

Land Use Map

LAND USE MAP

Updated on 11/29/2022

Estimate of Land Use Acreages at Built-out

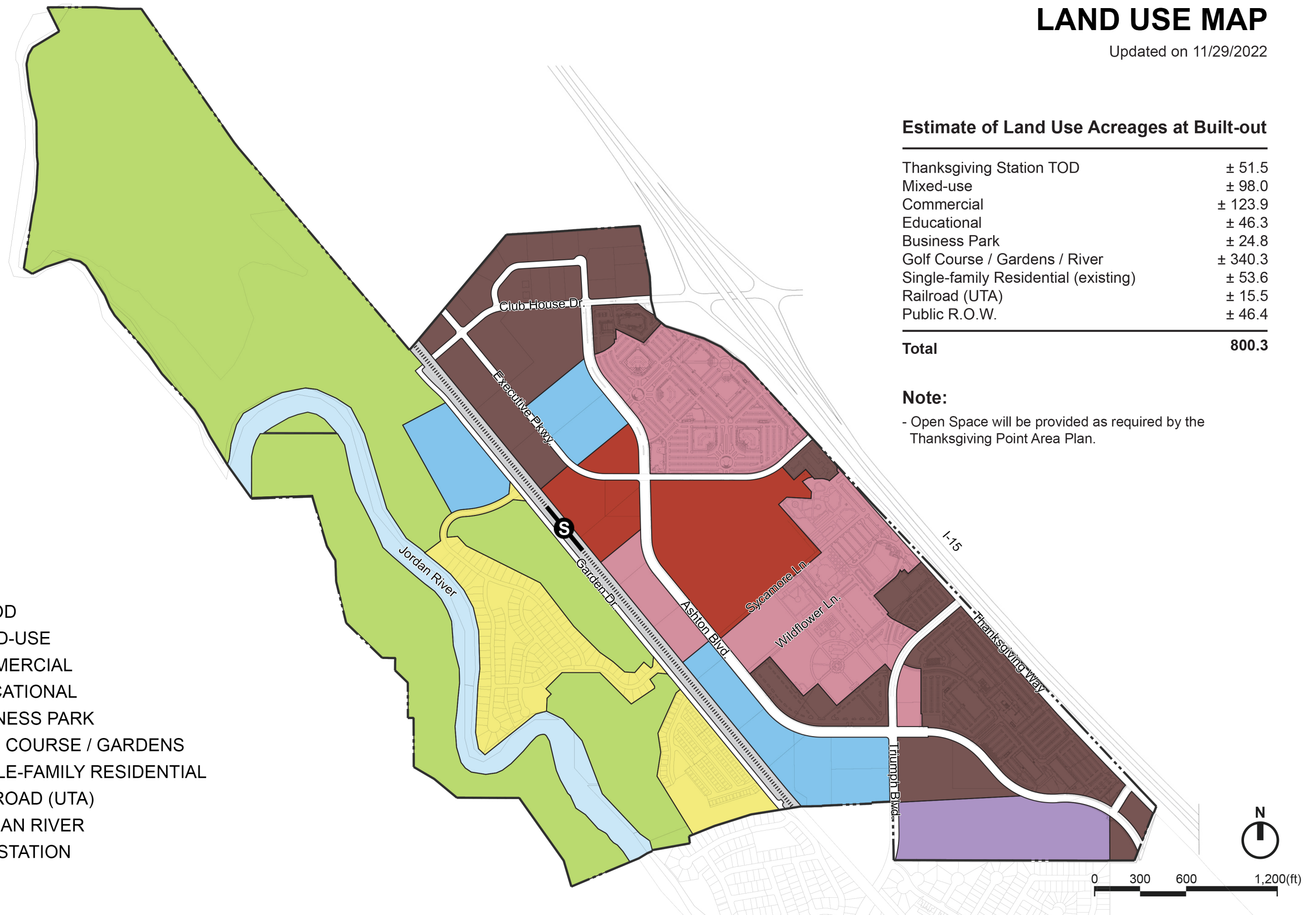
Thanksgiving Station TOD	± 51.5
Mixed-use	± 98.0
Commercial	± 123.9
Educational	± 46.3
Business Park	± 24.8
Golf Course / Gardens / River	± 340.3
Single-family Residential (existing)	± 53.6
Railroad (UTA)	± 15.5
Public R.O.W.	± 46.4

Total **800.3**

Note:

- Open Space will be provided as required by the Thanksgiving Point Area Plan.

- TS TOD
- MIXED-USE
- COMMERCIAL
- EDUCATIONAL
- BUSINESS PARK
- GOLF COURSE / GARDENS
- SINGLE-FAMILY RESIDENTIAL
- RAILROAD (UTA)
- JORDAN RIVER
- S LEHI STATION



Resort Community Map and Residential Allocations

RESORT COMMUNITY ZONE ALLOCATIONS

Updated on 11/29/2022

New Multi-family Residential Locations

	Location	Min. Density (du)	Max. Density (du)
A	Cornbelly's	1,250	1,350
B	Soccer Field	200	350
C	UTA	200	200
D	NEC of Ashton & Triumph	200	200

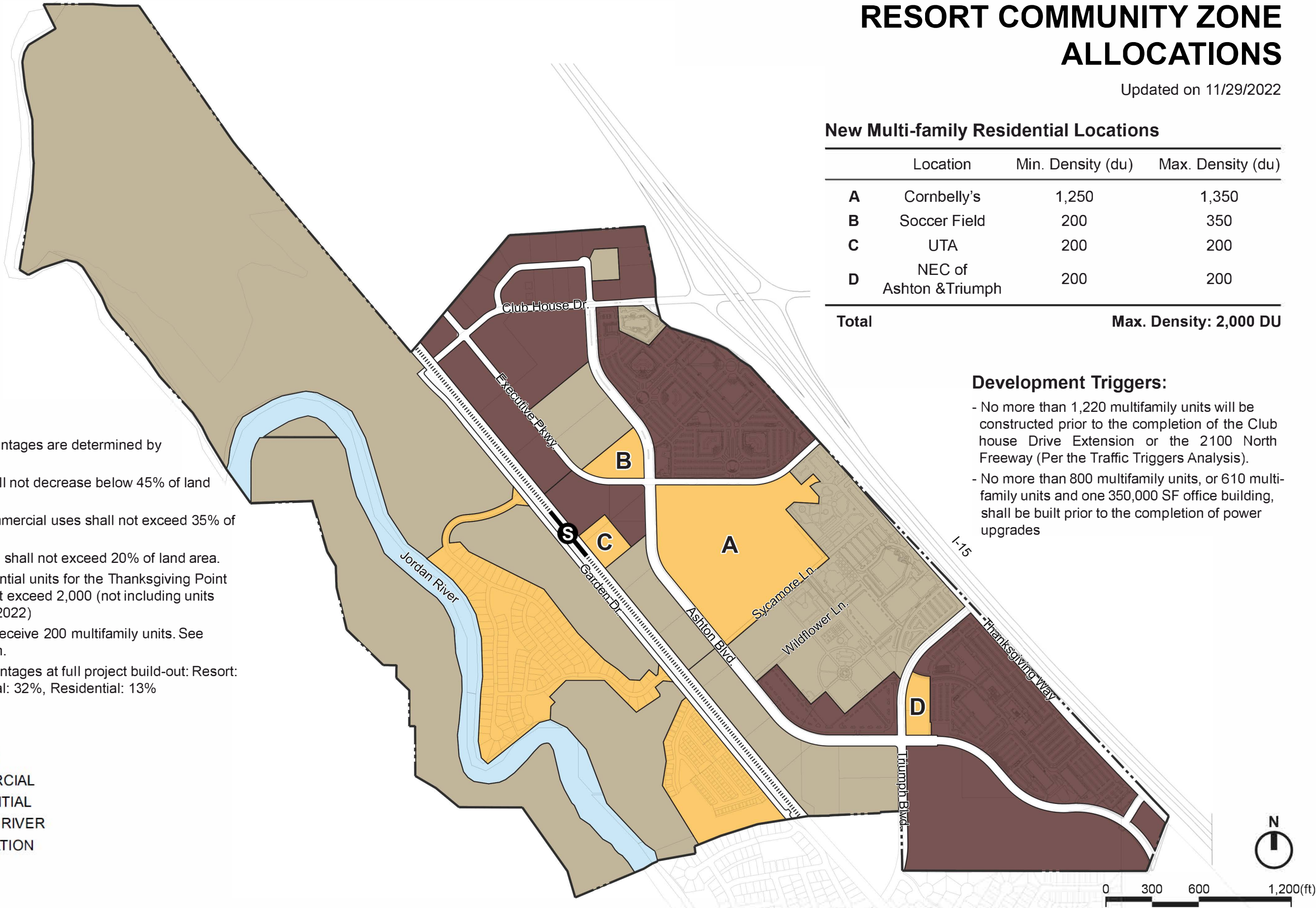
Total Max. Density: 2,000 DU

- Note:**
- Land uses percentages are determined by acreage.
 - Resort uses shall not decrease below 45% of land area.
 - Non-Resort Commercial uses shall not exceed 35% of land area.
 - Residential uses shall not exceed 20% of land area.
 - Total new residential units for the Thanksgiving Point Area Plan will not exceed 2,000 (not including units existing prior to 2022)
 - UTA Parcel will receive 200 multifamily units. See Station Area Plan.
 - Estimated Percentages at full project build-out: Resort: 55%, Commercial: 32%, Residential: 13%

Development Triggers:

- No more than 1,220 multifamily units will be constructed prior to the completion of the Club house Drive Extension or the 2100 North Freeway (Per the Traffic Triggers Analysis).
- No more than 800 multifamily units, or 610 multifamily units and one 350,000 SF office building, shall be built prior to the completion of power upgrades

- RESORT
- COMMERCIAL
- RESIDENTIAL
- JORDAN RIVER
- LEHI STATION



Private and Public Street Designation Map

PRIVATE AND PUBLIC STREET DESIGNATION MAP

Updated on 11/8/2022

FUNCTIONAL CLASS

- PRINCIPAL ARTERIAL
- MAJOR ARTERIAL
- MAJOR COLLECTOR

SEE LEHI CITY MASTER TRANSPORTATION PLAN FOR DEFINITION OF FUNCTIONAL CLASS

Note:

- Location of streets are diagrammatic for planning purpose. Final location of private streets to be determined by plat. All roads and access locations shall meet Lehi City connectivity standards.

- PRIVATE STREET
- POTENTIAL PRIVATE STREET
- PUBLIC STREET
- LEHI STATION

