

CASTLE VALLEY RANCH MULTIFAMILY SKETCH PLAN APPLICATION (UPDATE)



DHM DESIGN

Land+Shelter
ARCHITECTURE AND PLANNING





Previous Site Plan

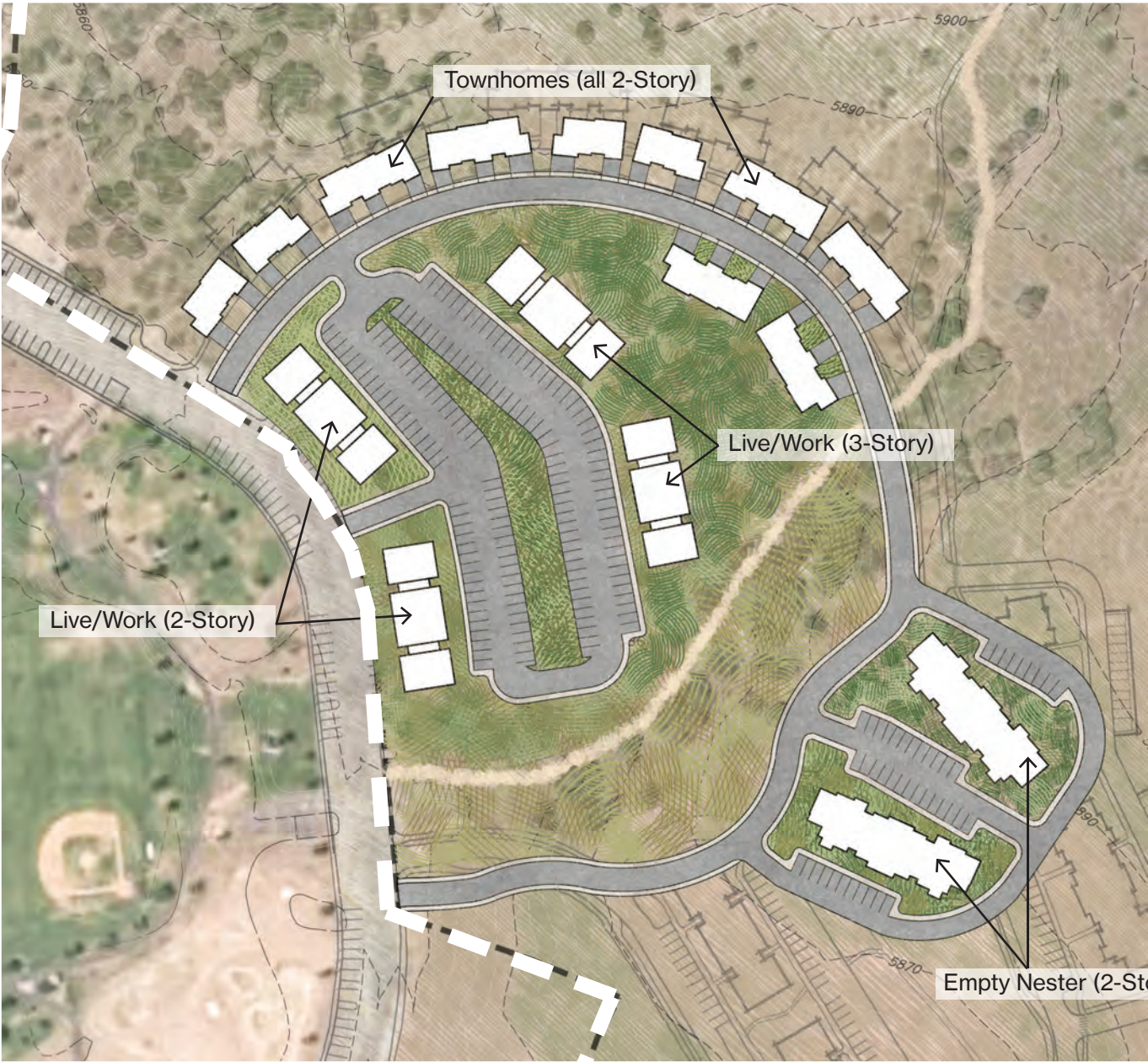


Current Site Plan



Site Plan Adjustments

- Compacted overall layout
- Shortened loop road (Town ROW)
- Eliminated 1 Live/Work building, converted 2 to 3-story Live/Work buildings
- Townhouse buildings more condensed and shorter sets of units
- Increased area of open space



Illustrative Site Plan Update

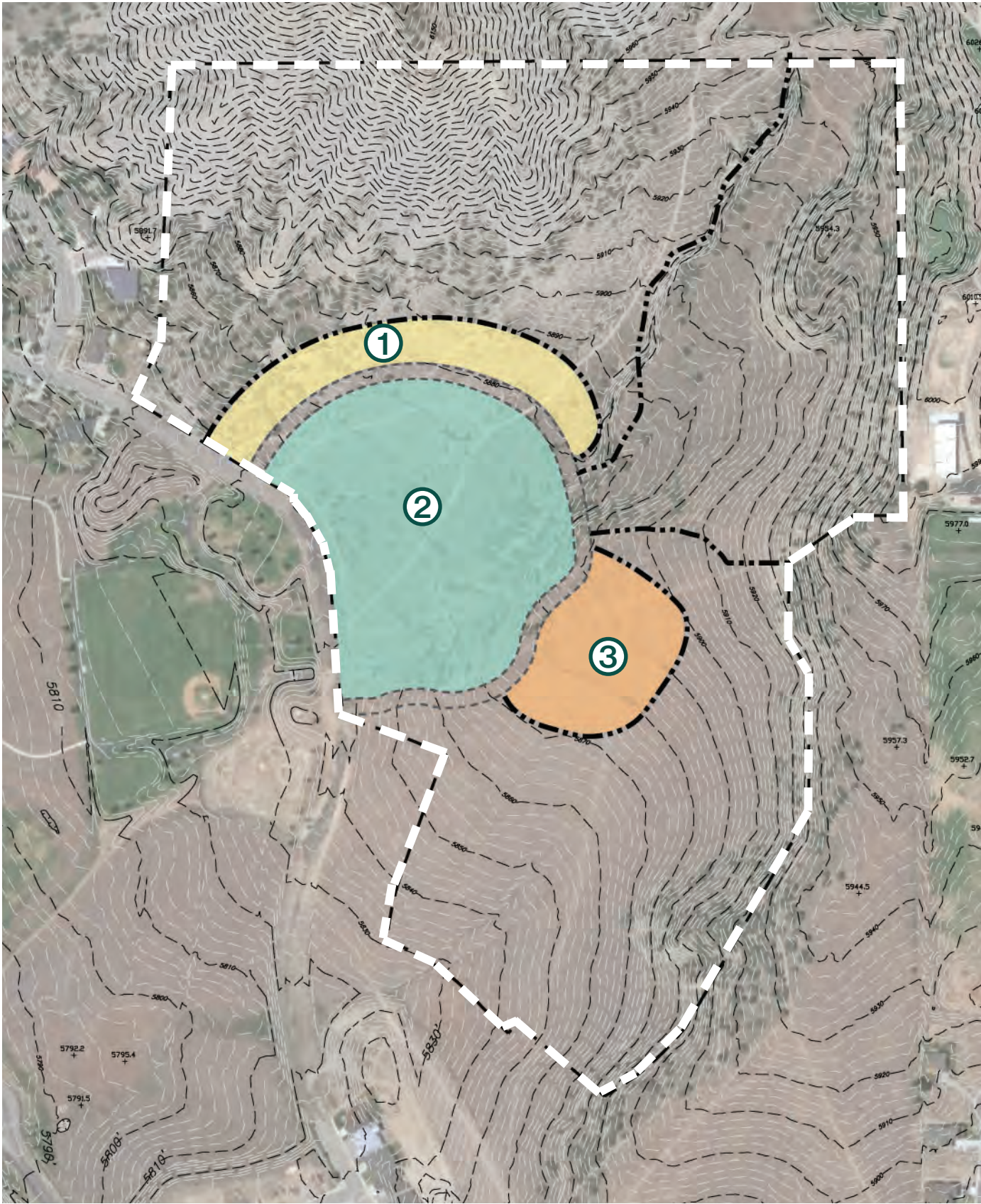


required	proposed
'general parking'	
buildings 1-4 units = 2 spaces/du buildings 5+ units = 1.5 spaces/du required total: 208 spaces *per code 17.104.100*	proposed: 228 spaces (36 garage + 156 off-street + 36 driveway)
'seasonal + recreational vehicle parking' (1) space for every 5 units of 5-plex or greater required: 21 *per code 17.104.100*	proposed: 25
TOTAL REQUIRED SPACES: 229	TOTAL PROPOSED SPACES: 253 *additional on-street parking provided in parallel parking lane of ROW

N Wildhorse Parking:

Existing Perpendicular Parking at Vix Park (estimated): 67 spaces
Proposed Paved Perpendicular Parking at Vix Park: 75-80 spaces

Site Plan - Parking Update



DENSITY AND AVERAGE LOT SIZE PER UNIT = after removing dedicated open space, ROW, and seller retained parcel, the development area is broken into four parcels (1-4); parcel 4 remains as private open space for screening/buffering, landform, and trail access. Density is calculated per individual parcel.

2,200 SF lot area per unit (19.8 du/ac) max density
(per CVR MF-1 Zone District)

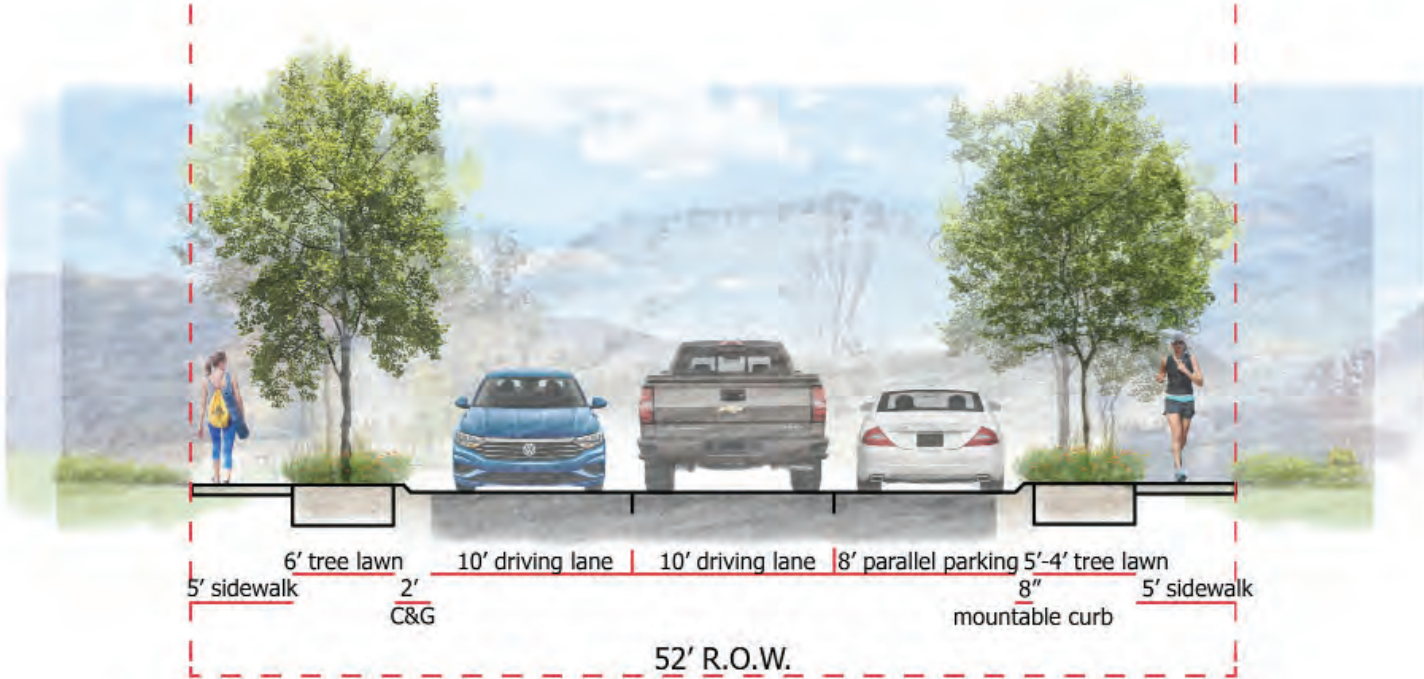
PARCEL	AREA (in s.f.)	# OF UNITS	DENSITY (lot size per unit)
1	97,165 SF	20	4,860
2	324,335 SF	86	3,770
3	83,410 SF	12	6,950

Density Calculations

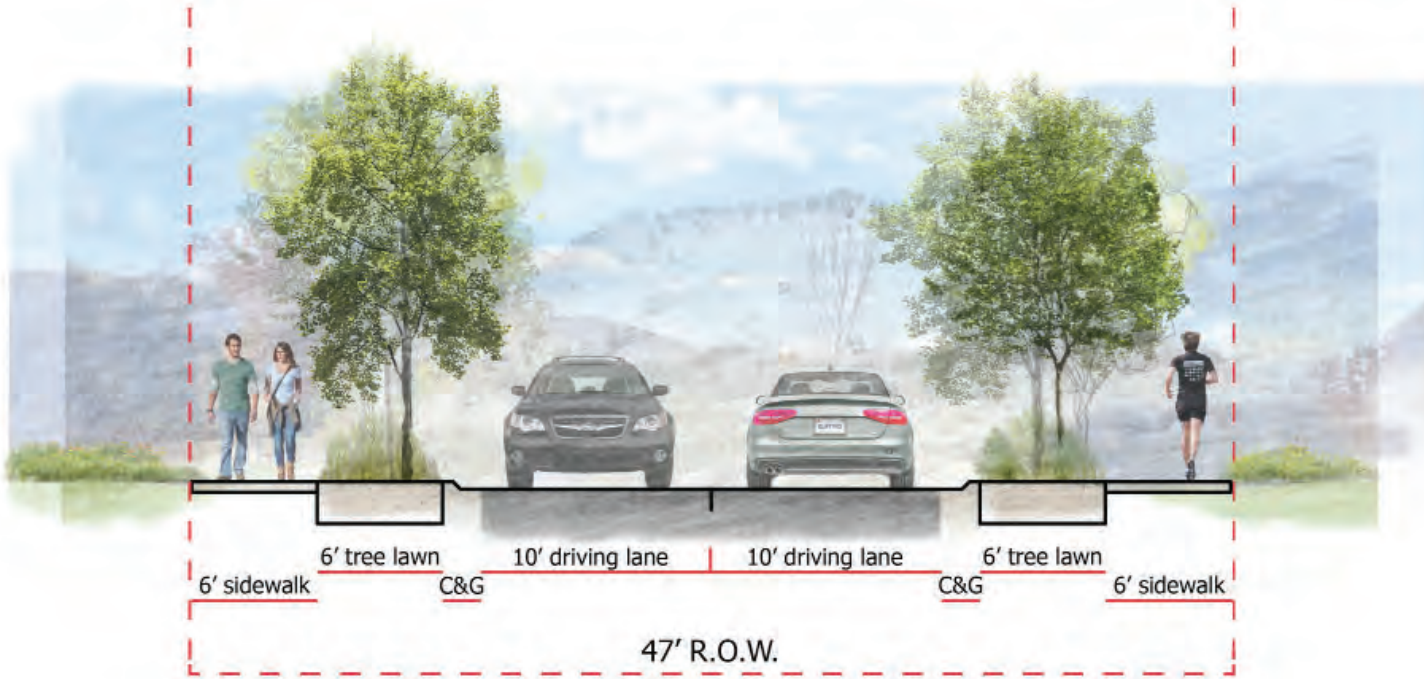


Parallel Parking Capacity: 35-40 spaces

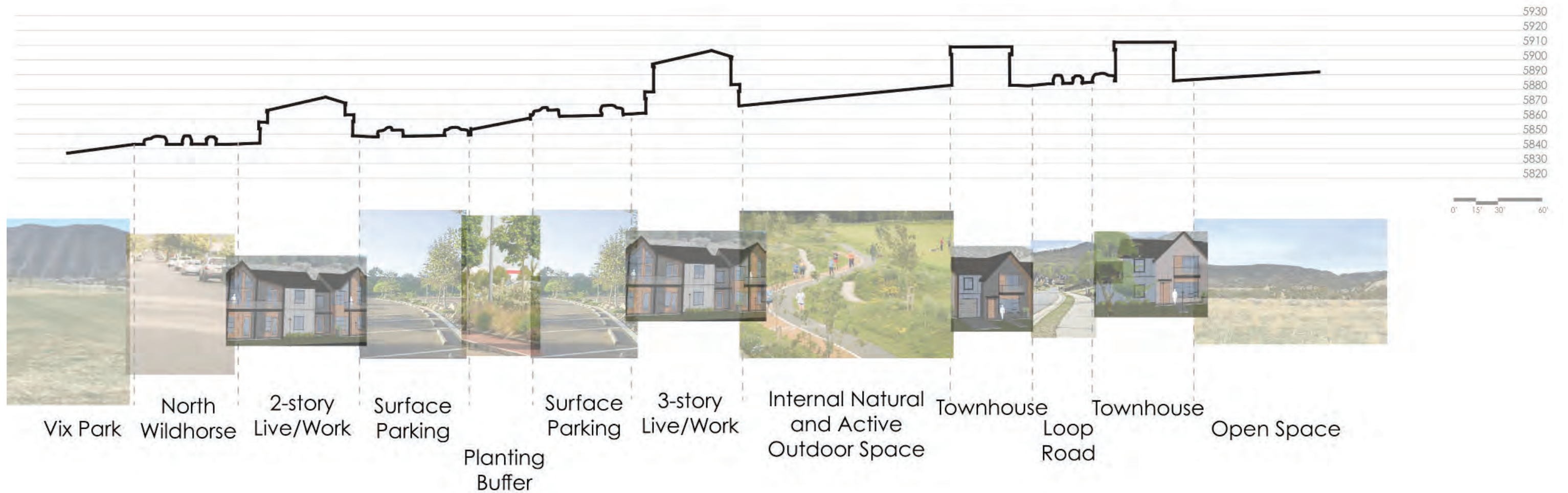
Parallel Parking ROW



No Parking Needed ROW



Loop Road ROW Update



Site Section



Viewshed from Roundabout