NARRATIVE
PROPOSED CLIFFROSE SUBDIVISION
PRELIMINARY PLAN REVIEW

APR [illegible] 2014

Introduction

This narrative is intended to support and explicate a Preliminary Plan application for the proposed Cliffrose Subdivision property located in Ivins, Utah. The subject property is located at approximately 400 South, between 400 West and 600 West Streets. The property is bounded on the south by 400 South Street, and on the north by residential developed and undeveloped property. The legal description of the property is as follows:

> A Tract of Land located in the Northwest 1/4 of Section 6, Township 42 South, Range 16 West, Salt Lake Base and Meridian, described as:
>
> All of Lots 1 and 2, Block 17, St. George and Santa Clara bench irrigation company survey, in Section 6, Township 42 south, Range 16 west, SLB&M.
>
> Contains: 20.56 Acres

The Cliffrose Subdivision previously received zone change approval to RE-12.5 from Ivins City Council on January 2, 2014. A Concept Plan was previously presented to the Ivins City Planning Commission and City Council.

The Preliminary Plan application presented concurrently with this narrative is the result of our review of an exhaustive analysis of the development feasibility of the subject property.

Proposed Preliminary Plan

The proposed Preliminary Plan incorporates the provisions of the Subdivision Enhancement Overlay zone into the proposed design elements. Specifically, site design incorporates elements of connectivity, attractive streetscapes, consistency in architectural design and color, while maintaining a low-speed residential street configuration. The proposed street layout is conducive to providing a semi-secluded neighborhood, while maintaining easily accessible access to adjacent collector roads, and to other neighborhoods.

The Cliffrose development is uniquely bordered on three sides by Major Collector designated public roadways, 400 West, 400 South and 600 West. While the construction of roadway improvements within these three Major Collector rights-of-way poses a significant financial burden on the overall development, the construction of significant public trails and landscape improvements within the rights-of-way, in excess of the City minimum standards, will provide a unique, and appealing frontage to the development. The extensive landscaping features and trails will not only be of benefit to the future Cliffrose property owners, but will also provide significant accessibility and aesthetic benefits to the surrounding neighborhoods.

The underlying zoning of the site is RE-12.5. Under the Subdivision Enhancement Overlay, the base unit density for the 20.56 acres site, assuming 10 percent open space, is as follows:

Base Density = 0.8 x (20.56 Ac.) x (43560 sf/ac)/12,500 sf/du) = 57 du

Density incentives, in addition to the Base Density, are defined in the Ivins City Zoning Ordinance, Sections 705-10, 11, 12, 13, and 14. In accordance with said zoning ordinance, we propose the following density incentives relative to the proposed Preliminary Plan:

1. Improvements and Enhancements to Open Space Areas:

In order to achieve the Base Density, the proposed Preliminary Plan incorporates 10 percent net area, or 2.05 Acres of open space area adjacent to and parallel with the surrounding Major Collector roadways. The landscaped areas illustrated on the Preliminary Plan include 10 percent landscaped open space areas in excess of the minimum right-of-way (including landscape strip) required by the City for Major Collector roadways.

2. Consistency in Design Elements:

It is the intent of the Developer to incorporate a consistent design theme in the proposed subdivision. This would include unified architectural building styles, consistency in building materials, colors, heights, type and quality of all residential units. A few examples of architectural styles anticipated within the Cliffrose subdivision are attached herewith.

External building materials will consist of synthetic stucco, with limited cultured stone accents on the front elevation, and concrete roof tiles, all of which will blend with the surrounding natural desert environment. The floor plan square footage will range from a minimum of 1,200 square feet to approximately 3,200 square feet. Primary residence construction will be single and two-story structures, and shall not exceed 25 ft. in height. Two-story structures will incorporate hip roofs only. All exterior lighting will be shielded and low level.

3. Convenience in Layout, Variety of Lot Sizes, and Unique Subdivision Features:

Access to public trail facilities, the construction of significant off-site Major Collector roadways and associated drainage and utility infrastructure, provision for round-a-bout construction at the intersection of 400 South and 600 West Streets, and the installation of extensive landscaping on three sides of the project all contribute to the uniqueness of the subdivision.

In addition, full front yard landscaping will provide uniqueness in design and appeal to the subdivision. Ample connectivity within and without the subdivision contributes to a convenience of layout. The proposed subdivision includes a large variety of lot sizes ranging from 7,500 square feet, to lots in excess of 14,000 square feet. The significant variety of lot sizes allows for the construction and pricing of residential units that will appeal to wide variety of home buyers.

Based upon the criteria discussed in the preceding paragraphs, it is our opinion that the proposed Preliminary Plan meets the Subdivision Enhancement Overlay criteria for a 15 percent increase in density. Based upon said criteria, the total site density would be as follows:

Total Site Density = 57 du x 1.15 = 65 du

Lot, Yard and Building Standards:

Lot width, depth, and frontage shall be as shown on the Cliffrose Preliminary Plan. Minimum setbacks shall be as follows:

- Front Yard Setback: 25 feet to any garage, 20 feet to any Living Space
- Rear Yard Setback: 10 feet
- Side Yard Setback: 8 and 10 feet from side lot line, 20 feet on Corner Side
- Accessory Buildings: No amending regulations proposed

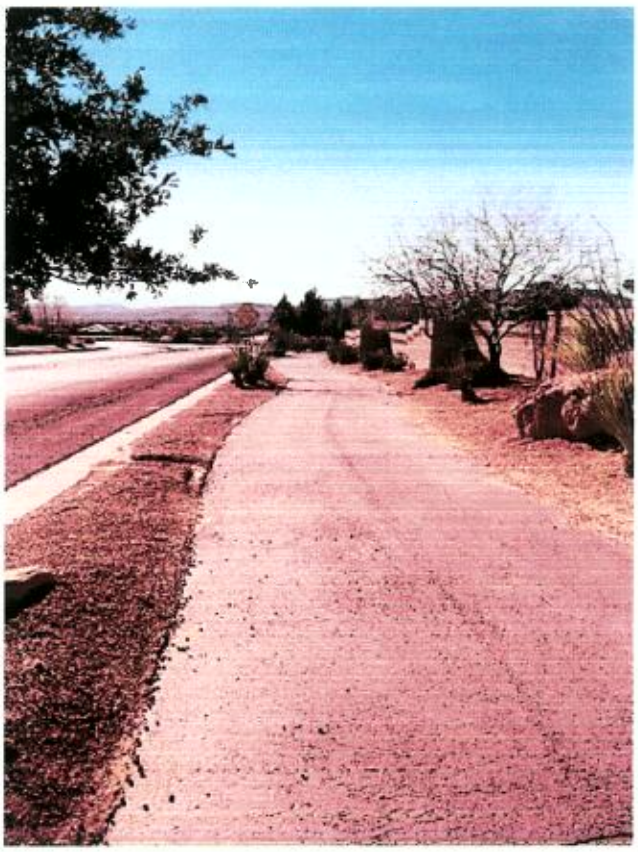
All requirements for primary and accessory buildings, as provided by the underlying zone, including building height, shall be met.

Additional Design Features:

All roadways within the proposed Cliffrose subdivision are proposed as public streets. A 38 feet wide public street with a 5-feet wide sidewalk on one side is proposed for all interior roadways meeting the required traffic volume standards. A 43 feet wide public street with 5-feet wide sidewalks on both sides is proposed for all interior roadways exceeding the required maximum traffic volume standards for the 38-feet residential roadway section. Exterior road construction, including 1/2 street improvements on 400 West, 400 South, and 600 West Streets will be in conformance with Ivins City Standards for Major Collector roadways with curb and gutter improvements.

Due to adverse drainage conditions that currently exist near the intersection of 400 West and 400 South, the developer is in agreement with staff to relocate a portion of the centerline of 400 South approximately 10.5 feet northward from the current centerline. This will allow for an improvement to the vertical alignment of 400 South Street to alleviate some of the adverse drainage conditions.

The project is proposed to be constructed in three (3) phases, as illustrated on the Preliminary Plan. Construction will proceed generally from 400 West Street, westerly through project completion.



Landscape with trail corridor.



Typical landscape.



Typical Architecture.