

CASTLE VALLEY RANCH MULTIFAMILY SKETCH PLAN APPLICATION (UPDATE)



DHM DESIGN

Land+Shelter
ARCHITECTURE AND PLANNING





Previous Site Plan

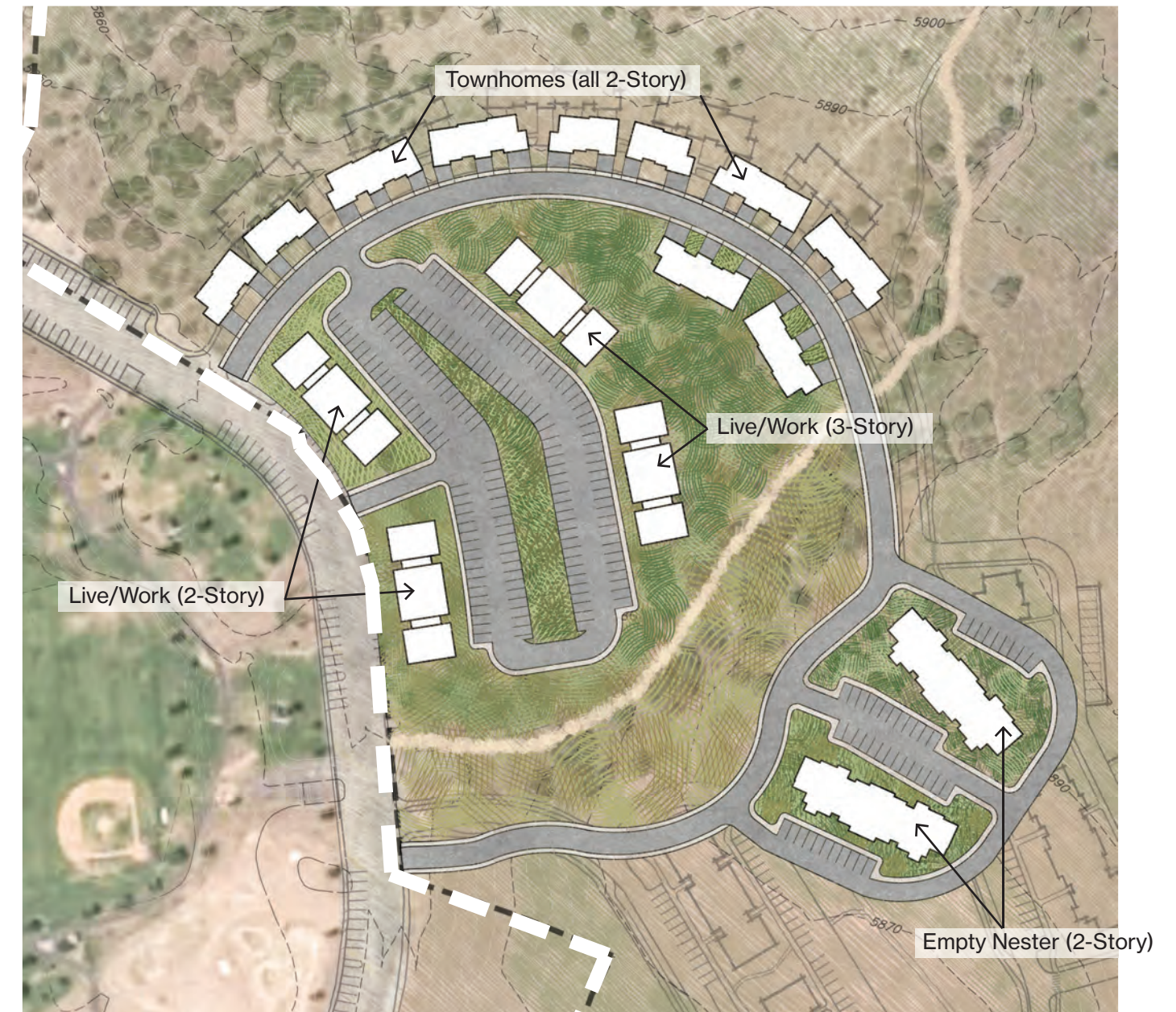


Current Site Plan

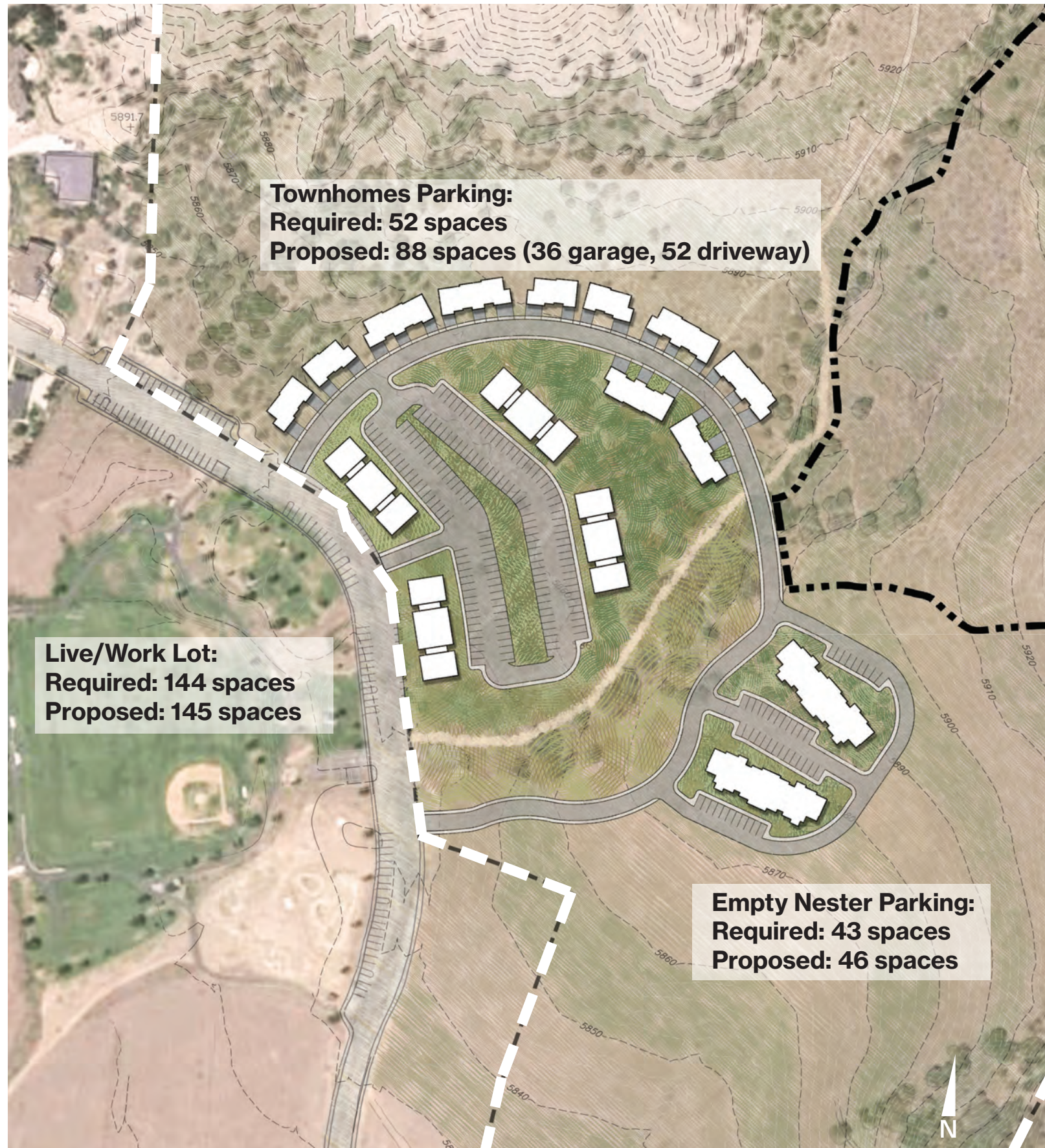


Site Plan Adjustments

- 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

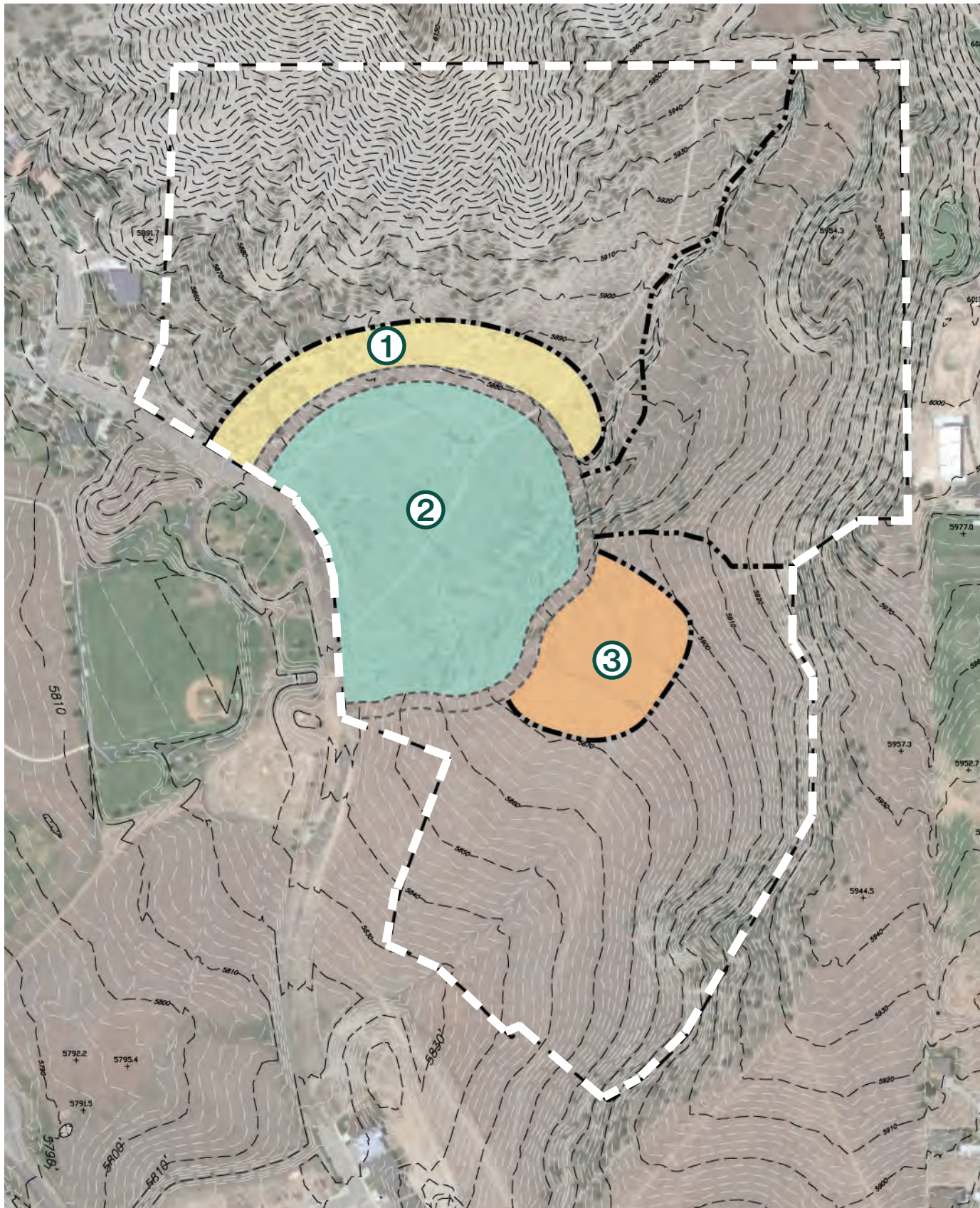


required	proposed
'general parking'	
buildings 1-4 units = 2 spaces/du buildings 5+ units = 1.5 spaces/du required total: 208 spaces *per code 17.104.100*	proposed: 228 spaces (36 garage + 156 off-street + 36 driveway)
'seasonal + recreational vehicle parking' (1) space for every 5 units of 5-plex or 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)

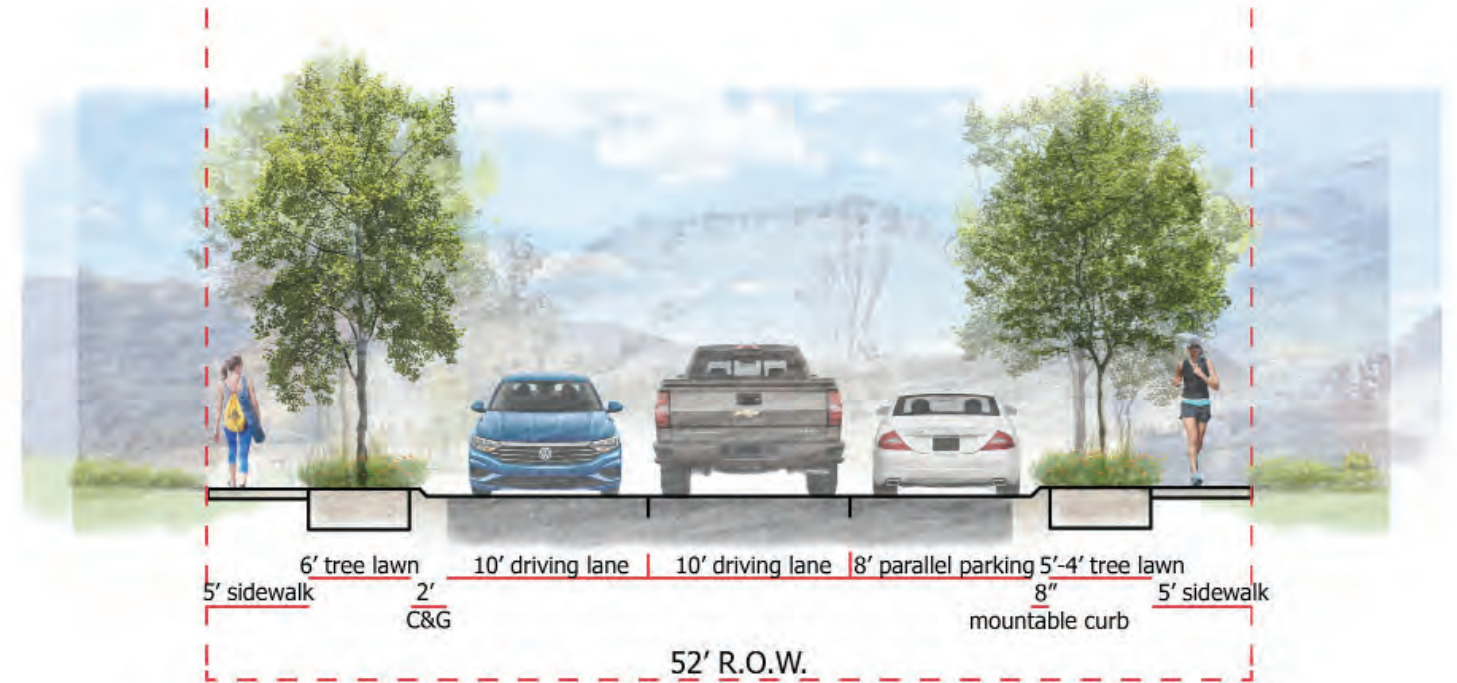
PARCEL	AREA (in s.f.)	# OF UNITS	DENSITY (lot size per unit)
1	97,165 SF	20	4,860
2	324,335 SF	86	3,770
3	83,410 SF	12	6,950

Density Calculations

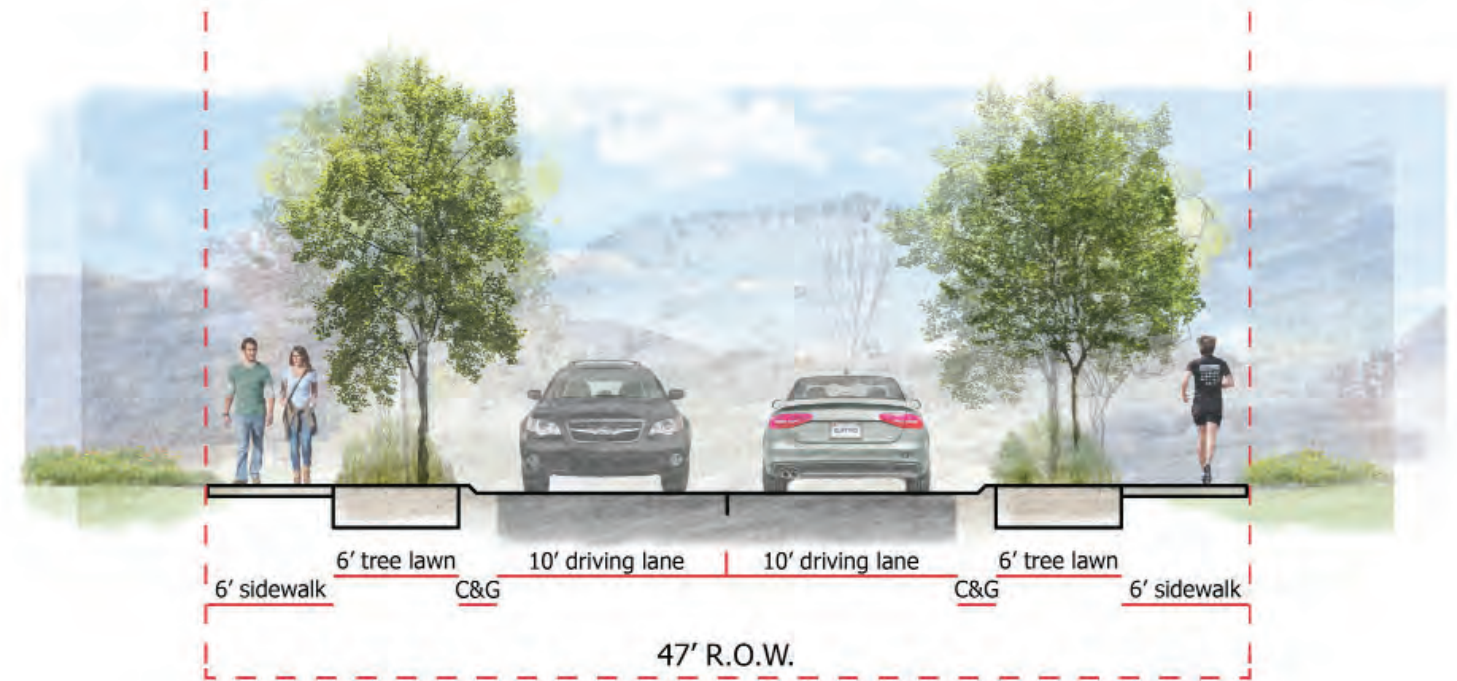


Parallel Parking Capacity: 35-40 spaces

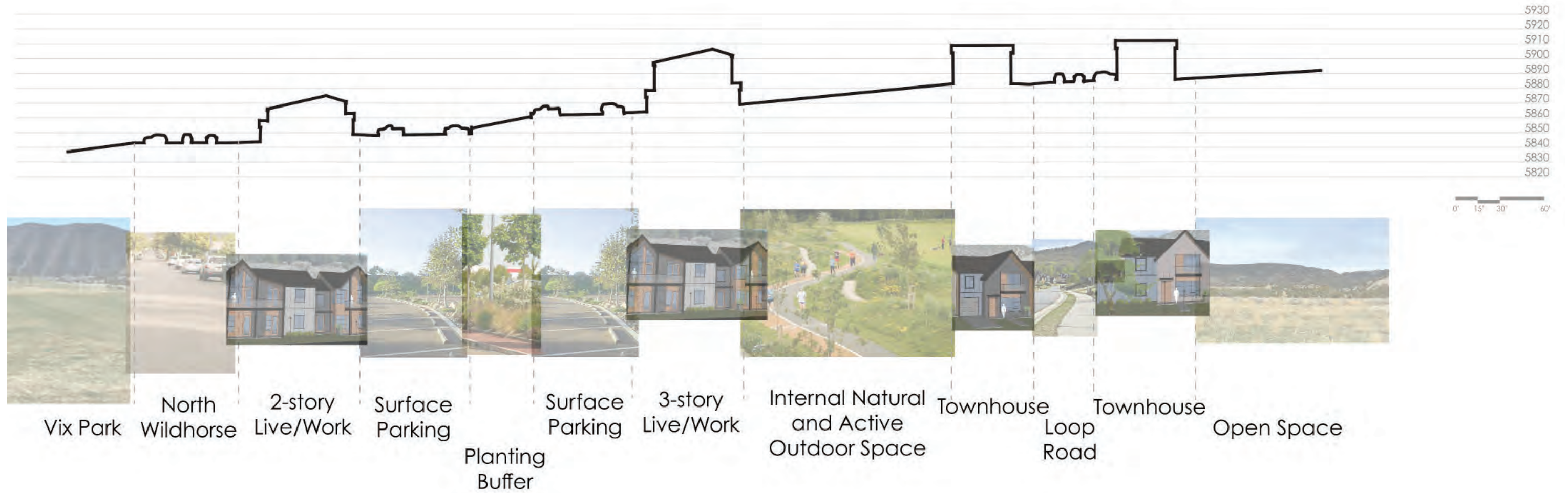
Parallel Parking ROW



No Parking Needed ROW



Loop Road ROW Update



Site Section

X-Brace at base to create a break in the architecture and flows with base level.

Single slope gable helps reduce vertical stretch by giving feeling of width.



Two Story building for reference:



Change in door and window style at first level . This move breaks up vertical lines and distinguishes the first level .

Pull fiber cement down and wrap at first floor to establish a base and reduce visual height. This help the building to keep its human and residential scale.

Architecture Elevations



Viewshed from Roundabout



Aerial View



View from North end of N. Wildhorse



View from South end of N. Wildhorse



View from Vix Park