

LAND AREA & DENSITY TABULATIONS

TOQUER RIDGE R-1-20 REZONE / MPDO APPLICATION

5/28/20

DEVELOPABLE AREA

PROJECT OWNERSHIP	(Gross Land Area)			715 AC.
CONSTRAINED LAND	Slopes > 25%	113 AC	less:	161 AC
	Drainages	13 AC		
	Roadway R.O.W.	35 AC		
NET DEVELOPABLE LAND				<u>554 AC</u>

PROPOSED DENSITY

BASE DENSITY	(from 715 ac. total land area)		
Commercial Districts (land allocation)	60 AC		
Residential Neighborhoods (land allocation)	655 AC	at 2.0 du/ac (R-1-20 zone)	1,310 DU
BONUS DENSITY			
Base Density (1,235 D.U.) x 1.40 bonus density factor (40%)			1,834 DU
Bonus Density Calculation	(available bonus)		
a. Open Space	14%	(out of 15%)	
b. Water Conservation	1%	(out of 15%)	
c. Parks	9%	(out of 10%)	
d. Reservation to Public Purpose	5%	(out of 10%)	
e. Trails	5%	(out of 5%)	
f. Recreation	3%	(out of 5%)	
g. Special Features	3%	(out of 5%)	
	<u>40%</u>	total density bonus	

OPEN SPACE

REQUIRED BY MPDO

Factors from MPDO Ordinance 38 AC 7% of 554 ac. (developable land)

PROPOSED BY PROJECT

Open Lands 155 ac. 208 AC 37% of 554 ac. (developable land)
Proposed Parks 53 ac.