

Rezoning Application West Valley

Location

The property is located at 3668 S Redwood Road. It consists of 25 acres encompassing a Drive-In Movie Theater and Swap Meet.

The current use of the property is commercial C2 and being under utilized. The proposed rezoning will leave a 1.22-acre parcel of commercial along Redwood Road and proposes adding 25 acres of RM zoning. The proposed Zoning would be Medium Density Residential (7-12 units per Acre) There are three different types of new home product proposed on the property consisting of Twin Homes, Townhomes, and Bungalow Homes. The current C2 zoning in today's economic environment with fewer big box retail stores is not likely to produce a commercial redevelopment user.

West Valley City is centrally located in the Salt Lake Valley and has a need for new homes. This location provides a great opportunity for West Valley to add innovative housing stock. The different types of homes and architecture offer varying experiences of living. The Townhome and Bungalow Homes are both going to be platted as a condo map. The Twin Homes offer a more traditional platted lot. As a part of the RDA overlay Van Daele Homes will build a high-end community amenity package including a pool, buildings for meetings and entertaining as well as a fitness center. Other neighborhood amenities will include a sport court, dog park and small pocket park amenities within each segment of the neighborhood. The architecture and design is still in process, but the site plan demonstrates how the conceptual amenities will be located throughout the neighborhood. Additionally, new homes are far more energy efficient than existing, older homes, and as an incentive for future homeowners to take the energy efficiency to the next level, all homes will be solar ready. The community will have an HOA that will manage the amenities as well as maintain all of the common areas including the front yards of the Townhomes and Bungalow Homes. As the site plan evolved with our team working closely with City Staff it was recognized that "For Sale" was more desirable in this part of West Valley, so no for rent product is proposed on the site.

The addition of new homes in West Valley City will create new commercial opportunities on Redwood Road on the north area of the site. New residents will add value to the commercial frontage on Redwood Road and attract desirable tenants with business that serve the community. This is envisioned to create both an appealing transition into the community as well as another community amenity. The number of homes will help the local economy and create future value along Redwood Road for redevelopment.

As the State of Utah grows and continues to be a destination that families want to relocate to, the undersupplied new home market remains a challenge. The rezoning of this property to RM will help add new home stock, and do it in West Valley City. With innovative homes and great amenities, this property will create a true sense of community and be desired as a destination that families will seek to live in.

