

<b>Edge Land General Plan Amendment and Concept Planning Commission Report</b>				
<b>Applicant:</b>	Edge Land 16 (Steve Maddox and Curtis Leavitt)			
<b>Requested Action/Purpose:</b>	Review and recommendation for A) an amendment to the General Plan B) a proposed concept for a residential development			
<b>Location:</b>	Northeast corner of Main Street and 2300 West			
<b>Acreage:</b>	8.9 acres			
<b>Existing Zoning:</b>	A-5			
<b>Existing General Plan Land Use Designation:</b>	Commercial			
<b>Proposed Land Use Designation:</b>	Commercial/HDR			
<b>Existing Land Use:</b>	Undeveloped			
<b>Surrounding Zoning/GP/ Land Use:</b>	<i>North</i>	A-5	PF	Willow Creek Jr. High
	<i>South</i>	PC	PC	Gray's Farm
	<i>East</i>	Utah County	MDR	Res/Ag
	<i>West</i>	Commercial	C	Vacant (approved Cinco site)
<b>Date of Last DRC Review:</b>	General Plan Amendment: November 10, 2015 Concept: December 2, 2015			

**Required Action**

<b>Planning Commission:</b>	Review and recommendation
<b>City Council:</b>	Final approval

**APPLICABLE DEVELOPMENT CODE REGULATIONS**

**Section 04.060 Criteria for Approval**

The Planning Commission should consider the following factors, among others, when reviewing a General Plan amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

**Section 11.010. Concept Plan – Applicability:**

The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

**APPLICABLE GENERAL PLAN LAND USE DESIGNATIONS**

**Commercial (C)**

The Commercial land use classification is intended to provide controlled and compatible locations for retail, office and business/commercial activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and City tax base, and to insure high quality design and function of commercial areas. The Commercial classification may typically include retail sales and services, offices and institutional uses.

**High Density Residential (HDR)**

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.

**HISTORY**

**February 10, 1999** – The Lehi West Crossroads Annexation was recorded which included the subject property.

**December 10, 2015** – The Planning Commission reviewed this General Plan amendment and concept plan for Lehi Gateway where it was tabled. The Planning Commission made the following motion:

*Scott Dean moved to table Edge Land 16's request for a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street changing the land use designation from Commercial to High Density Residential for the purposes of allowing the builder who has presented a reasonable and interesting and good plan to be worked out with the City relative to the sewer issues to the point where we hopefully could have a future meeting on this point with the consensus between the developer and the City as to a resolution of these issues if at all possible. Second by Kelly Ash. Motion carried 5-2 with Jared Peterson and Donna Barnes opposed.*

**ANALYSIS**

**General Plan Amendment:**

The applicant is requesting to amend the General Plan land use designation from Commercial to High Density Residential. Currently, the entire parcel is designed as Commercial on the General Plan; however the applicant would like to change the majority to HDR, leaving an approximately 1.6 acre commercial pad at the intersection. Doug Meldrum, Economic Development Director for Lehi City, ran a market analysis for this property to determine whether or not this corner was viable for commercial development. It was determined that the corner is viable for retail and/or service type commercial, but that type of commercial is not viable for the entire parcel. That report is attached to the Commission's packet.

The applicant has filed a concept concurrent with the General Plan amendment to show how potential development could occur if the amendment is approved. A zone change and water dedication will be required prior to any development approvals.

**Concept:**

The applicant is requesting review and recommendation for a proposed concept to show the type of development that could occur if the General Plan Amendment is approved. The proposed concept shows an approximately 1.6 acre commercial pad with a 20,000 square foot commercial building and an approximately 8.3 acre pad to be development into 60 stacked units and 49 townhome units. The proposed development is brought to the corner of Main Street and 2300 West to create a streetwall with parking in the rear. Gabion baskets with planters and pavers will be added along Main Street to create an urban feel, similar to the new Main Street improvements in the historic downtown area. Also, as per the DRC review, Staff recommends using brick as the primary building material on the condos and commercial building along Main Street to achieve a more "urban" feel to the project.

**RECOMMENDATIONS/POSSIBLE ACTIONS**

**General Plan amendment:**

The Planning Commission may recommend that the City Council approve or deny the General Plan Amendment, or may recommend another General Plan Land Use designation. Please remember to include findings as a part of the motion.

**Concept:**

The Planning Commission may recommend approval, approval with conditions, or denial of the concept plan. Please remember to include findings as a part of the motion. The Planning Commission may also advise the applicant of specific changes or additions, if any that would be required in the layout as a prerequisite to the approval of the site plan.

**FINDINGS**

**General Plan Amendment:**

The Lehi City Development Code does not identify specific findings that must be made by the Planning Commission on a recommendation of a General Plan amendment. Although no specific findings are identified by the Development Code, staff has prepared the following findings that may be considered as part of the motion:

1. The proposed amendment to the Lehi City General Plan is/is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed General Plan amendment is/is not in conformance with the purposes, intent, and provisions of the General Plan and its various elements.
3. The proposed General Plan amendment is/is not consistent with the land uses and zoning of nearby and adjoining properties.
4. The proposed General Plan amendment will/will not have a substantial adverse effect on surrounding property.
5. The affected site is/is not physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public services to accommodate any potential future uses, including all landscaping, loading areas, open spaces, parking areas, setbacks, buffering/screening, walls, fences, yards, and other required features.
6. Additional findings based upon information presented during the public hearing.

**Concept:**

The Development Code does not identify specific findings that must be considered when approving a concept; however the Planning Commission may wish to include the following findings in the motion:

1. The proposed Concept is consistent with the Lehi City Development Code
2. The proposed Concept conforms to the goals and policies of the General Plan.
3. The proposed Concept does not affect the health, safety, welfare, and morals of the City.

**Edge Land General Plan Amendment  
DRC Redline Comments**

Edge Land – Requests review of a General Plan Amendment on approximately 8.9 acres of property located at 2300 West Main Street from a Commercial to an HDR Land Use Designation.

DRC Members Present: Woody Berry, Kerry Evans, Lee Barnes, Christie Hutchings, Lynn Jorgenson, Mike Howell, Ross Dinsdale, Craig Barratt, Todd Munger

Representatives of the Applicant Present: Steve Maddox and Jaran Nicholls

Date of Plans Reviewed: 11/5/15

Time Start: 9:50 AM

Time End: 10:15 AM

**DRC COMMENTS:**

***Consistency with the elements of the Lehi City General Plan.***

The only General Plan Element affected by the proposed amendment is the Land Use Element.

***Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.***

**Commercial (C)**

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**High Density Residential (HDR)**

The High Density Residential (HDR) classification provides opportunities for the development of higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses with an overall density not to exceed 12 dwelling units per acre. The applicable Zoning District classification for HDR is R-3.

1. This property is one of few remaining commercial areas in west Lehi. One of the goals of the General Plan is to “encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods”. Under this goal there is a section that specifically speaks to this area of west Main Street (Best Practice 1.5). It states the following:

*Best Practice 1.5: Develop West Main Street and create opportunities for neighborhood-scale commercial nodes*

This section of Main Street, between 500 West and the City limit, is not discussed much in former City Plans, which mostly concentrate on the stretch east of 500 West. However it plays an important role as it serves as a transition zone from the historic and rather urban portion of Main Street to the more agricultural and rural area. That stretch of the corridor also serves as a western gateway into the core of the City.

Development for this section of Main Street needs to be strategic to ensure that existing neighborhoods, open space, public facilities and agricultural lands are not completely destroyed or jeopardized by new developments. Strategies for developing that section of the Main Street corridor may include the following:

Update zoning codes and standards to allow for the inclusion of compatible land uses along the corridor.

- a) Identify commercial and neighborhood commercial nodes to serve residents along the corridor as well as others in the City. This will ensure that development and intensity of activity is concentrated and not spread throughout the whole area.
- b) Conduct a study, and develop design guidelines for commercial and residential units for this stretch of Main Street to ensure that new developments are of a standard that strengthens the identity of Main Street while preserving existing neighborhoods and land uses. Guidelines may include: building height, setbacks, densities, color schemes, signage, landscaping, etc.

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**Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.**

- c) Require a PUD for residential development in this area and ensure that developments address Main Street with adequate landscaping.
  - d) Consider providing incentives for developers who may be interested in developing along the corridor.
  - e) The City should also consider the creation of a western gateway feature close to the intersection of Main Street and 2300 West.
2. If high density is to be approved at this location, it should be well planned, and integrated with the commercial use on the corner, and possibly include a mixed use component in order to create a “gateway feature” as noted in Best Practice 1.5.
  3. Coordinate with Planning Staff to look at alternatives to the basic change from Commercial to HDR that is being requested.

GENERAL DRC COMMENTS

- The utilities will need to be reevaluated to determine if there is capacity for higher demand on the system.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION DECEMBER 10, 2015

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Dear Lehi City,

The following narrative is intended to address the issues outlined in the Application for General Plan Amendment, regarding the Alpine School districts land located at 2300 West and Main Street.

Edge Homes is excited for the opportunity to present Lehi City with our Western Lehi Gateway development.

Our proposed plan is to create an inviting downtown atmosphere by providing the ideal mix of residential and commercial development with superior architecture, main street style lighting, and landscaping specifically designed for Main Street in Lehi.

The residential buildings fronting Main Street will feature timeless architecture conducive to a down town atmosphere and will be situated such that the front elevations of the buildings will face Main Street. This forward facing orientation of buildings will preserve the view along Main Street. (See elevation)

In addition to the beautiful landscaping and architecture that will visually prepare this location to become the Western Lehi Gateway, Edge Homes would like to participate with Lehi City in a gateway monument officially welcoming people into Utah's best place to live.

It is Edge Home's belief this newly rejuvenated area will support existing commerce along Main Street and attract proper and stable business owners; therefore sustaining a vibrant downtown atmosphere for future developments as the western end of Main Street grows.

The prime corner acre of this development will be local commercial use while the remainder of the development will consist of a mix of residential products designed to attract empty nesters to young professionals and families. The variety of housing options will range from main level living accommodating older citizens and those with disabilities, as well as options including views of Main Street from a third story balcony.

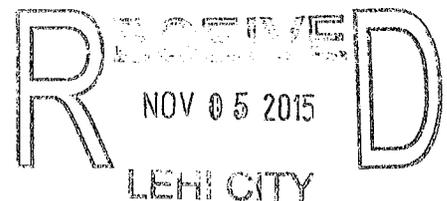
It is Edge Home's pleasure to work with Lehi City to ensure this prominent location sustains long-term livability, supports local commerce, and helps create an appropriate atmosphere for the Western Gateway into Lehi City.

"Appreciate more, whine less, and give without expectation"

-Mayor Bert Wilson Oct. 14, 2015

Edge Homes subdivisions currently under construction in Lehi City:

- Canyon Hills
- Broadmoor Park
- Crestview Lane
- Bingham Farms



A handwritten signature in cursive script that reads 'Steve Maddox'.

Steve Maddox  
Managing Partner  
Edge Homes



# PUBLIC NOTICE

## GENERAL PLAN AMENDMENT

NOTICE is hereby given that a Public Hearing before the Lehi Planning Commission will be held on **December 10, 2013 at 7:00 p.m.** in the Council Chambers, Municipal Building, 133 North 100 East, Lehi, Utah for the purpose of receiving comment on Edge Land 10's request for a General Plan Amendment on 8.9 acres of property located at 2300 West Main Street from C (Commercial) to an HDR (High Density Residential) land use designation.

All documentation is available for review at the Lehi City Planning Division, 133 North 100 East, Telephone 385-201-1030.



\$200+

STARTING AT \$200+

PER SQUARE FOOT

NEW HOMES

8 MILES AHEAD

↑







# Retail MarketPlace Profile

possible retail site  
 26 S 2300 W, Lehi, Utah, 84043  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 40.3877  
 Longitude: -111.8859

## Summary Demographics

2015 Population	7,463
2015 Households	1,826
2015 Median Disposable Income	\$54,993
2015 Per Capita Income	\$21,104

## Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$84,060,730	\$18,840,581	\$65,220,149	63.4	11
Total Retail Trade	44-45	\$76,022,520	\$18,110,641	\$57,911,879	61.5	9
Total Food & Drink	722	\$8,038,210	\$729,940	\$7,308,270	83.4	2

## Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$17,989,213	\$9,437,290	\$8,551,923	31.2	1
Automobile Dealers	4411	\$15,019,494	\$9,437,290	\$5,582,204	22.8	1
Other Motor Vehicle Dealers	4412	\$1,813,902	\$0	\$1,813,902	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$1,155,817	\$0	\$1,155,817	100.0	0
Furniture & Home Furnishings Stores	442	\$2,362,615	\$431,428	\$1,931,187	69.1	1
Furniture Stores	4421	\$1,689,177	\$0	\$1,689,177	100.0	0
Home Furnishings Stores	4422	\$673,438	\$431,428	\$242,010	21.9	1
Electronics & Appliance Stores	443	\$3,758,152	\$371,210	\$3,386,942	82.0	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$3,497,159	\$0	\$3,497,159	100.0	0
Bldg Material & Supplies Dealers	4441	\$3,079,587	\$0	\$3,079,587	100.0	0
Lawn & Garden Equip & Supply Stores	4442	\$417,572	\$0	\$417,572	100.0	0
Food & Beverage Stores	445	\$14,528,695	\$1,462,018	\$13,066,677	81.7	1
Grocery Stores	4451	\$12,165,840	\$1,462,018	\$10,703,822	78.5	1
Specialty Food Stores	4452	\$1,655,717	\$0	\$1,655,717	100.0	0
Beer, Wine & Liquor Stores	4453	\$707,138	\$0	\$707,138	100.0	0
Health & Personal Care Stores	446,4461	\$3,603,327	\$0	\$3,603,327	100.0	0
Gasoline Stations	447,4471	\$5,331,880	\$5,678,195	-\$346,315	-3.1	1
Clothing & Clothing Accessories Stores	448	\$3,385,835	\$730,500	\$2,655,335	64.5	3
Clothing Stores	4481	\$2,474,106	\$730,500	\$1,743,606	54.4	3
Shoe Stores	4482	\$373,628	\$0	\$373,628	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$538,101	\$0	\$538,101	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$2,599,041	\$0	\$2,599,041	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	\$2,147,160	\$0	\$2,147,160	100.0	0
Book, Periodical & Music Stores	4512	\$451,880	\$0	\$451,880	100.0	0
General Merchandise Stores	452	\$14,086,848	\$0	\$14,086,848	100.0	0
Department Stores Excluding Leased Depts.	4521	\$10,399,300	\$0	\$10,399,300	100.0	0
Other General Merchandise Stores	4529	\$3,687,548	\$0	\$3,687,548	100.0	0
Miscellaneous Store Retailers	453	\$3,741,423	\$0	\$3,741,423	100.0	0
Florists	4531	\$94,172	\$0	\$94,172	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$752,364	\$0	\$752,364	100.0	0
Used Merchandise Stores	4533	\$297,967	\$0	\$297,967	100.0	0
Other Miscellaneous Store Retailers	4539	\$2,596,920	\$0	\$2,596,920	100.0	0
Nonstore Retailers	454	\$1,138,332	\$0	\$1,138,332	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$1,028,689	\$0	\$1,028,689	100.0	0
Vending Machine Operators	4542	\$26,688	\$0	\$26,688	100.0	0
Direct Selling Establishments	4543	\$82,955	\$0	\$82,955	100.0	0
Food Services & Drinking Places	722	\$8,038,210	\$729,940	\$7,308,270	83.4	2
Full-Service Restaurants	7221	\$4,246,561	\$356,383	\$3,890,178	84.5	1
Limited-Service Eating Places	7222	\$3,232,664	\$373,558	\$2,859,106	79.3	1
Special Food Services	7223	\$201,760	\$0	\$201,760	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$357,225	\$0	\$357,225	100.0	0

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.  
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

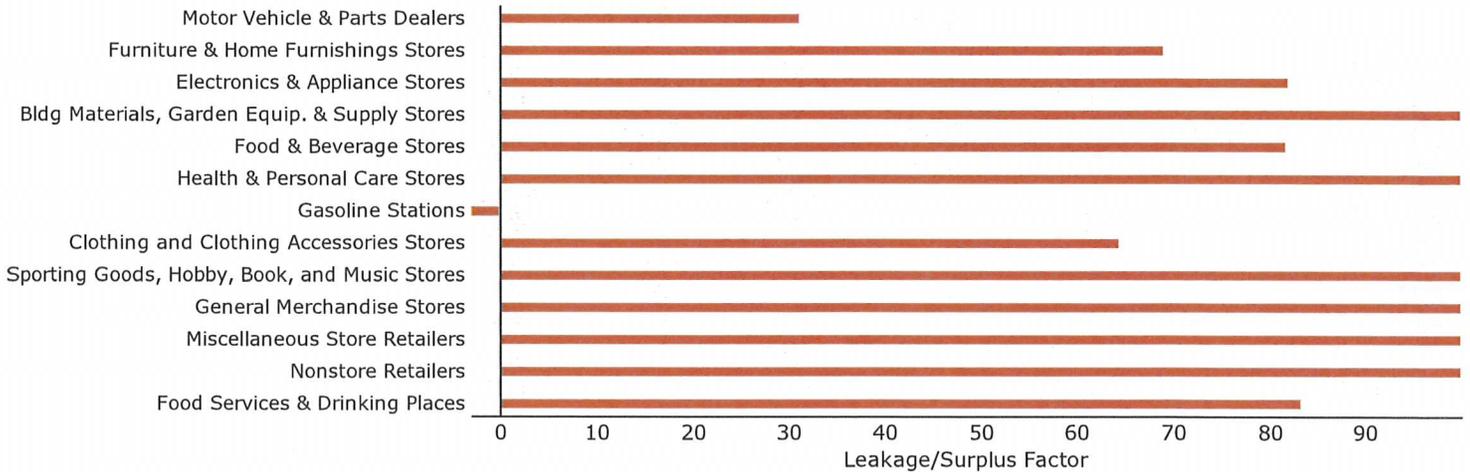
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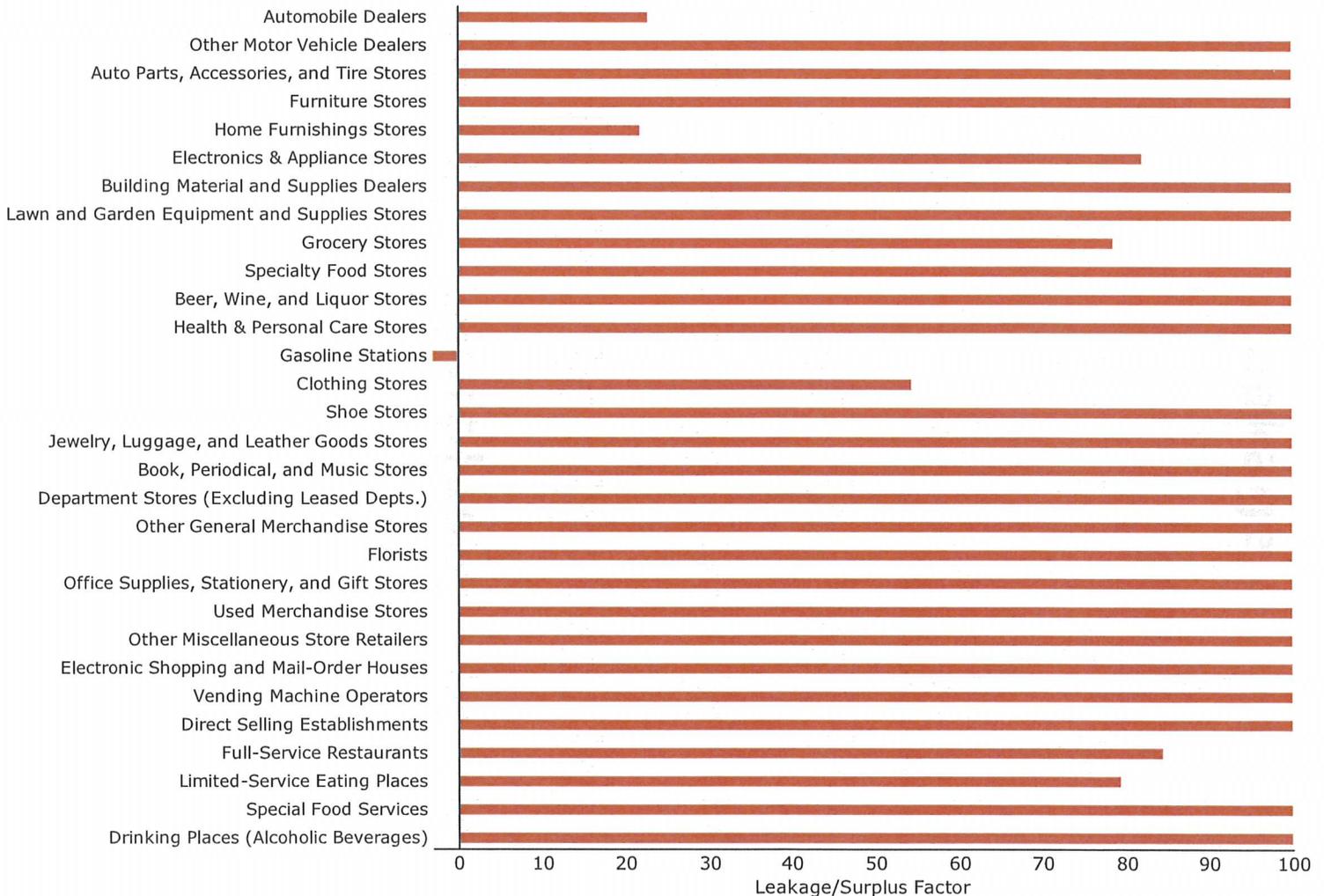
possible retail site  
 26 S 2300 W, Lehi, Utah, 84043  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 40.3877  
 Longitude: -111.8859

## Leakage/Surplus Factor by Industry Subsector



## Leakage/Surplus Factor by Industry Group





# Retail MarketPlace Profile

possible retail site  
 26 S 2300 W, Lehi, Utah, 84043  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 40.3877  
 Longitude: -111.8859

## Summary Demographics

2015 Population	51,330
2015 Households	13,501
2015 Median Disposable Income	\$55,148
2015 Per Capita Income	\$21,525

## Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$595,755,224	\$387,028,152	\$208,727,072	21.2	183
Total Retail Trade	44-45	\$538,964,390	\$353,277,150	\$185,687,240	20.8	132
Total Food & Drink	722	\$56,790,834	\$33,751,002	\$23,039,832	25.4	52

## Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$127,299,137	\$40,596,705	\$86,702,432	51.6	19
Automobile Dealers	4411	\$106,223,761	\$26,498,436	\$79,725,325	60.1	7
Other Motor Vehicle Dealers	4412	\$12,888,209	\$9,171,495	\$3,716,714	16.8	4
Auto Parts, Accessories & Tire Stores	4413	\$8,187,168	\$4,926,774	\$3,260,394	24.9	7
Furniture & Home Furnishings Stores	442	\$16,741,220	\$6,164,746	\$10,576,474	46.2	10
Furniture Stores	4421	\$11,962,003	\$3,155,422	\$8,806,581	58.3	3
Home Furnishings Stores	4422	\$4,779,217	\$3,009,325	\$1,769,892	22.7	7
Electronics & Appliance Stores	443	\$26,538,277	\$33,675,425	-\$7,137,148	-11.9	12
Bldg Materials, Garden Equip. & Supply Stores	444	\$24,887,720	\$14,274,131	\$10,613,589	27.1	16
Bldg Material & Supplies Dealers	4441	\$21,860,187	\$12,497,172	\$9,363,015	27.3	10
Lawn & Garden Equip & Supply Stores	4442	\$3,027,533	\$1,776,960	\$1,250,573	26.0	6
Food & Beverage Stores	445	\$103,159,901	\$88,033,058	\$15,126,843	7.9	13
Grocery Stores	4451	\$86,403,807	\$75,529,355	\$10,874,452	6.7	8
Specialty Food Stores	4452	\$11,750,548	\$12,503,702	-\$753,154	-3.1	5
Beer, Wine & Liquor Stores	4453	\$5,005,546	\$0	\$5,005,546	100.0	0
Health & Personal Care Stores	446,4461	\$25,761,931	\$13,100,318	\$12,661,613	32.6	11
Gasoline Stations	447,4471	\$37,754,605	\$29,040,135	\$8,714,470	13.0	8
Clothing & Clothing Accessories Stores	448	\$23,911,476	\$6,725,641	\$17,185,835	56.1	14
Clothing Stores	4481	\$17,478,809	\$5,767,676	\$11,711,133	50.4	12
Shoe Stores	4482	\$2,634,830	\$566,685	\$2,068,145	64.6	1
Jewelry, Luggage & Leather Goods Stores	4483	\$3,797,837	\$391,280	\$3,406,557	81.3	1
Sporting Goods, Hobby, Book & Music Stores	451	\$18,327,938	\$6,887,608	\$11,440,330	45.4	12
Sporting Goods/Hobby/Musical Instr Stores	4511	\$15,135,726	\$5,757,535	\$9,378,191	44.9	11
Book, Periodical & Music Stores	4512	\$3,192,212	\$1,130,074	\$2,062,138	47.7	1
General Merchandise Stores	452	\$99,729,978	\$103,538,451	-\$3,808,473	-1.9	5
Department Stores Excluding Leased Depts.	4521	\$73,563,783	\$101,064,477	-\$27,500,694	-15.7	2
Other General Merchandise Stores	4529	\$26,166,195	\$2,473,974	\$23,692,221	82.7	2
Miscellaneous Store Retailers	453	\$26,700,769	\$7,566,751	\$19,134,018	55.8	12
Florists	4531	\$681,214	\$769,418	-\$88,204	-6.1	3
Office Supplies, Stationery & Gift Stores	4532	\$5,343,008	\$2,717,809	\$2,625,199	32.6	5
Used Merchandise Stores	4533	\$2,111,330	\$0	\$2,111,330	100.0	0
Other Miscellaneous Store Retailers	4539	\$18,565,218	\$4,009,487	\$14,555,731	64.5	4
Nonstore Retailers	454	\$8,151,438	\$3,674,181	\$4,477,257	37.9	1
Electronic Shopping & Mail-Order Houses	4541	\$7,304,668	\$3,674,181	\$3,630,487	33.1	1
Vending Machine Operators	4542	\$189,126	\$0	\$189,126	100.0	0
Direct Selling Establishments	4543	\$657,643	\$0	\$657,643	100.0	0
Food Services & Drinking Places	722	\$56,790,834	\$33,751,002	\$23,039,832	25.4	52
Full-Service Restaurants	7221	\$29,998,601	\$14,516,420	\$15,482,181	34.8	28
Limited-Service Eating Places	7222	\$22,819,693	\$19,006,935	\$3,812,758	9.1	23
Special Food Services	7223	\$1,434,417	\$0	\$1,434,417	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$2,538,124	\$227,647	\$2,310,477	83.5	1

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

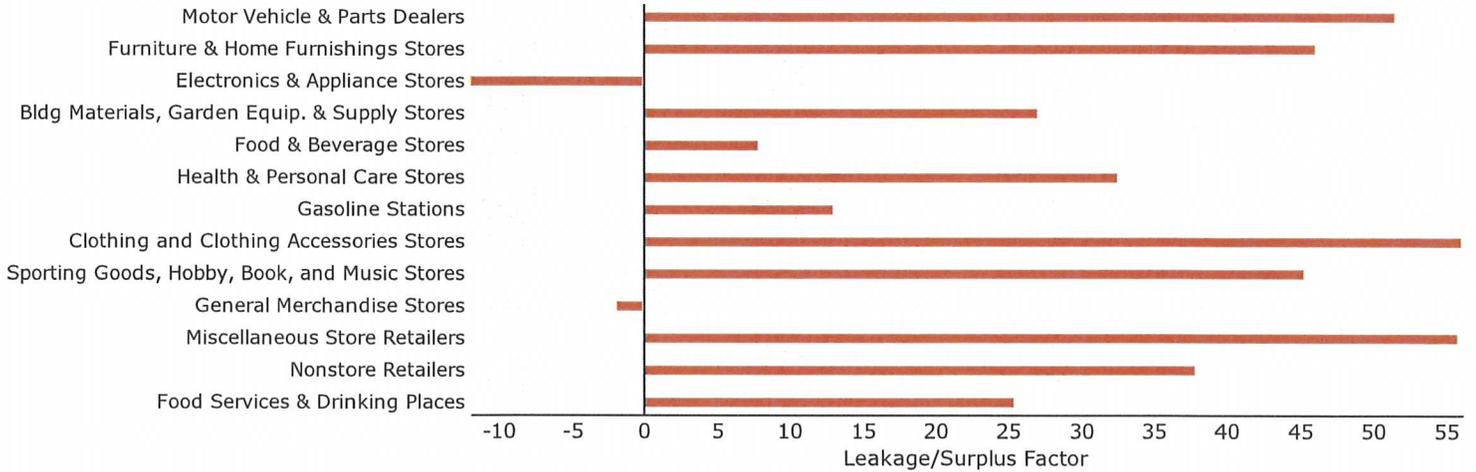
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

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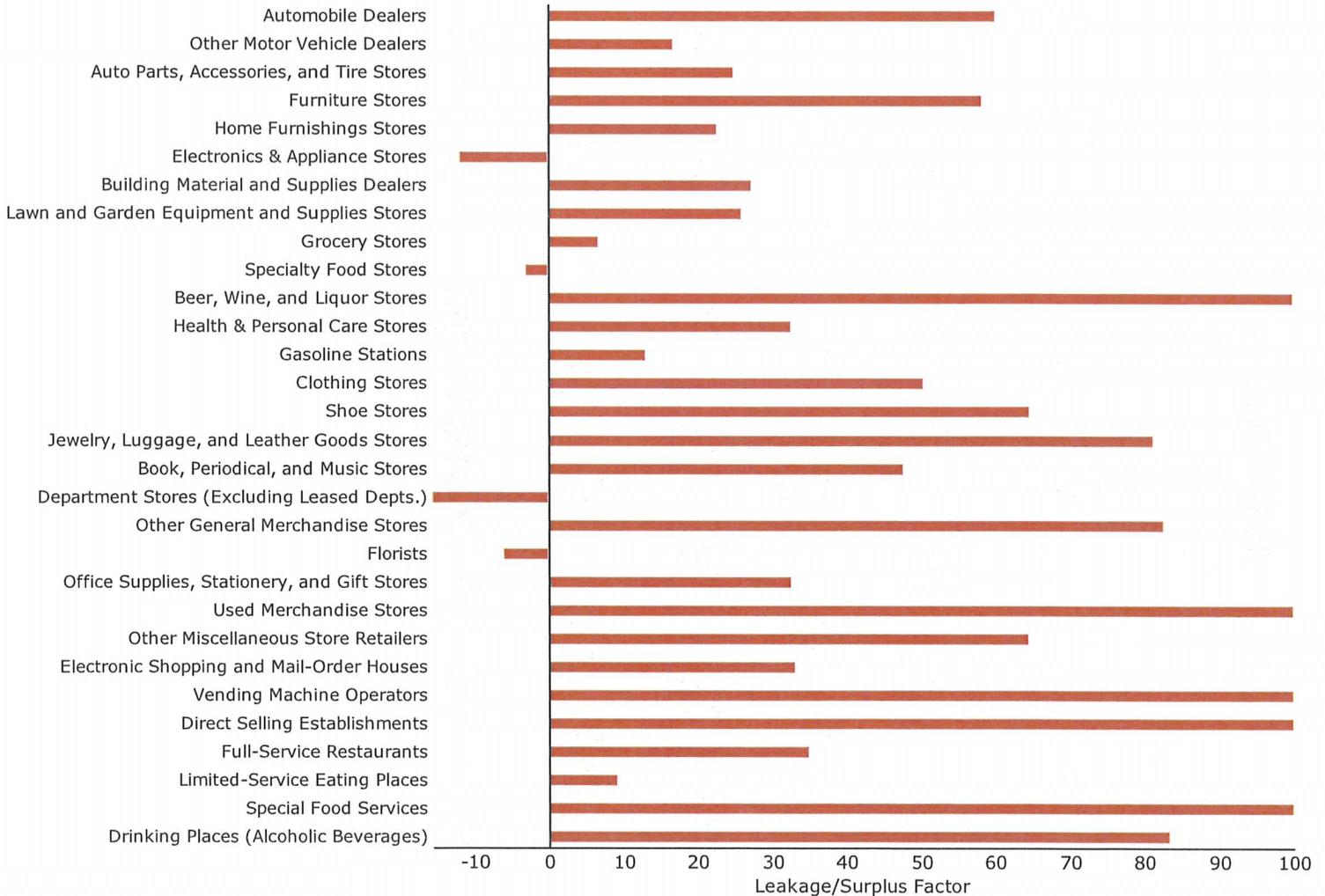
possible retail site  
 26 S 2300 W, Lehi, Utah, 84043  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 40.3877  
 Longitude: -111.8859

## Leakage/Surplus Factor by Industry Subsector



## Leakage/Surplus Factor by Industry Group





# Retail MarketPlace Profile

possible retail site  
 26 S 2300 W, Lehi, Utah, 84043  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 40.3877  
 Longitude: -111.8859

## Summary Demographics

2015 Population	106,666
2015 Households	27,273
2015 Median Disposable Income	\$57,910
2015 Per Capita Income	\$22,612

## Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$1,298,078,565	\$1,104,901,001	\$193,177,564	8.0	462
Total Retail Trade	44-45	\$1,173,804,737	\$1,017,534,934	\$156,269,803	7.1	334
Total Food & Drink	722	\$124,273,828	\$87,366,067	\$36,907,761	17.4	128

## Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$276,559,482	\$75,726,398	\$200,833,084	57.0	31
Automobile Dealers	4411	\$230,170,567	\$53,852,944	\$176,317,623	62.1	13
Other Motor Vehicle Dealers	4412	\$28,507,923	\$11,933,485	\$16,574,438	41.0	5
Auto Parts, Accessories & Tire Stores	4413	\$17,880,993	\$9,939,969	\$7,941,024	28.5	13
Furniture & Home Furnishings Stores	442	\$36,642,520	\$13,493,993	\$23,148,527	46.2	19
Furniture Stores	4421	\$26,195,199	\$6,568,499	\$19,626,700	59.9	7
Home Furnishings Stores	4422	\$10,447,321	\$6,925,494	\$3,521,827	20.3	12
Electronics & Appliance Stores	443	\$58,065,062	\$64,263,959	-\$6,198,897	-5.1	26
Bldg Materials, Garden Equip. & Supply Stores	444	\$54,988,943	\$48,152,136	\$6,836,807	6.6	34
Bldg Material & Supplies Dealers	4441	\$48,372,887	\$45,705,653	\$2,667,234	2.8	26
Lawn & Garden Equip & Supply Stores	4442	\$6,616,056	\$2,446,483	\$4,169,573	46.0	8
Food & Beverage Stores	445	\$224,057,773	\$150,301,462	\$73,756,311	19.7	27
Grocery Stores	4451	\$187,578,408	\$135,003,614	\$52,574,794	16.3	17
Specialty Food Stores	4452	\$25,541,330	\$15,297,849	\$10,243,481	25.1	10
Beer, Wine & Liquor Stores	4453	\$10,938,035	\$0	\$10,938,035	100.0	0
Health & Personal Care Stores	446,4461	\$56,112,891	\$23,210,610	\$32,902,281	41.5	21
Gasoline Stations	447,4471	\$81,327,868	\$47,236,205	\$34,091,663	26.5	13
Clothing & Clothing Accessories Stores	448	\$52,352,211	\$60,009,304	-\$7,657,093	-6.8	64
Clothing Stores	4481	\$38,195,970	\$45,820,562	-\$7,624,592	-9.1	51
Shoe Stores	4482	\$5,735,080	\$11,759,555	-\$6,024,475	-34.4	8
Jewelry, Luggage & Leather Goods Stores	4483	\$8,421,161	\$2,429,187	\$5,991,974	55.2	5
Sporting Goods, Hobby, Book & Music Stores	451	\$40,254,042	\$64,610,290	-\$24,356,248	-23.2	29
Sporting Goods/Hobby/Musical Instr Stores	4511	\$33,238,475	\$59,377,290	-\$26,138,815	-28.2	26
Book, Periodical & Music Stores	4512	\$7,015,567	\$5,233,000	\$1,782,567	14.6	3
General Merchandise Stores	452	\$217,483,609	\$406,123,187	-\$188,639,578	-30.2	17
Department Stores Excluding Leased Depts.	4521	\$160,665,574	\$224,235,845	-\$63,570,271	-16.5	11
Other General Merchandise Stores	4529	\$56,818,035	\$181,887,342	-\$125,069,307	-52.4	6
Miscellaneous Store Retailers	453	\$58,123,198	\$59,376,091	-\$1,252,893	-1.1	50
Florists	4531	\$1,493,259	\$1,472,201	\$21,058	0.7	4
Office Supplies, Stationery & Gift Stores	4532	\$11,727,704	\$6,560,084	\$5,167,620	28.3	13
Used Merchandise Stores	4533	\$4,609,497	\$562,890	\$4,046,607	78.2	2
Other Miscellaneous Store Retailers	4539	\$40,292,738	\$50,780,915	-\$10,488,177	-11.5	30
Nonstore Retailers	454	\$17,837,137	\$5,031,298	\$12,805,839	56.0	4
Electronic Shopping & Mail-Order Houses	4541	\$15,998,972	\$4,611,407	\$11,387,565	55.3	2
Vending Machine Operators	4542	\$411,380	\$0	\$411,380	100.0	0
Direct Selling Establishments	4543	\$1,426,785	\$419,891	\$1,006,894	54.5	2
Food Services & Drinking Places	722	\$124,273,828	\$87,366,067	\$36,907,761	17.4	128
Full-Service Restaurants	7221	\$65,634,785	\$38,126,173	\$27,508,612	26.5	67
Limited-Service Eating Places	7222	\$49,804,222	\$48,704,018	\$1,100,204	1.1	58
Special Food Services	7223	\$3,177,856	\$0	\$3,177,856	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$5,656,966	\$535,876	\$5,121,090	82.7	3

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

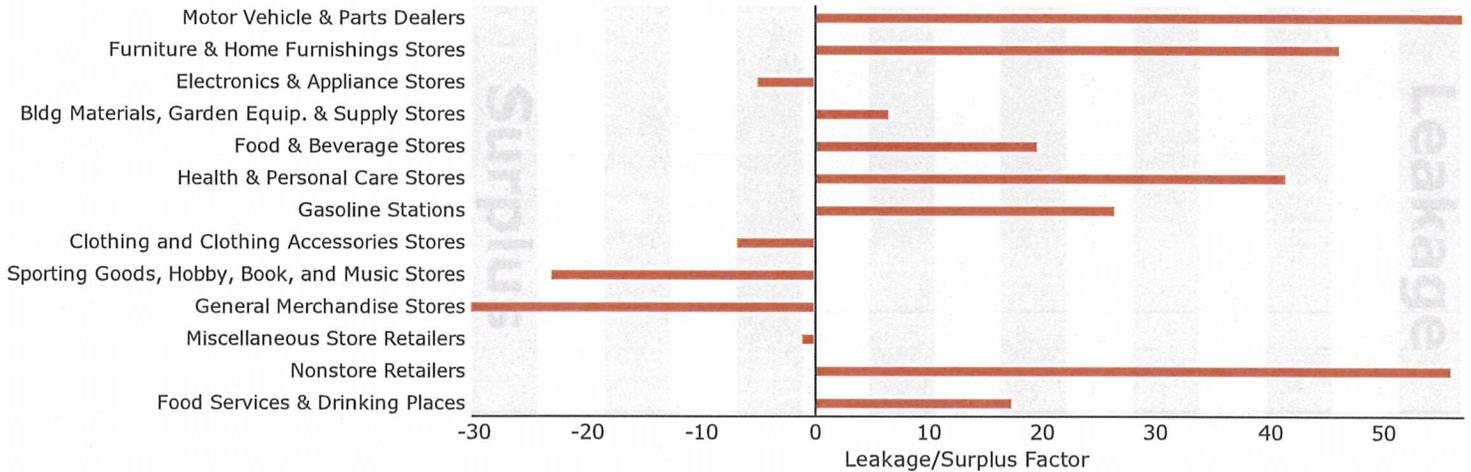
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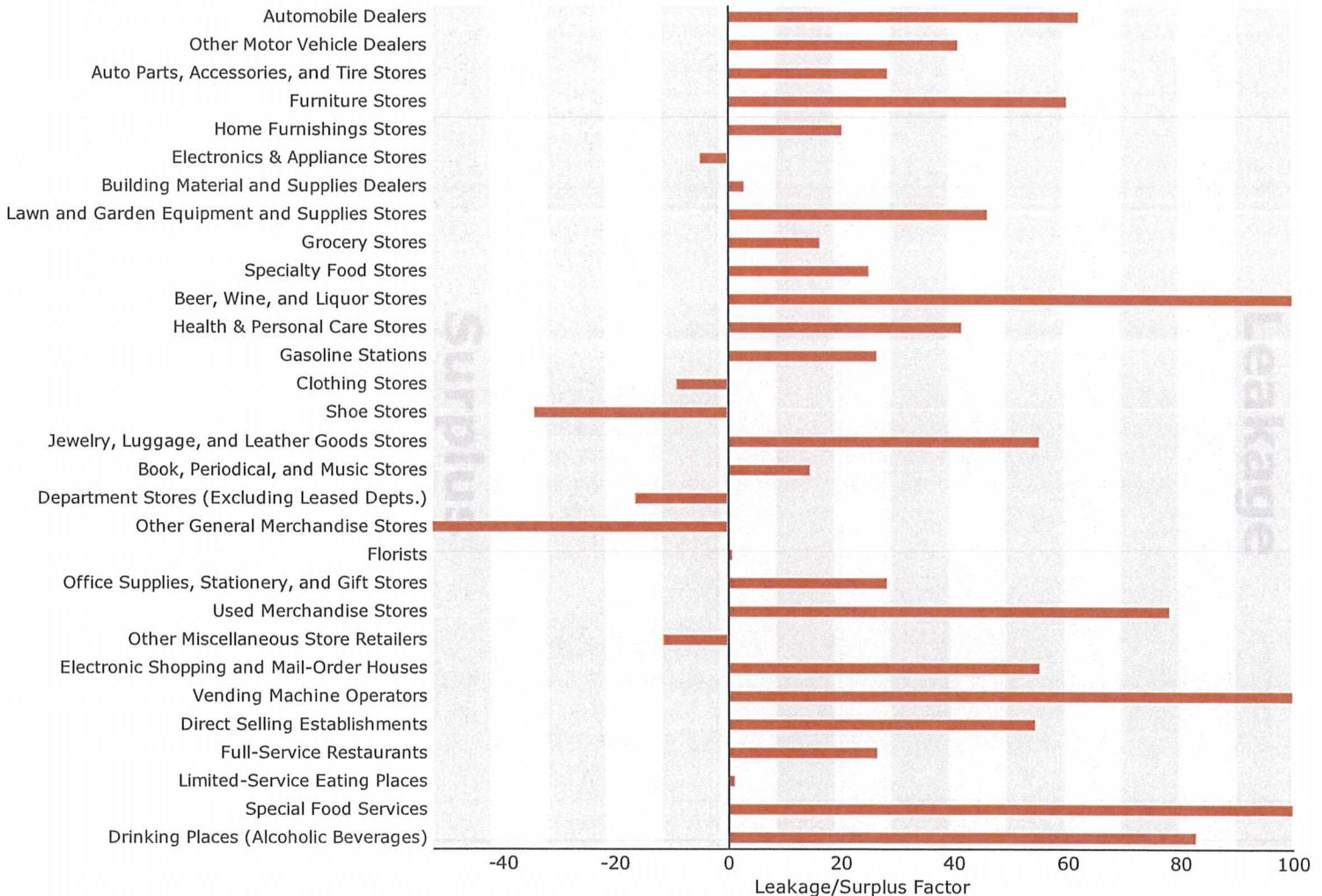
possible retail site  
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 Ring: 5 mile radius

Prepared by Es  
 Latitude: 40.3877  
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## Leakage/Surplus Factor by Industry Subsector

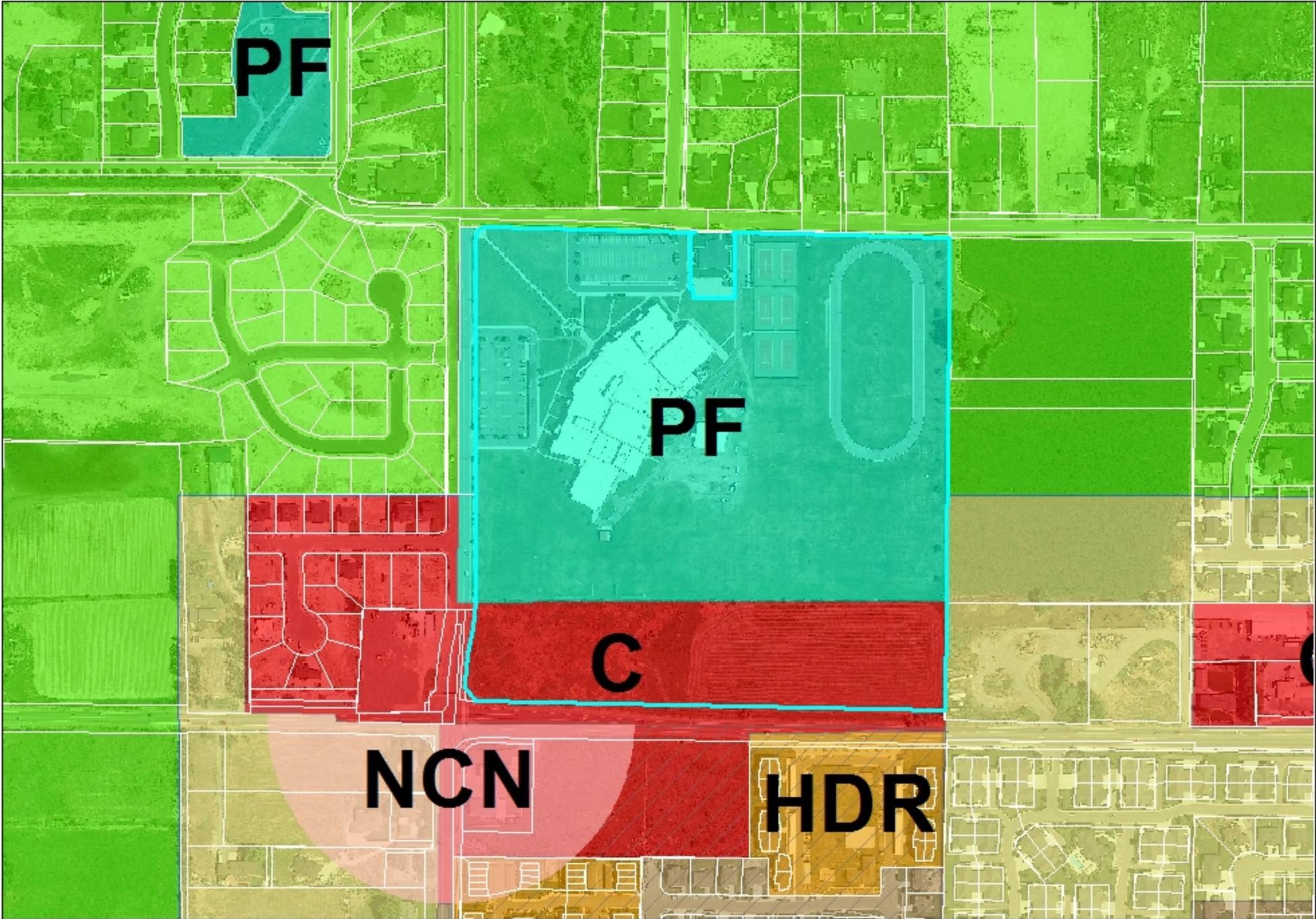


## Leakage/Surplus Factor by Industry Group



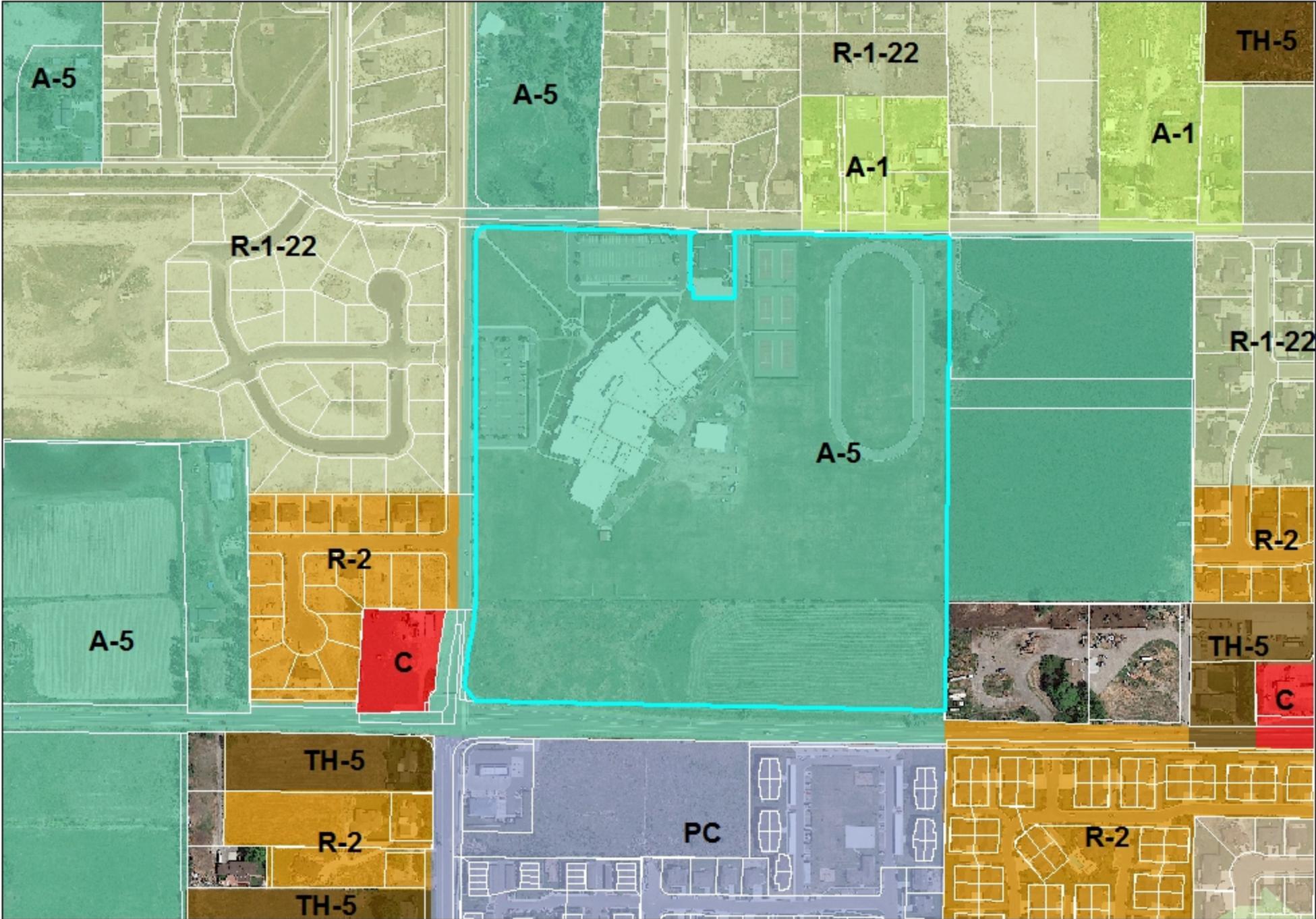
**Lehi Gateway/Edge Land GPA**

**General Plan**



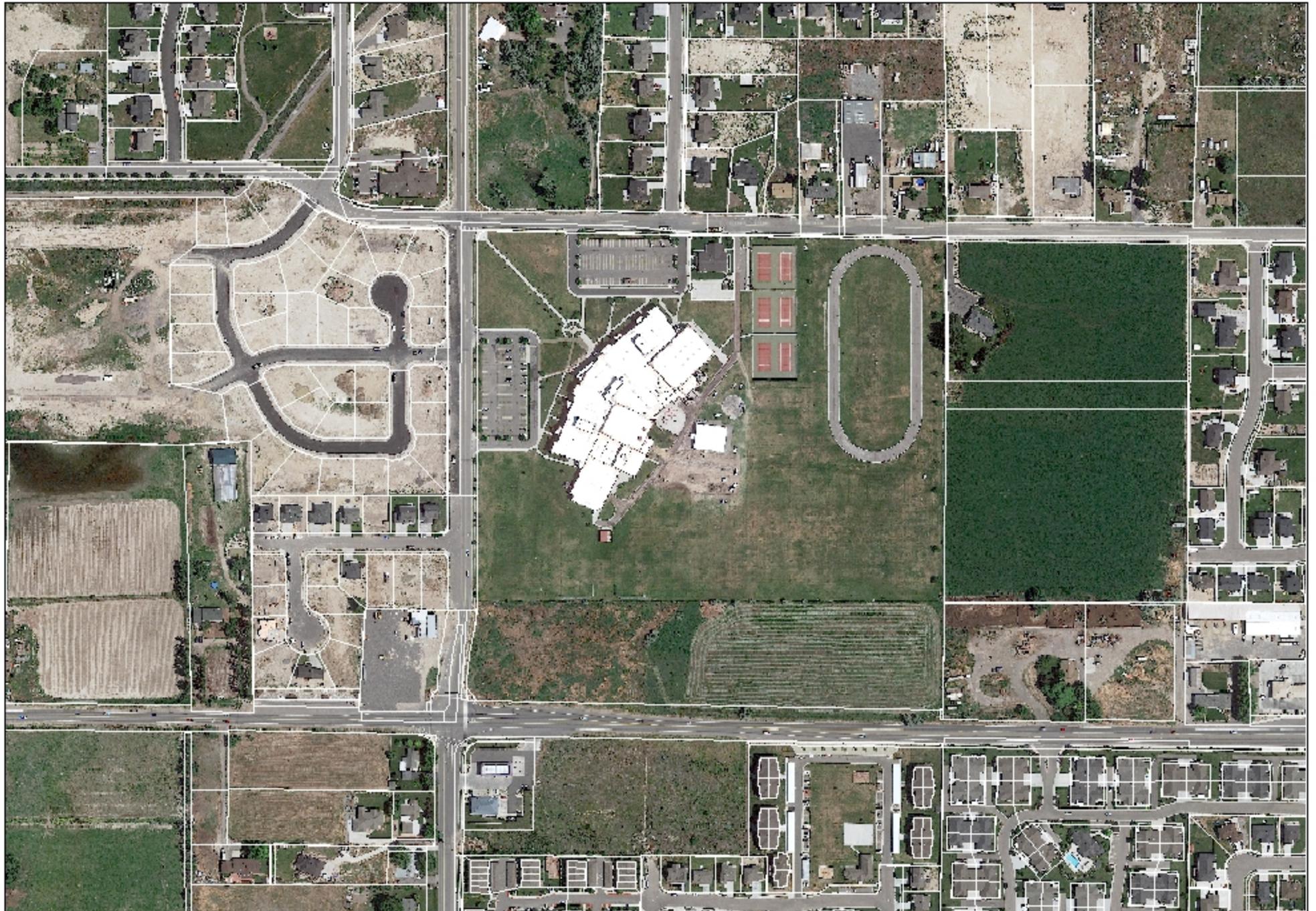
# Lehi Gateway/Edge Land GPA

## Zoning



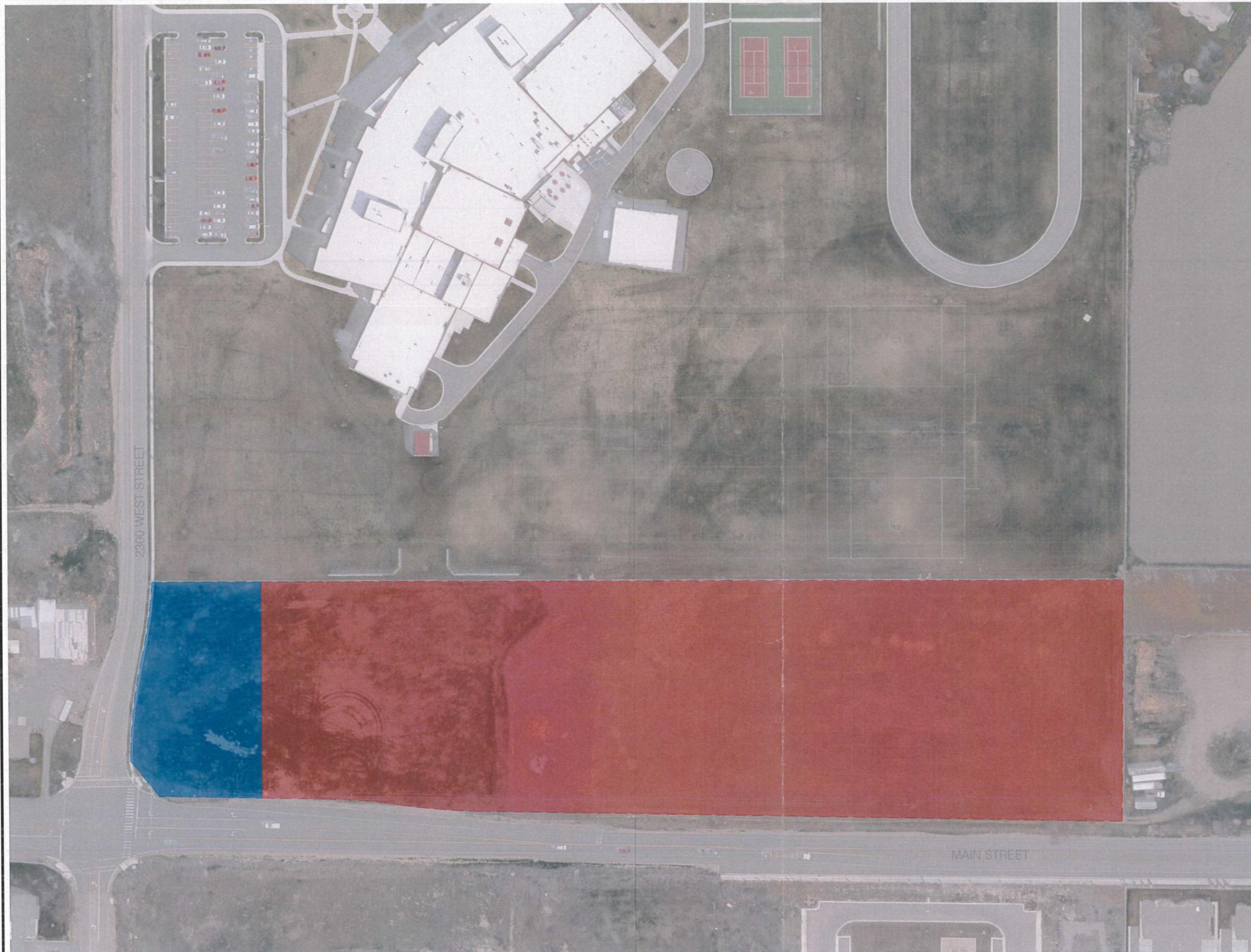
# Lehi Gateway/Edge Land GPA

Aerial



DEVELOPER/OWNER: EDGE HOMES  
 CONTACT: JARAN NICHOLLS  
 TELEPHONE: 801-814-7044  
 EMAIL: JNICHOLLS@EDGEHOMES.COM

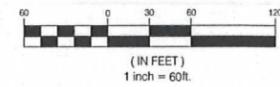
# WILLOWCREEK SUBDIVISION



VICINITY MAP  
N.T.S



GRAPHIC SCALE



LEGEND

- HIGH DENSITY RESIDENTIAL  
14.3 UNITS/ACRE  
AREA=7.89 ACRES
- COMMERCIAL  
AREA=1.03 ACRES

NO.	DATE	DESCRIPTION



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PROJECT NO. 1510174

AERIAL VIEW

AEV.01  
1 OF 1