

TOQUER RIDGE

APPLICATION TO TOQUERVILLE CITY

DRAFT

PROJECT NARRATIVE: TOQUER RIDGE

MPDO CONCEPT MASTER PLAN SUBMITTAL

APRIL 6, 2020

1. Project Description

- a. Project Name: Toquer Ridge
- b. Property Owner: Lowe Land TK LLC
[REDACTED] Toquerville, UT 84774
- c. Location: SR-17 /proposed Toquerville Parkway (By-Pass Road). See attached Location Map
- d. Configuration: The overall north-south dimension of the Project parcel is 1.5 miles, and the overall east-west dimension of the property is 1.3 miles. The highest point on the Project property (on the west ridge) is elevation 3970', and the lowest point on the project property is elevation 3405' (at the south east property corner at Old Church Road).
- e. Legal Description: Total project area on the main land parcel is 740.22 acres
West parcel area (separate) is 80.00 acres.
Legal description is attached to this document.
- f. Title Report: Report is attached to this document.
- g. Property History: The Lowe family has owned the two parcels (740 acres and 80 acres) for many years, assembled over time from early homesteading and acquisitions from the BLM.

2. Project Team

- a. Civil Engineer: Pro-Value Engineering
Karl Rasmussen [REDACTED]
- b. Land Planner: Cousins Architecture & Planning [REDACTED]
Hoyt H. Cousins [REDACTED]
- c. Attorney: Ray Quinney & Nebeker [REDACTED]
Jeffrey Appel [REDACTED]
- d. Title: Southern Utah Title [REDACTED]
Dave Prisbrey [REDACTED]

3. Project Goals

- a. Protect the grand landscape of the setting, and enhance its recreational uses:
High points of the site are preserved for open space and public activity; with development located in lower elevations.
- b. Respond to growth pressures by creating compact walkable neighborhoods, where a mix of households socialize:
Utah's traditional village patterns allow different incomes to live in stable, attractive neighborhoods around small centers.
- c. Weave small streets in a network to generate quiet, slower traffic – to make convivial, high amenity street spaces:
Vehicle speed is slowed on short, tree lined thoroughfares in an interconnected grid, avoiding auto-dominant roadways.
- d. Develop a variety of public spaces to serve the entire community, with a range of size and activity for all interests:
Public sites are reserved for buildings and civic places to sustain collective endeavors and daily services.
- e. Organize residential design options to deliver an array of dwelling prices, available for all groups in Toquerville:
Diverse incomes create a balanced society within a neighborhood - especially when housed in small, varied buildings.
- f. Define rules for handsome, dignified architecture – that fosters coherent and beautiful neighborhoods:
The project design code gives incentives for high quality, modestly scaled buildings – harmonious and varied in style.

See "Public Goals of the Project" (in Overview to MPDO Application Book)

4. Uses

a. Areas

- i. **Development Area:** (on main property) The Developable Area on the site totals 564 acres (out of 740 acres).
The net Developed Area planned is 303 acres (out of 564 acres).
- ii. **Open Space:** (on main property) Open space created is 208 acres (37% of 564 acres).
Required open space is 38.5 acres (7% of the development area of 564 acres),
per City regulations.

b. 5 Neighborhoods / 2 Districts

- i. 5 walkable, mixed use neighborhoods, each neighborhood is defined by a walkable measure of 1,320 feet (a quarter mile), which is a five minute walk from the edge of the neighborhood to the center.
Each neighborhood has a center and an edge. The neighborhood centers are the most dense and mixed use, and the edges of neighborhoods are least dense and exclusively residential.

Neighborhood #1	55 acres	
Neighborhood #2	96 acres	
Neighborhood #1	47 acres	
Neighborhood #2	92 acres	
Neighborhood #5	59 acres	Total neighborhood area developed: 349 acres

Total residential program: 1,295 primary dwellings + 307 accessory dwellings = 1,602 dwellings

Total commercial program: 161,400 square feet

- ii. 2 Commercial Districts: North Business District: adjacent to Neighborhood #1 - boundary area 28 ac.
West Workshop District: adjacent to Neighborhood #4 - boundary area 32 ac.
Total commercial program: 554,000 square feet

c. Location of Neighborhood Centers

- i. Each of the five neighborhoods shall have a small, mixed use neighborhood center (i.e. not exclusively commercial) with a variety of small conveniences, social settings, and local amenities.
- ii. The five neighborhood centers range in size from 5 acres to 10 acres.

4. Buildings and facilities

a. Buildings

- i. Residential A variety of dwelling prices and building types are described in the project documents.
- ii. Mixed Use Buildings with ground floor businesses and upper floor residences are located at centers.
- iii. Commercial Exclusively commercial buildings are located only in the two designated business districts (in Neighborhoods #1 and #5).

b. Proposed Public /Common Spaces

- i. Open Space Open Landscape: 155 acres + Public Spaces: 53 acres = 208 acres
- ii. Trails 21.42 linear miles (as depicted on Trails Master Plan)
- iii. Public Sites 19 public sites (as depicted on Master Plan)

5. Operation, Maintenance, Services

a. Utilities

- i. Sewer The majority of lines will gravity flow to the Cottam Well Road at the south end of the site.
- ii. Water 12" line will supply the site from Cottam Well Road along with an 8" line from Old Church.
- iii. Gas High pressure line runs on SR-17 and a supply line comes to the site from Old Church.
- iv. Power High voltage line runs N-S through the center of site, with a supply line from Old Church.
- v. Stormwater Storm and surface water will gravity flow east (to SR-17) and south (to Cottam Well Rd).

x. Public Ownership

- i. Streets All public streets to be owned and operated by the City.
- ii. Utilities All utilities to be owned and operated by the City or applicable service districts.
- iii. Public Facilities Improvements built on parcels within the Project, dedicated and conveyed to the City, will be operated and maintained by the City (or institutions) for use by the general public.
- iv. Public Spaces Open spaces within the Project, dedicated and conveyed to the City, will be operated and maintained by the City (or non-profits) for use by the general public.

6. Streets

a. Primary Streets

- i. Five connections to the new Parkway are located in the Project master plan. The primary streets in the plan run East-to-West between the Parkway on the west and the existing SR-17 on the east of the property.

b. Secondary Streets

- i. The minor street configuration proposed in the Project master plan is an illustration of an interconnected street network, comprised of a range of nine different street types. All thoroughfares shall be dedicated to public ownership.

7. Densities

<i>Neighborhoods</i>	<i>Dev. Area</i> (gross)	<i>Public Facility</i>	<i>Commercial</i>	<i>Residential</i> (primary)	<i>Residential</i> (accessory)	<i>Residential</i> (lodging)	<i>Residential Density</i> (not incl. lodging)
Neighborhood #1	55 ac.	0.8 acres	42,400 s.f.	228 d.u.	49 d.u.	20 suites	5.0 du /ac
Neighborhood #2	96 ac.	1.5 acres	52,000 s.f.	405 d.u.	91 d.u.	20 suites	5.2 du /ac
Neighborhood #3	47 ac.	0.6 acres	19,600 s.f.	179 d.u.	44 d.u.	10 suites	4.7 da /ac.
Neighborhood #4	92 ac.	0.7 acres	27,400 s.f.	280 d.u.	72 d.u.	20 suites	3.8 du /ac.
Neighborhood #5	59 ac.	0.8 acres	<u>20,000 s.f.</u>	203 d.u.	51 d.u.	10 suites	4.3 du /ac.
Subtotal			161,400 s.f.				
Commercial Districts							
North	28 ac.	0.0 acres	259,000 s.f.	0 d.u.	0 d.u.	51 suites	
West	32 ac.	0.0 acres	295,000 s.f.	0 d.u.	0 d.u.	0 suites	
Total Developed	409 ac.	4.4 acres	715,000 s.f.	1,295 d.u.	307 d.u.	131 suites	

Base Density Calculation

(for 564 ac. developable area)

MPDO Density Bonus – up to 40%

60 acres Commercial Area (Two Districts)

504 acres Residential Area at R-1-12 zone (2.5 d.u./acre): 1,260 d.u.

See Concept Master Plan Submittal Book: 1,260 d.u. + 40% = 1,760 d.u.

ATTACHMENTS

Legal Description

PARCEL 1:

The Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$); Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 27, Township 40 South, Range 13 West, Salt Lake Base and Meridian.
LESS AND EXCEPTING THEREFROM that portion lying within existing Highway U-15.

PARCEL 2:

All of Lots 2, 3, 6 and 7 in the North One-Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$); Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 34, Township 40 South, Range 13 West, Salt Lake Base and Meridian.
LESS AND EXCEPTING THEREFROM that portion lying within existing Highway U-15.

PARCEL 3:

The Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$); Southwest Quarter (SW $\frac{1}{4}$) of Section 34, Township 40 South, Range 13 West, Salt Lake Base and Meridian.

PARCEL 4:

Beginning at the Southwest Corner of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 35, Township 40 South, Range 13 West, Salt Lake Base and Meridian; thence North 8 chains to the South boundary line of Highway; thence on a curve Southeasterly to the South boundary of Section 35; thence West 9.25 chains to beginning.

PARCEL 5:

Beginning at a point North 2 chains from the Southwest Corner of Section 35, Township 40 South, Range 13 West, Salt Lake Base and Meridian and running thence South 2 chains; thence East 20 chains; thence North 8 chains; more or less, to the South boundary line of State Highway; thence Southwesterly following the South boundary line of Highway to the point of beginning.

PARCEL 6:

All of Lots 1, 2, 3, 4, 5, 6 and 7, Block 6, Plat "B", TOQUERVILLE TOWNSITE SURVEY, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL 7:

All of Lots 8 and 9, Block 6, Plat "B", TOQUERVILLE TOWNSITE SURVEY, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL 8:

The East One-Half (E $\frac{1}{2}$) and North 15.77 acres of the West One-Half (W $\frac{1}{2}$) of Lot 2 of Section 2, Township 41 South, Range 13 West, Salt Lake Base and Meridian.

PARCEL 9:

Beginning at the Northeast Corner of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian and running thence South 1045.44 feet; thence West 300.00 feet; thence South 505.28 feet; thence North 77° West, 1050.05 feet, more or less, to the Southwest corner; thence North 1320.00 feet; thence East 1320.00 feet to the point of beginning.

PARCEL 10:

The Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$); North One-Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian.

PARCEL 11:

The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 4, Township 41 South, Range 13 West, Salt Lake Base and Meridian.

PARCEL 12:

The South One-Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 4, Township 41 South, Range 13 West, Salt Lake Base and Meridian.