Comparative Analysis for Ordinance 2019-08 Multi-Family Density Allowances

In early January 2019 an application for a concept plan was submitted for the proposed development of 156 townhome units on the 10.2635 acre parcel at the southeast corner of S Main Street and E 800 South. The parcel is currently zoned RM with a small strip on the easternmost portion of the property zoned R-2-6 as a buffer for the existing single family homes to the east. The application was not taken further than the concept plan however the site is being used as a comparison for the proposed zoning text amendments changing the method of calculating densities for multi-family development in Ordinance 2019-08. The site description and density comparisons for the existing code provisions and the proposed amendments are shown below. Additionally the Red Mountain Vistas Townhomes development that is nearing completion has been calculated using both density methods and is included as another example for comparison. Site plans for both projects are included for review.

Subject Site: APN I-6-2-8-4440 SE Corner of S Main Street and E 800 South

Total Acres: 10.2635 ac. Gross – 9.4763 ac. Net

Total Area in Square Feet: 447,078 sq. ft. Gross – 412,788 sq. ft. Net

Proposed density for The Crossings at Red Desert Estates Concept Plan:

156 units of two-story townhomes = 115,440 sq. ft. area coverage or 28% density

Allowed Lot Coverage and Density under existing code section 16.18.102

Base Density at 15 units per acre x 9.5 acres = 143 units

Maximum density with bonus at 30 units per acre = 285 units

Allowed Lot Coverage and Density under proposed new Ordinance 2019-08

Base Density at 15% area density coverage x 412,788 sq. ft. = 61,918 sq. ft. coverage

Maximum density with bonus at 25% area density coverage x 412,788 = 103,197 sq. ft. coverage

Red Mountain Vistas Townhomes: APN I-SB-56=A S 300 West and Highway 91

Total acres: 7.95 = 346,495 q. ft.

72 units of 2 story townhomes

Building area coverage = 83,880 sq. ft.

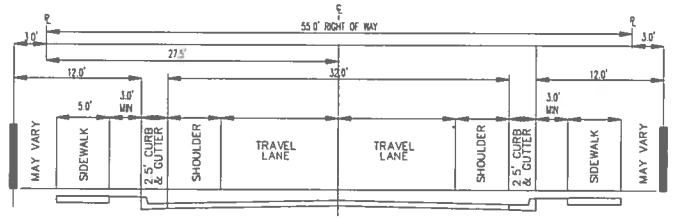
Base Density at 15 units per acre x 7.95 acres = 119 units

Maximum density with bonus at 30 units per acre = 238 units

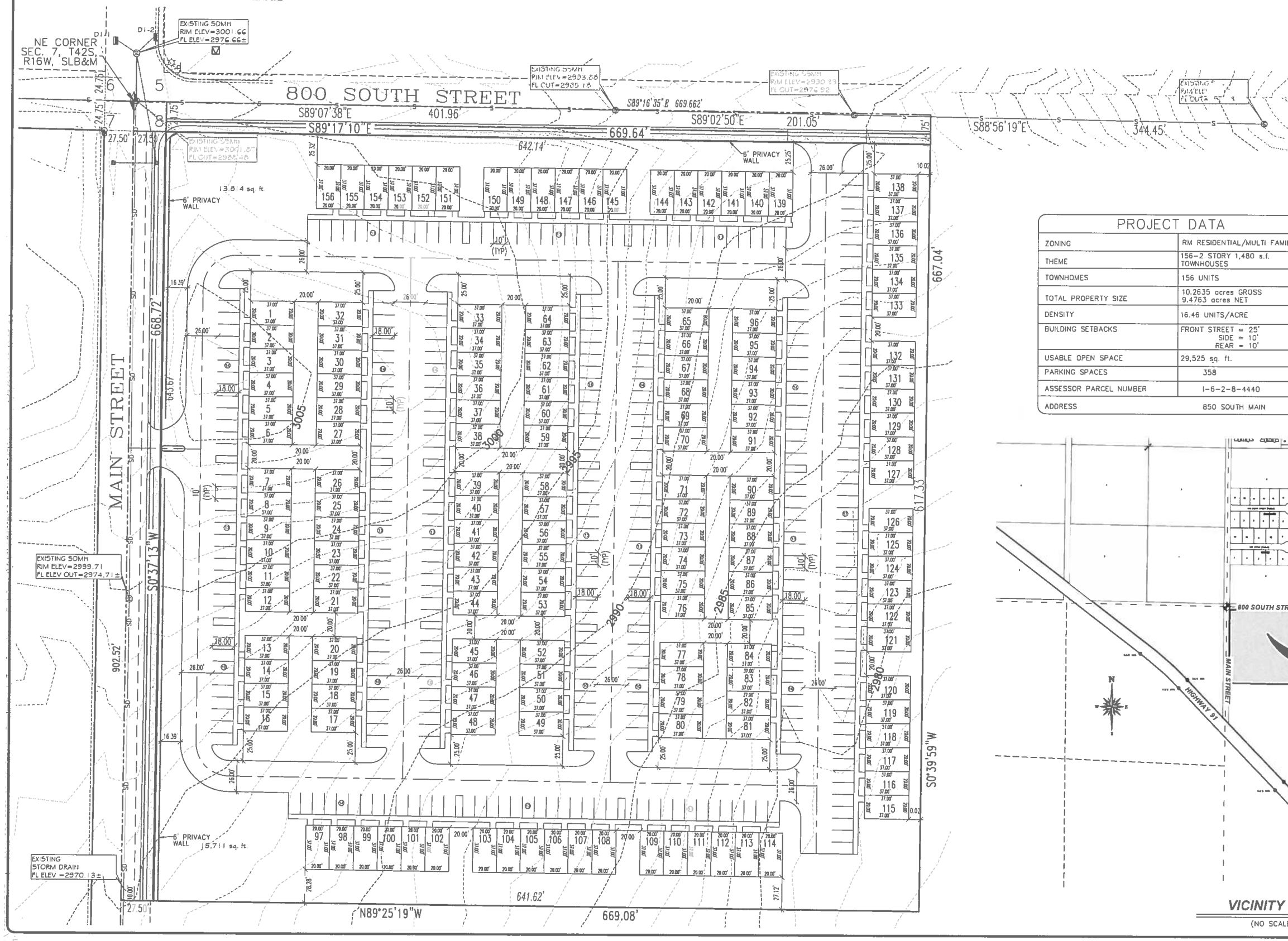
Base Density at 15% area density coverage x 346,495 sq. ft. = 51,975 sq. ft. coverage

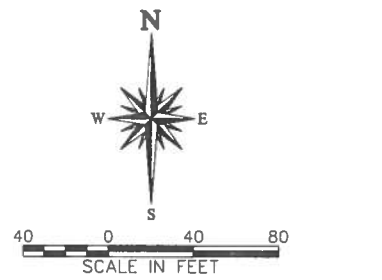
Maximum density with bonus at 25% area density coverage x 346,495 = 86,624 sq. ft. coverage

THE CROSSINGS AT RED DESERT ESTATES



RESIDENTIAL COLLECTOR
NOT TO SCALE





LEGEND

- SUBJECT PARCEL BOUNDARY
- ADJACENT PROPERTY LINE
- SECTION LINE
- CENTERLINE
- SD — EXIST. STORM DRAIN
- W — EXIST. WATERLINE
- S — EXIST. SEWER
- X — EXIST. FENCE
- OHP — EXIST. OVERHEAD POWER
- EXIST. PHONE
- EXIST. SEWER MANHOLE
- EXIST. STORMDRAIN MANHOLE
- SECTION CORNER
- FOUND R/C (OR AS NOTED)

PROJECT DATA

ZONING	RM RESIDENTIAL/MULTI FAMILY
THEME	156-2 STORY 1,480 s.f. TOWNHOUSES
TOWNHOMES	156 UNITS
TOTAL PROPERTY SIZE	10.2635 acres GROSS 9.4763 acres NET
DENSITY	16.46 UNITS/ACRE
BUILDING SETBACKS	FRONT STREET = 25' SIDE = 10' REAR = 10'
USABLE OPEN SPACE	29,525 sq. ft.
PARKING SPACES	358
ASSESSOR PARCEL NUMBER	I-6-2-8-4440
ADDRESS	850 SOUTH MAIN

CONTACT INFORMATION

OWNER: V.E. MANAGEMENT & INVESTMENT
DEVELOPER: SUPERIOR DEVELOPMENT
1240 EAST 100 SOUTH #12
ST. GEORGE, UTAH 84770
CONTACT: THOMAS AHEY
702-280-5957

VICINITY MAP
(NO SCALE)

REVISIONS

NO.	DESCRIPTION	DATE	BY

BROWN CONSULTING ENGINEERS, P.C.
CIVIL ENGINEERING-LAND SURVEYING-LAND PLANNING
163 WEST 1600 SOUTH, UNIT 5
ST. GEORGE, UTAH 84770
(435) 628-4700 FAX (435) 628-4725

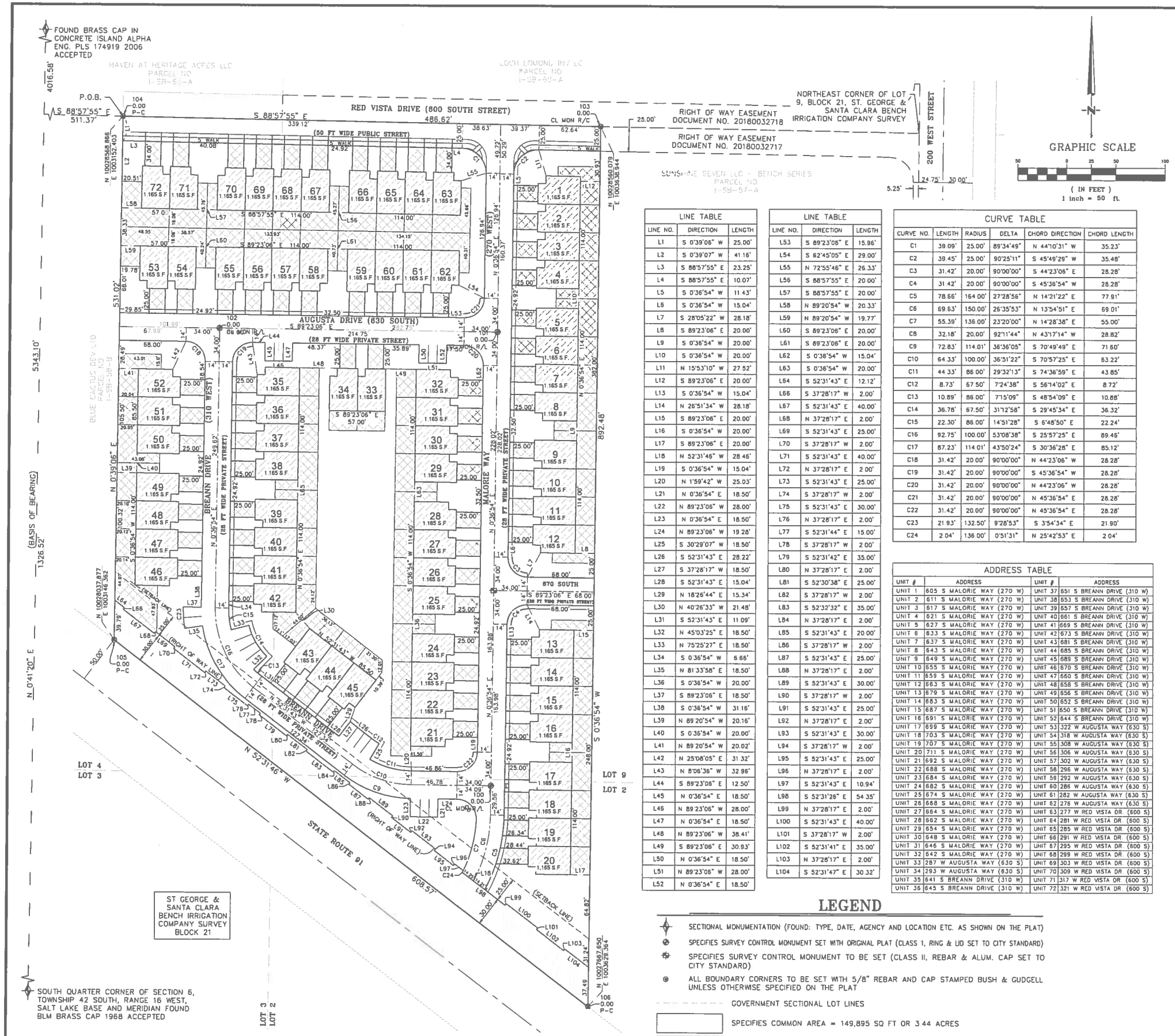
CONCEPT PLAN 2
FOR
THE CROSSINGS AT RED DESERT ESTATES
LOCATED IN THE NW 1/4, SECTION 7, T42S, R16W, S.L.B.&M.
IVINS, UTAH

PRELIMINARY FOR REVIEW ONLY 1-7-19

CHECKED BY : MB
DRAWN BY : SWB
DATE : MARCH 2017
JOB NO. : 19-98

SCALE : 1"=40'

SHEET NO. : CONCEPT



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S 0°39'06" W	25.00'
L2	S 0°39'07" W	41.16'
L3	S 88°57'55" E	23.25'
L4	S 88°57'55" E	10.07'
L5	S 0°36'54" W	11.43'
L6	S 0°36'54" W	15.04'
L7	S 28°05'22" W	28.18'
L8	S 89°23'06" E	20.00'
L9	S 0°36'54" W	20.00'
L10	S 0°36'54" W	20.00'
L11	N 15°53'10" W	27.52'
L12	S 89°23'06" E	20.00'
L13	S 0°36'54" W	15.04'
L14	N 26°51'34" W	28.18'
L15	S 89°23'06" E	20.00'
L16	S 0°36'54" W	20.00'
L17	S 89°23'06" E	20.00'
L18	N 52°31'46" W	28.46'
L19	S 0°36'54" W	15.04'
L20	N 1°59'42" W	25.03'
L21	N 0°36'54" E	18.50'
L22	N 89°23'06" W	28.00'
L23	N 0°36'54" E	18.50'
L24	N 89°23'06" W	19.28'
L25	S 30°29'07" W	18.50'
L26	S 52°31'43" E	28.22'
L27	S 37°28'17" W	18.50'
L28	S 52°31'43" E	15.04'
L29	N 18°26'44" E	15.34'
L30	N 40°26'33" W	21.48'
L31	S 52°31'43" E	11.09'
L32	N 45°03'25" E	18.50'
L33	N 75°25'27" E	18.50'
L34	S 0°36'54" W	6.66'
L35	N 81°33'58" E	18.50'
L36	S 0°36'54" W	20.00'
L37	S 89°23'06" E	18.50'
L38	S 0°36'54" W	31.16'
L39	N 89°20'54" W	20.16'
L40	S 0°36'54" W	20.00'
L41	N 89°20'54" W	20.02'
L42	N 25°08'05" E	31.32'
L43	N 8°06'36" W	32.96'
L44	S 89°23'06" E	12.50'
L45	N 0°36'54" E	18.50'
L46	N 89°23'06" W	28.00'
L47	N 0°36'54" E	18.50'
L48	N 89°23'06" W	38.41'
L49	S 89°23'06" E	30.93'
L50	N 0°36'54" E	18.50'
L51	N 89°23'06" W	28.00'
L52	N 0°36'54" E	18.50'

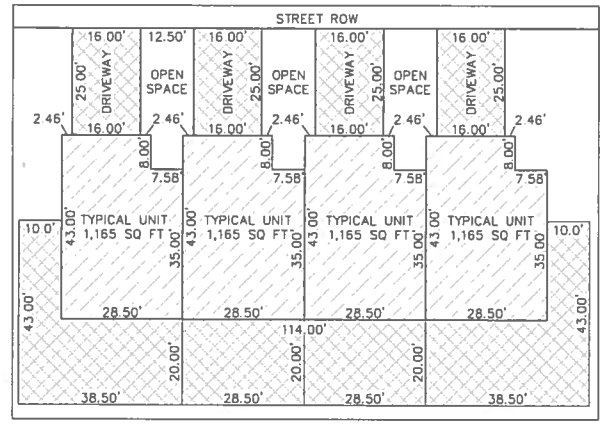
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L53	S 89°23'06" E	15.96'
L54	S 62°45'05" E	29.00'
L55	N 72°55'46" E	26.33'
L56	S 88°57'55" E	20.00'
L57	S 88°57'55" E	20.00'
L58	N 89°20'54" W	20.33'
L59	N 89°20'54" W	19.77'
L60	S 89°23'06" E	20.00'
L61	S 89°23'06" E	20.00'
L62	S 0°36'54" W	15.04'
L63	S 0°36'54" W	20.00'
L64	S 52°31'43" E	12.12'
L65	S 37°28'17" W	2.00'
L67	S 52°31'43" E	40.00'
L68	N 37°28'17" E	2.00'
L69	S 52°31'43" E	25.00'
L70	S 37°28'17" W	2.00'
L71	S 52°31'43" E	40.00'
L72	N 37°28'17" E	2.00'
L73	S 52°31'43" E	25.00'
L74	S 37°28'17" W	2.00'
L75	S 52°31'43" E	30.00'
L76	N 37°28'17" E	2.00'
L77	S 52°31'44" E	15.00'
L78	S 37°28'17" W	2.00'
L79	S 52°31'42" E	35.00'
L80	N 37°28'17" E	2.00'
L81	S 52°30'38" E	25.00'
L82	S 37°28'17" W	2.00'
L83	S 52°32'32" E	35.00'
L84	N 37°28'17" E	2.00'
L85	S 52°31'43" E	20.00'
L86	S 37°28'17" W	2.00'
L87	S 52°31'43" E	25.00'
L88	N 37°28'17" E	2.00'
L89	S 52°31'43" E	30.00'
L90	S 37°28'17" W	2.00'
L91	S 52°31'43" E	25.00'
L92	N 37°28'17" E	2.00'
L93	S 52°31'43" E	30.00'
L94	S 37°28'17" W	2.00'
L95	S 52°31'43" E	25.00'
L96	N 37°28'17" E	2.00'
L97	S 52°31'43" E	10.94'
L98	S 52°31'26" E	54.35'
L99	N 37°28'17" E	2.00'
L100	S 52°31'43" E	40.00'
L101	S 37°28'17" W	2.00'
L102	S 52°31'41" E	35.00'
L103	N 37°28'17" E	2.00'
L104	S 52°31'47" E	30.32'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	39.09'	25.00'	89°34'49"	N 44°10'31" W	35.23'
C2	39.45'	25.00'	90°25'11"	S 45°49'29" W	35.48'
C3	31.42'	20.00'	90°00'00"	S 44°23'06" E	28.28'
C4	31.42'	20.00'	90°00'00"	S 45°36'54" W	28.28'
C5	78.66'	164.00'	27°28'56"	N 14°21'22" E	77.91'
C6	69.63'	150.00'	26°35'53"	N 13°54'51" E	69.01'
C7	55.39'	136.00'	23°20'00"	N 14°28'38" E	55.00'
C8	32.18'	20.00'	92°11'44"	N 43°17'14" W	28.82'
C9	72.83'	114.01'	36°36'05"	S 70°49'49" E	71.60'
C10	64.33'	100.00'	36°51'22"	S 70°57'25" E	63.22'
C11	44.33'	86.00'	29°32'13"	S 74°36'59" E	43.85'
C12	8.73'	67.50'	7°24'38"	S 56°14'02" E	8.72'
C13	10.89'	86.00'	7°15'09"	S 48°54'09" E	10.88'
C14	36.78'	67.50'	31°12'58"	S 29°45'34" E	36.32'
C15	22.30'	86.00'	14°51'28"	S 6°48'50" E	22.24'
C16	92.75'	100.00'	53°08'38"	S 25°57'25" E	89.46'
C17	87.23'	114.01'	43°50'24"	S 30°36'28" E	85.12'
C18	31.42'	20.00'	90°00'00"	N 44°23'06" W	28.28'
C19	31.42'	20.00'	90°00'00"	S 45°36'54" W	28.28'
C20	31.42'	20.00'	90°00'00"	N 44°23'06" W	28.28'
C21	31.42'	20.00'	90°00'00"	N 45°36'54" E	28.28'
C22	31.42'	20.00'	90°00'00"	N 45°36'54" E	28.28'
C23	21.93'	132.50'	9°28'53"	S 3°54'34" E	21.90'
C24	2.04'	136.00'	0°51'31"	N 25°42'53" E	2.04'

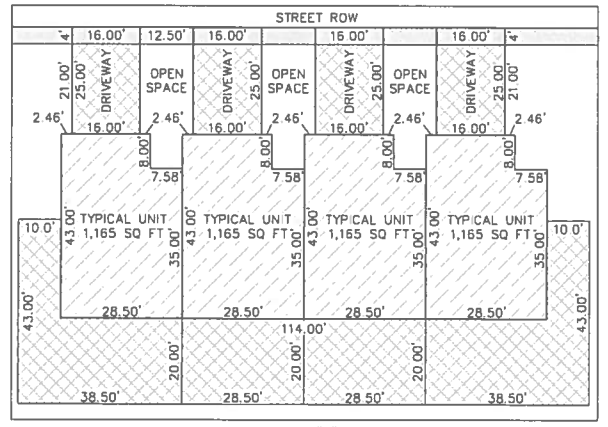
ADDRESS TABLE			
UNIT #	ADDRESS	UNIT #	ADDRESS
UNIT 1	605 S MALORIE WAY (270 W)	UNIT 37	651 S BREANN DRIVE (310 W)
UNIT 2	611 S MALORIE WAY (270 W)	UNIT 38	653 S BREANN DRIVE (310 W)
UNIT 3	617 S MALORIE WAY (270 W)	UNIT 39	657 S BREANN DRIVE (310 W)
UNIT 4	621 S MALORIE WAY (270 W)	UNIT 40	661 S BREANN DRIVE (310 W)
UNIT 5	627 S MALORIE WAY (270 W)	UNIT 41	669 S BREANN DRIVE (310 W)
UNIT 6	633 S MALORIE WAY (270 W)	UNIT 42	673 S BREANN DRIVE (310 W)
UNIT 7	637 S MALORIE WAY (270 W)	UNIT 43	681 S BREANN DRIVE (310 W)
UNIT 8	643 S MALORIE WAY (270 W)	UNIT 44	685 S BREANN DRIVE (310 W)
UNIT 9	649 S MALORIE WAY (270 W)	UNIT 45	689 S BREANN DRIVE (310 W)
UNIT 10	655 S MALORIE WAY (270 W)	UNIT 46	670 S BREANN DRIVE (310 W)
UNIT 11	659 S MALORIE WAY (270 W)	UNIT 47	660 S BREANN DRIVE (310 W)
UNIT 12	663 S MALORIE WAY (270 W)	UNIT 48	658 S BREANN DRIVE (310 W)
UNIT 13	679 S MALORIE WAY (270 W)	UNIT 49	656 S BREANN DRIVE (310 W)
UNIT 14	683 S MALORIE WAY (270 W)	UNIT 50	652 S BREANN DRIVE (310 W)
UNIT 15	687 S MALORIE WAY (270 W)	UNIT 51	650 S BREANN DRIVE (310 W)
UNIT 16	691 S MALORIE WAY (270 W)	UNIT 52	644 S BREANN DRIVE (310 W)
UNIT 17	699 S MALORIE WAY (270 W)	UNIT 53	322 W AUGUSTA WAY (630 S)
UNIT 18	703 S MALORIE WAY (270 W)	UNIT 54	318 W AUGUSTA WAY (630 S)
UNIT 19	707 S MALORIE WAY (270 W)	UNIT 55	308 W AUGUSTA WAY (630 S)
UNIT 20	711 S MALORIE WAY (270 W)	UNIT 56	306 W AUGUSTA WAY (630 S)
UNIT 21	692 S MALORIE WAY (270 W)	UNIT 57	302 W AUGUSTA WAY (630 S)
UNIT 22	688 S MALORIE WAY (270 W)	UNIT 58	296 W AUGUSTA WAY (630 S)
UNIT 23	684 S MALORIE WAY (270 W)	UNIT 59	292 W AUGUSTA WAY (630 S)
UNIT 24	682 S MALORIE WAY (270 W)	UNIT 60	286 W AUGUSTA WAY (630 S)
UNIT 25	674 S MALORIE WAY (270 W)	UNIT 61	282 W AUGUSTA WAY (630 S)
UNIT 26	668 S MALORIE WAY (270 W)	UNIT 62	276 W AUGUSTA WAY (630 S)
UNIT 27	664 S MALORIE WAY (270 W)	UNIT 63	277 W RED VISTA DR. (600 S)
UNIT 28	662 S MALORIE WAY (270 W)	UNIT 64	281 W RED VISTA DR. (600 S)
UNIT 29	654 S MALORIE WAY (270 W)	UNIT 65	285 W RED VISTA DR. (600 S)
UNIT 30	648 S MALORIE WAY (270 W)	UNIT 66	291 W RED VISTA DR. (600 S)
UNIT 31	646 S MALORIE WAY (270 W)	UNIT 67	295 W RED VISTA DR. (600 S)
UNIT 32	642 S MALORIE WAY (270 W)	UNIT 68	299 W RED VISTA DR. (600 S)
UNIT 33	287 W AUGUSTA WAY (630 S)	UNIT 69	303 W RED VISTA DR. (600 S)
UNIT 34	293 W AUGUSTA WAY (630 S)	UNIT 70	309 W RED VISTA DR. (600 S)
UNIT 35	641 S BREANN DRIVE (310 W)	UNIT 71	317 W RED VISTA DR. (600 S)
UNIT 36	645 S BREANN DRIVE (310 W)	UNIT 72	321 W RED VISTA DR. (600 S)

LEGEND

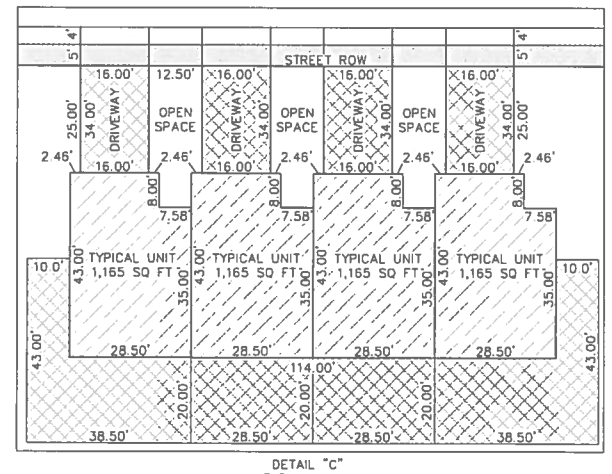
- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT)
- SPECIFIES SURVEY CONTROL MONUMENT SET WITH ORIGINAL PLAT (CLASS I, RING & LID SET TO CITY STANDARD)
- SPECIFIES SURVEY CONTROL MONUMENT TO BE SET (CLASS II, REBAR & ALUM. CAP SET TO CITY STANDARD)
- ALL BOUNDARY CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL UNLESS OTHERWISE SPECIFIED ON THE PLAT
- GOVERNMENT SECTIONAL LOT LINES
- SPECIFIES COMMON AREA = 149,895 SQ FT OR 3.44 ACRES
- SPECIFIES LIMITED COMMON AREA = 83,051 SQ FT OR 1.91 ACRE
- SPECIFIES PRIVATE ELEMENT = 83,880 SQ FT OR 1.93 ACRE
- SPECIFIES SIDEWALK EASEMENT = 10,097 SQ FT OR 0.23 ACRE
- SPECIFIES RIGHT OF WAY (TO BE DEDICATED TO THE CITY OF IVINS WITH THIS PLAT = 18,782 SQ FT OR 0.43 ACRE



DETAIL "A"
TYPICAL UNIT
1" = 20'



DETAIL "B"
TYPICAL UNIT
1" = 20'



DETAIL "C"
TYPICAL UNIT
1" = 20'

PROFESSIONAL LAND SURVEYOR
LICENSE #312770
D. GREGG MEYERS
STATE OF UTAH

RED MOUNTAIN VISTAS TOWNHOMES

LOCATED IN

SE 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
255 East Tabernacle Suite 204
St. George, Utah 84770
Phone (435) 673-2237 / Fax (435) 673-3161
www.bushandgudgell.com

No.	Date	By	Revisions

Drawn: EMc/ABS Date: 11-09-2018
Email: emcarter@bushandgudgell.com
Checked: DGM
Approved: DGM
Scale: 1" = 50'
Job No: 171099

RED MOUNTAIN VISTAS TOWNHOMES
LOCATED IN
SE 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN

SHEET 2
2 SHEETS
FILE: 171099FP