plan does not work?
 - Can zoning be changed to a normal apartment complex at a future time?
 - If this proposed zoning is approved, can Lehi require a 99 year sunset clause to ensure it doesn't change to general high density?
 - Ivory Homes 55+ Development (approx. 750 E and 3200 N) took 6 years to build out its small community of approx. 100 homes
- What does this open up for future open spaces next to neighborhoods in other Lehi communities?
 - Does this set a precedence?

Commercial vs. High Density

- Most businesses are generally open 8am-5pm
 - Few people around in the evenings
- Many professions are generally open Monday-Friday
- Lifestyle of 55+ varies significantly from that of an assisted living resident
 - Proposal compared project to assisted living
 - These are not equals as a 55+ community is more active than that of an assisted living

Conclusion

- A 4 story building is not conducive with the surrounding neighborhoods
- A commercial development of single or double story buildings is preferred as this would be more cohesive with the surrounding neighborhoods.