



JANUARY 2 2019

Visionary Homes

Project Manager: Benjamin Steele

Ridgeline Park RPUD Rezone Application

Project Summary

The proposed Ridgeline Park RPUD Subdivision is located at approximately 250 West and 3200 South in Nibley, Utah. The property being submitted for rezone is comprised of approximately 76.2 Acres. The property currently is being used for agricultural purposes, raising corn and grazing cattle.

The proposed development includes a mix of residential uses, including traditional single-family homes, active adult single-family homes, townhomes, and stacked flat condo buildings. A unit breakdown is shown in the Table 1 below. In addition to the residential uses, 4.9 acres that fronts on Highway 165 is being reserved for future commercial development. The commercial area was not used in the overall density calculations.

Ridgeline Park RPUD				76.2	Acres	
Public ROW per plan				8.9	Acres	
ROW dedication at 3200 South				0.5	Acres	
ROW dedication at 2900 South				0.3	Acres	
Net Developable Area				66.5	Acres	
Net Developable Area Minus Commercial Area				61.6	Acres	
Residential Units				522	Units	
SFD: 8,000 S.F.	4.9	Acres	19	lots		
SFD: 6,000 S.F.	11.5	Acres	57	lots		
SFD: 4,500 S.F.	3.7	Acres	25	lots		
SFD: Active Adult	7.5	Acres	45	lots		
Total SFD				146	Lots	28.0%
Town Homes	21.5	Acres	256	units		49.0%
Condominium	5.1	Acres	120	units		23.0%
						100.0%
Commercial	4.9	Acres				
Density				8.5	Units / Acre	43.8%
Open Space:				27.01	Acres	
Clubhouse Park	1.1	Acres				
Wetlands corridor	5.7	Acres				
Buffer at 3200 South	0.6	Acres				
Active Adult	1.0	Acres				
Town Homes	6.6	Acres				
Condominium	1.7	Acres				
Within ROWs	5.3	Acres				
Anticipated ROWs	5.0	Acres				

Table 1. Project Summary Table

As can be seen in the above table, the proposed unit count is 522 units, which would result in an overall project density of 8.5 units per net developable acre, which is below the 12 units per acre allowed by the ordinance. The requirements for minimum or maximum limits on different unit types have been met with 28% of the development being single family homes (20% min.), 23% of the proposed units being condo units (40% max.), and 49% of the total units as townhomes.

Open Space

The open space requirement in the RPUD zone is 35%. The Ridgeline Park RPUD has proposed that 43% of the project be maintained as open space. The open space in this development is comprised of grassy park areas dispersed throughout the development, as well as wetland corridors that will have a trail system that meanders throughout. Exhibit 1 below shows the anticipated development amenity layout at a conceptual level.



Exhibit 1. Anticipated Future Development Pattern

You can see the open space is spread throughout the development in a way that all residents will be able to enjoy the open space in some manner not far from their homes.

Also shown in the exhibit is the anticipated trail configuration and amenity locations. The code requires a minimum number of pavilions, playgrounds, club house, pool, and park area, which have all been met in this proposal. Table 2 below shows the proposed amenities.

Ridgeline Park RPUD Proposed Amenities		
Park Area	10.7	Acres
Pavilions	2	
Playgrounds	3	
Clubhouse	1	
Pool	1	
Sport Courts	2	

Table 2. Project Amenity Table

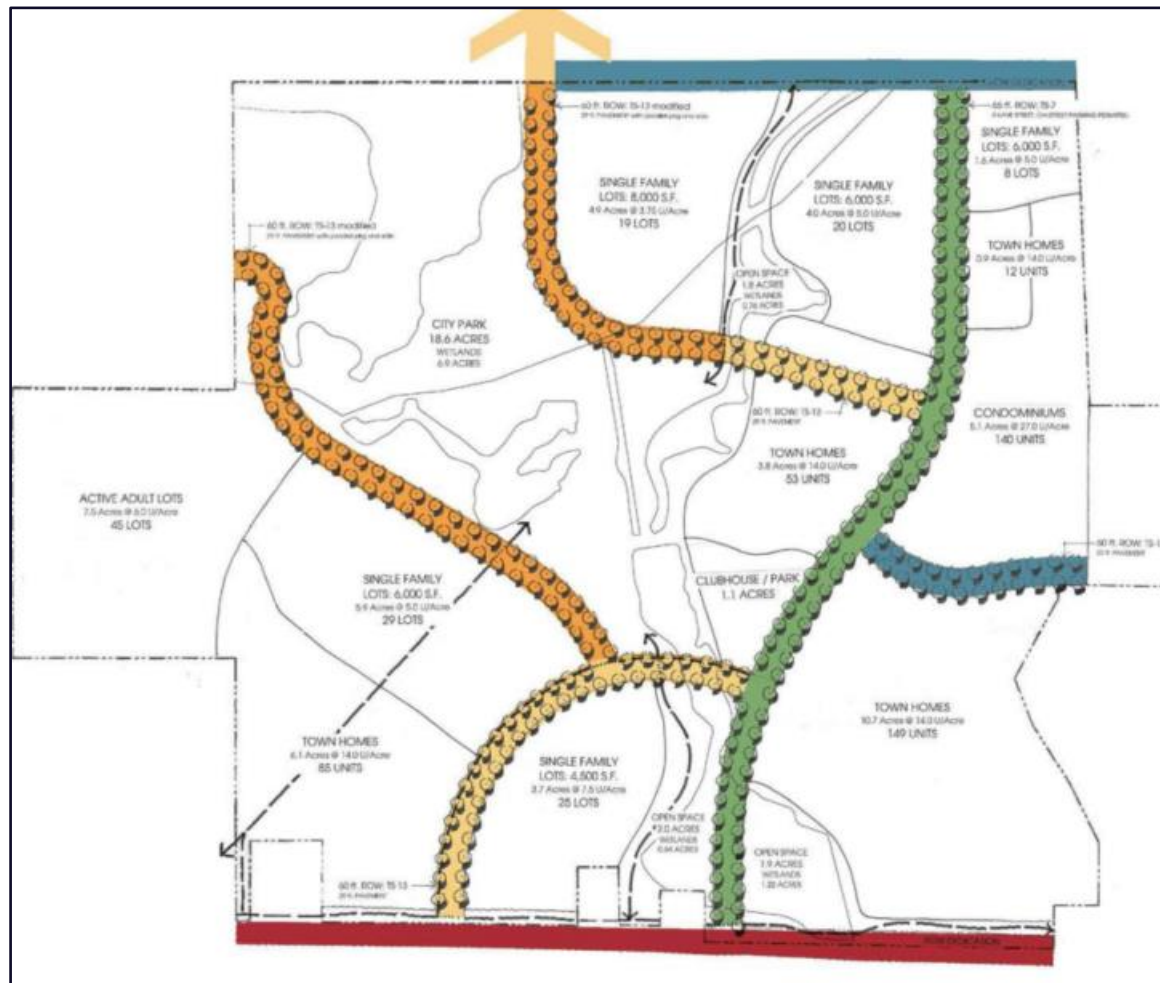
The amenity locations shown in Exhibit 1 are conceptual and are subject to change as refinement of the road layouts, lot configurations, and other details change as we move from the rezone stage into more detailed preliminary and final approval stages. With these refinements, keep in mind that the amenity locations may change but the quantities will remain consistent with what is approved at the rezone phase.

This site contains approximately 2.6 acres of delineated wetlands as can be seen in Exhibit 2 below. The wetlands will be impacted by the proposed road layout as minimally as possible. Prior to any wetlands impact, the appropriate permits will be applied for with the Army Corps of Engineers, or other applicable entities.



Street Layouts

The street layout for the proposed rezone is meant to solidify the major road connections that will be made through the project, as well as identify the road cross sections that will be used when those roads are platted. Exhibit 3 below shows the road cross sections that are being proposed.



Legend Ropelato Property, Nibley, Utah - Ironwood Construction

KEY	STREET SECTION
	TS-1: 99 ft. Arterial 3-lane street with bike lane; master plan calls for trail facility
	TS-7: 66 ft. Collector 2-lane street, on-street parking permitted
	TS-12: 60 ft. Local Street 22 feet pavement
	TS-13: 60 ft. Local Street 29 feet pavement
	TS-13 Modified: 60 ft. Local Street 29 feet pavement plus parallel parking on one side

Exhibit 3. Road-Cross Section Exhibit

This project will have three road connections to existing Nibley City public roads that will allow traffic to flow to the south and to the west, and 2 connections to future roads that will allow traffic to flow to the north. The proposed plan is to continue the alignment of 250 West directly north from where it intersects 3200 South. This alignment requires a significant impact to the wetlands that are located directly north of the current intersection. In the event that the Army Corps of Engineers will not allow the road to traverse through the wetlands, the intersection will be offset to the east to circumvent the wetlands.

A traffic study is currently underway by Civil Solutions Group to determine whether any improvements are needed on 3200 South in order to accommodate the increased traffic from this development. Should the traffic study determine that improvements are needed, those improvements will be designed and implemented at the individual plat stage when applicable.

Utilities

Utilities are readily available around the perimeter of this site. During the planning process the city staff has been consulted along with the city utility and road master plans. Sewer and water mains are located in 3200 South, 2965 South, and along Highway 165. Plans have been made to split the sewer flows as evenly as possible between the three sewer mains that surround the site. This will ensure that future capacity in the different sewer mains remain available for future development.

Storm Runoff

This development will detain the 24-hr 100-yr storm in conformance with Nibley City standards. Controlled release rates will be the lesser of the pre-development runoff rate or 0.2 cfs/acre.

The southwestern portion of the project sits on free-draining gravel-based soils. This area of the project will collect storm water into gravel sumps sized appropriately to manage and infiltrate this runoff into the ground. Such sumps will also serve to retain the 90th-percentile storm.

Most of the remaining portions of the project sit on heavy soils, (hydrologic soil groups C&D) which may make the retention of the 90th-percentile storm infeasible. These same areas are also subject to a relatively high-water table. The 100-yr 24-hr storm will be detained in shallow above-ground basins, or in shallow underground basins.

Architectural Requirements

The architectural style for this development will be a mix of farmhouse and craftsman styles. With Visionary Homes being the sole developer in this project, control over the architectural styles and materials will be easily achieved.

As preliminary applications are made, site specific building elevations will be submitted for each building type in that phase.

HOA

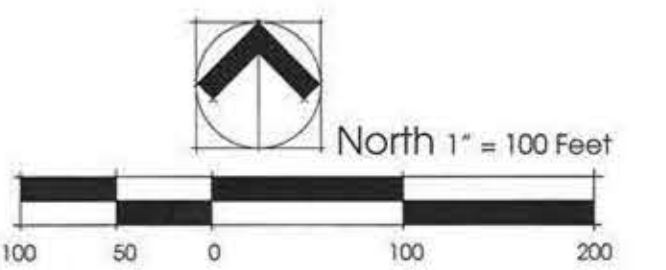
The overall Ridgeline Park development will be controlled by the Ridgeline Park Master HOA. Each individual unit type (townhome, condo, single family) will then also be subject to a sub-HOA that will have CCR's and bylaws that are specifically tailored to meeting the maintenance and amenity needs of that unit type. Each level of the HOA will have monthly fees associated with it that will be used for maintaining common areas, private alleys, amenities, building exteriors, etc.

Architectural standards will be controlled by Visionary Homes through the entire buildout of the development. After the last unit is sold, control of the architectural review committee will be turned over to the master HOA. The architectural review committee will be responsible for maintaining the architectural standards for new outbuildings and future renovations.



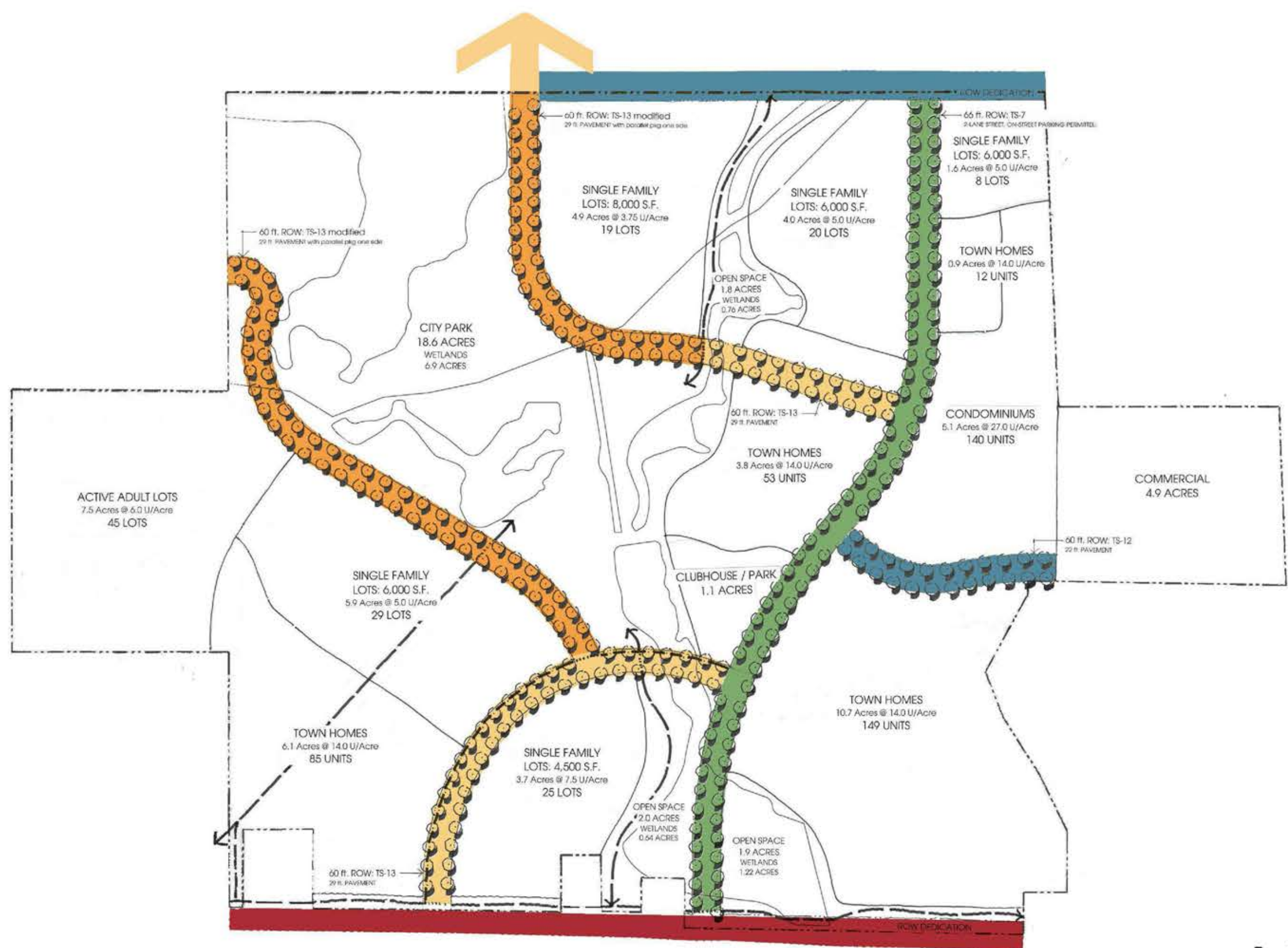
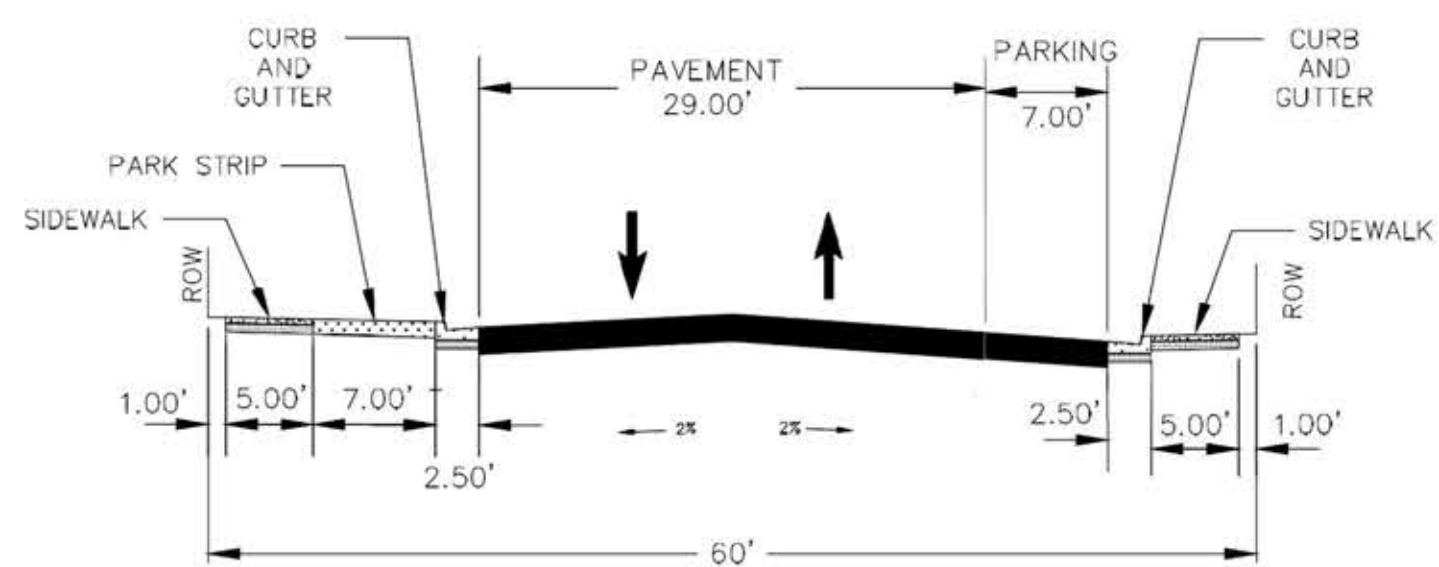
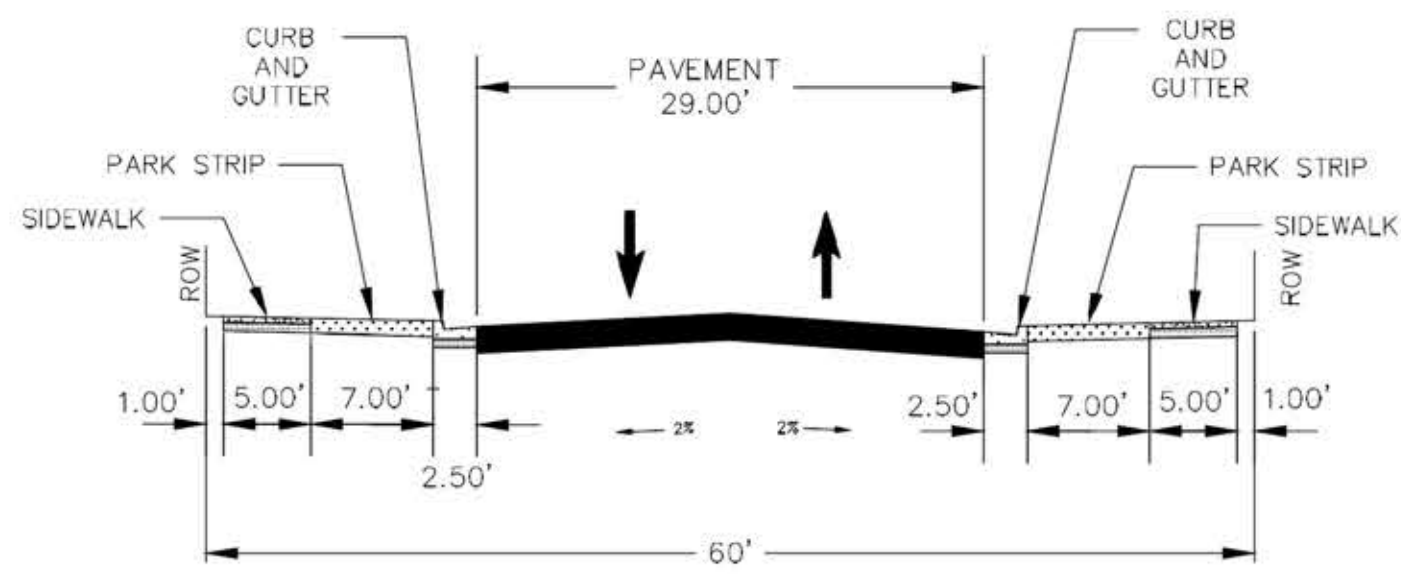
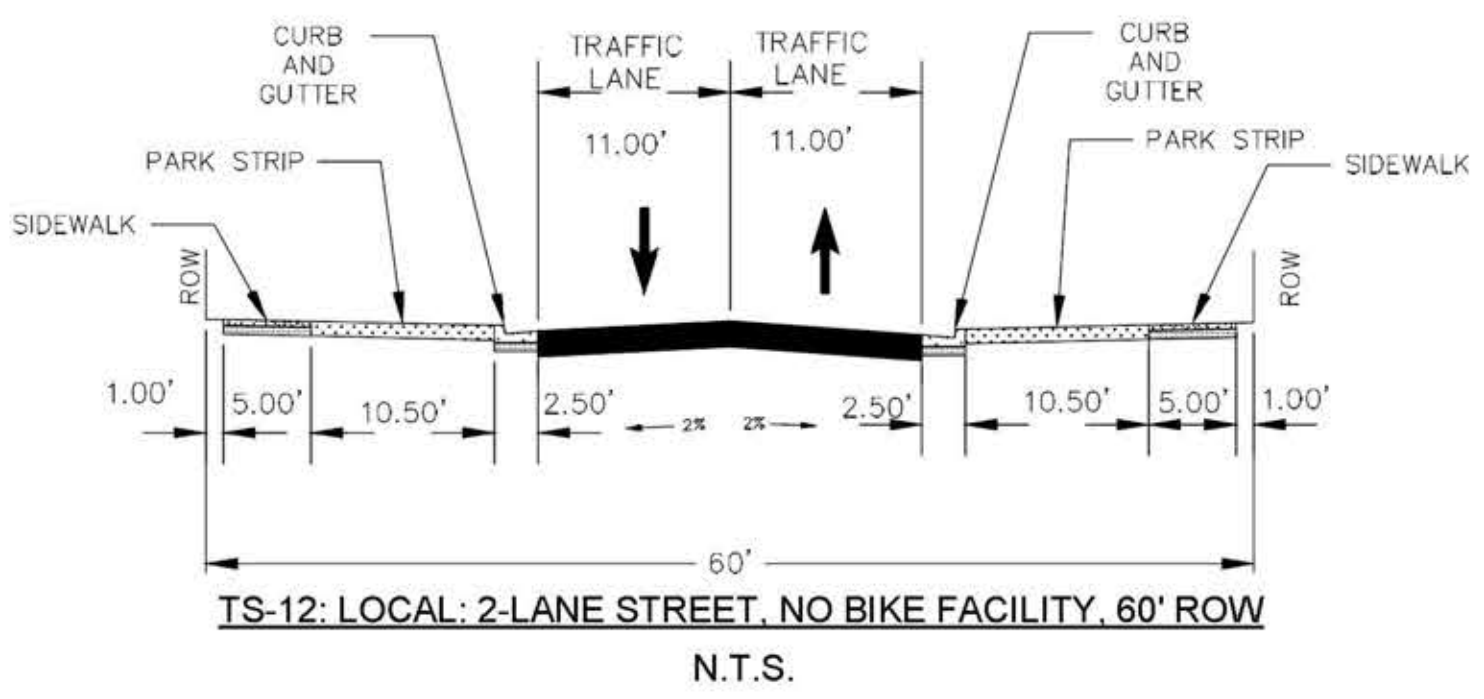
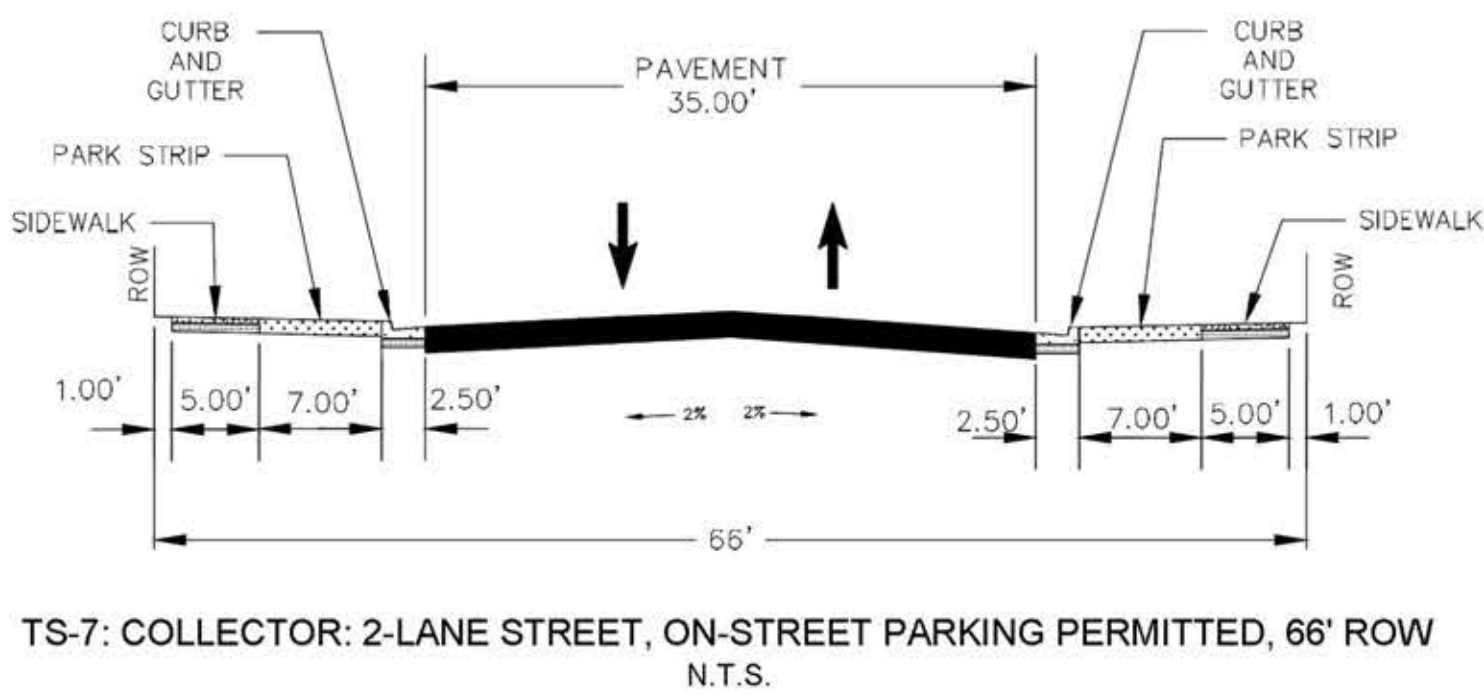
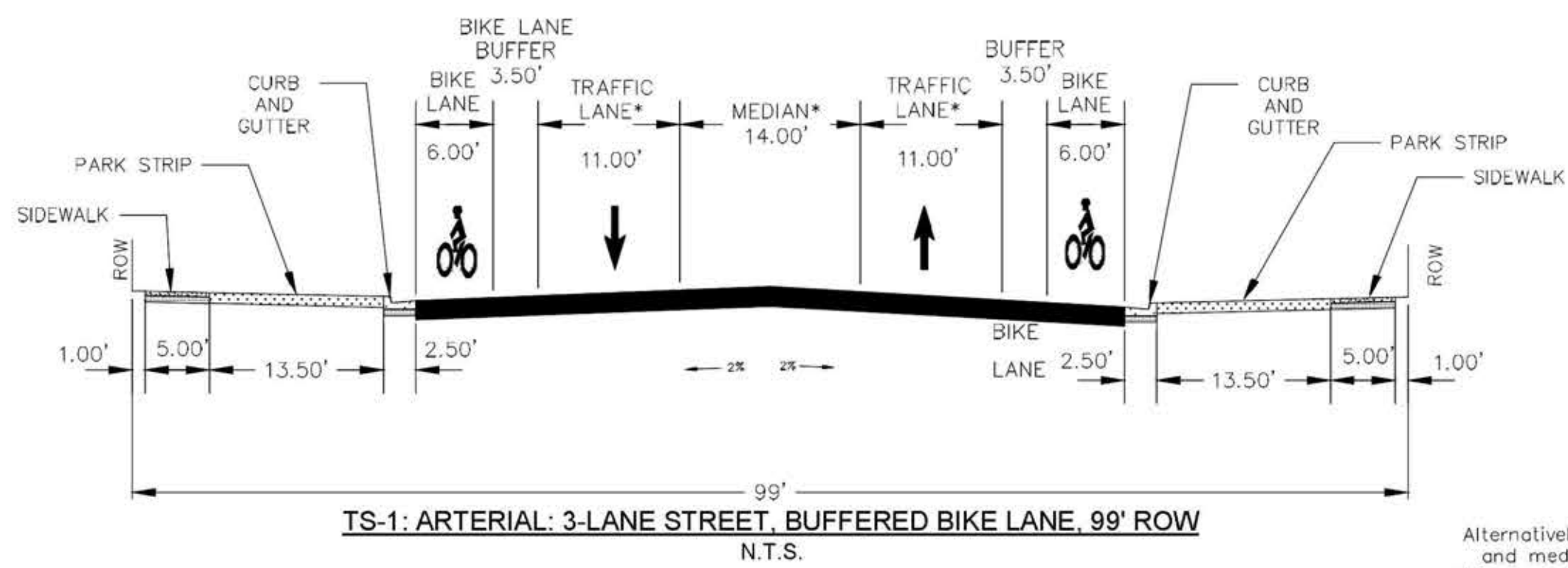
Amenities . Ropelata Property, Nibley, Utah . Ironwood Construction

- ① Playground (3)
- ② Clubhouse (1,000 S.F.)
- ③ Pool (20 x 40)
- ④ Pavilion (2)
- ⑤ Pickleball court (2)



NIBLEY PROPERTY

Ropelata Property . Nibley, Utah
Ironwood Construction . 50 East 2500 North . North Logan, Utah



Legend Ropelato Property, Nibley, Utah - Ironwood Construction

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LAND PLANNING • LANDSCAPE ARCHITECTURE

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11 NOVEMBER 2019
Concept Plan: STREETS