

Subject: MARBLE VALLEY LAND USE STUDY

To: EDH- APAC

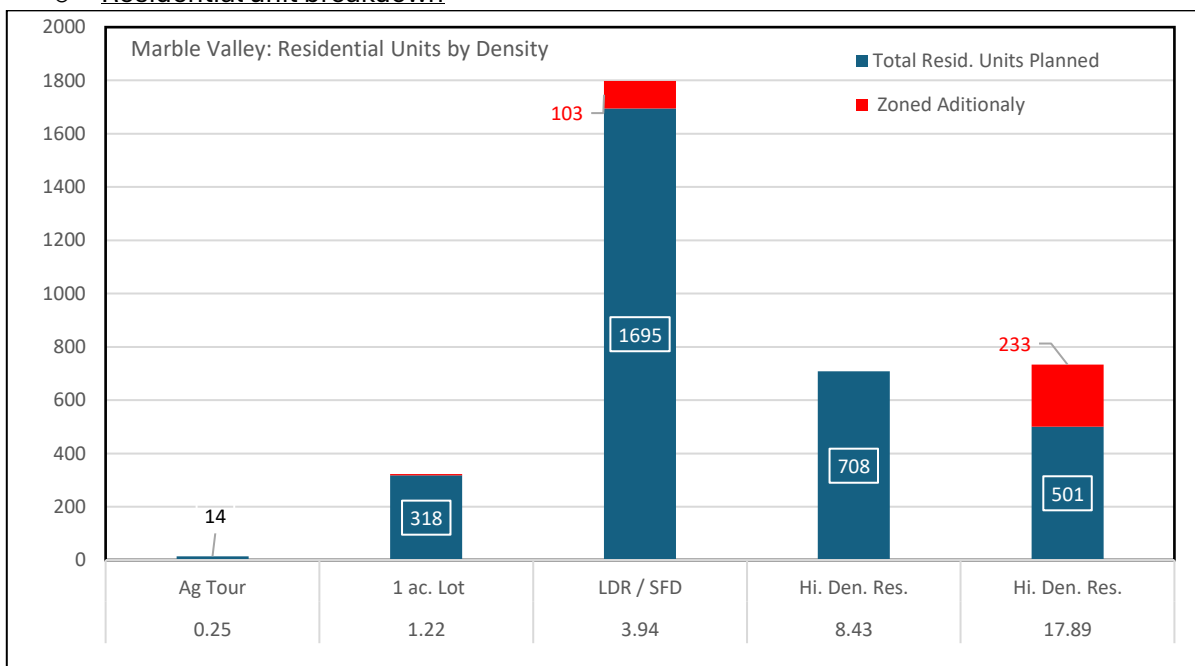
From: Alastair Dunn

19 May 2024

Summary

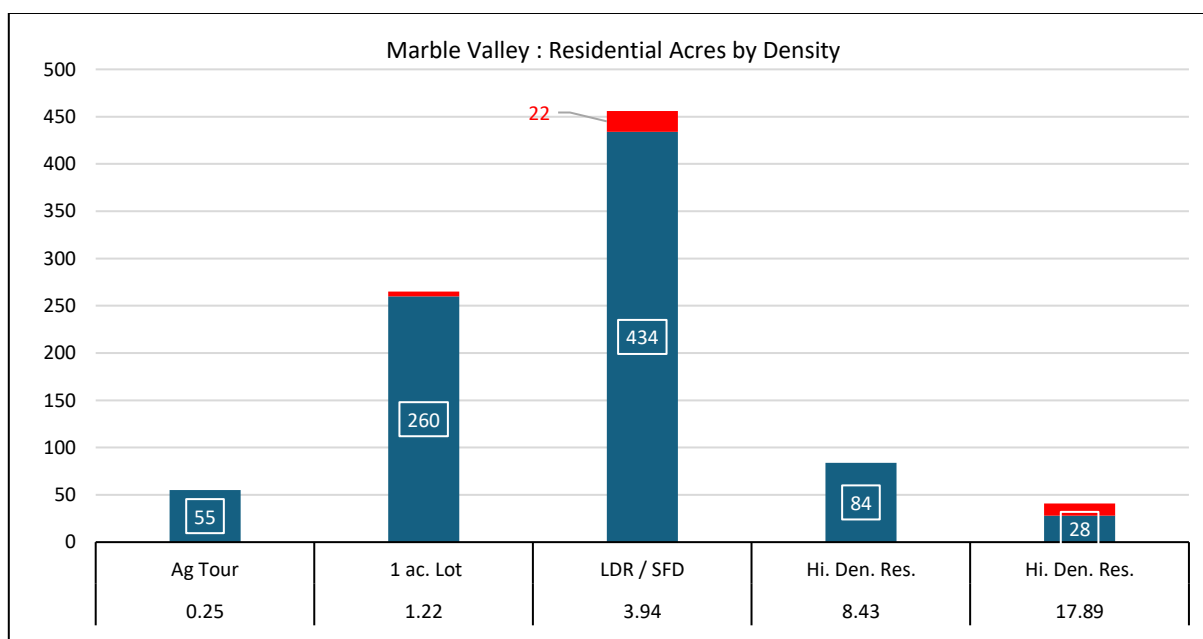
- Marble Valley’s Public Review Draft – May 2023: The land use count indicated a total of 3,236 units.
- However, land use analysis revealed an additional unit count of 340 on parcels designated schools, village park and public utilities, bringing the total lot count to 3,576 units.
- Because the low density residential did not discriminate between very low (large lot) and standard low density residential in the 4.5 units per acre range, an additional category was added to give a better picture of what Marble Valley is really offering.
- The graphs below summarizes using density as a discriminating criterion on the “X” axis:

○ Residential unit breakdown

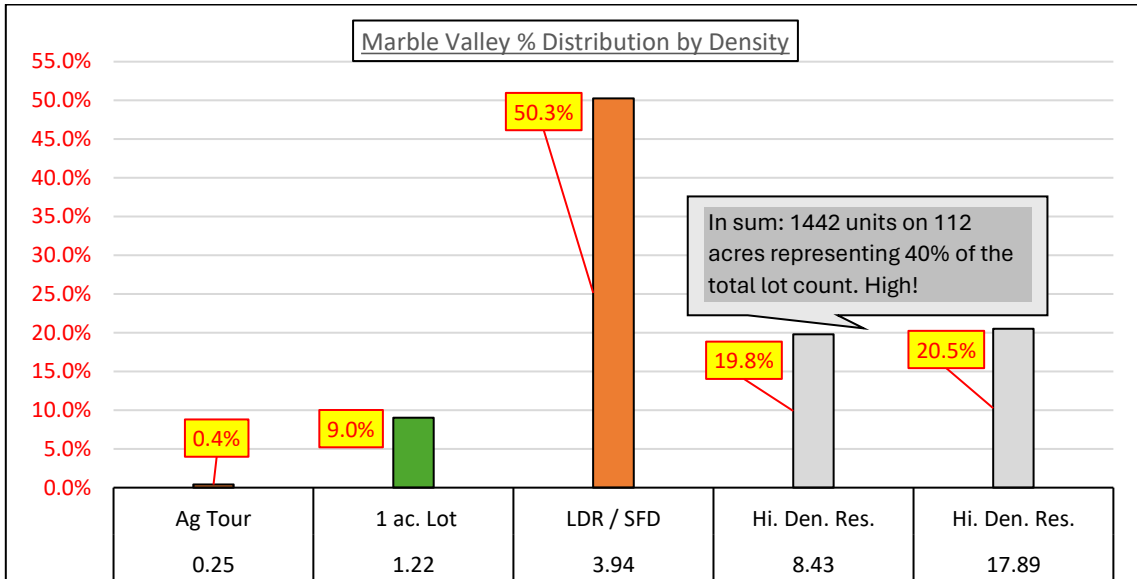


The zoning count significantly adds 103 standard low density lots plus 233 very high-density apartments / condos; not an insignificant lot count addition.

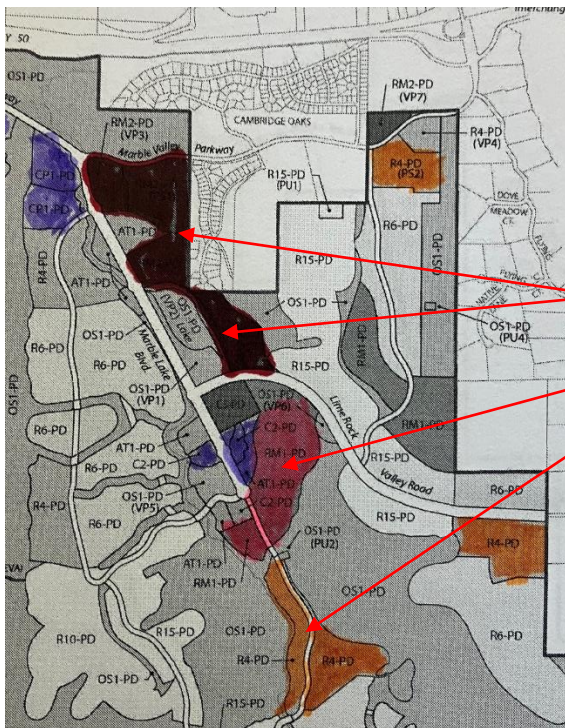
○ Acreage breakdown



- Percentage (%) distribution



➤ The graph above indicates that Marble Vally’s density is – as expected - very high, 62% of the units in 28% of the area.



Land use	Parcels #	Zoning	Area (Ac)	Units	Density
Medium Resid.	4a+4b+	RM2-PD	28.0	501	17.89
Village Park	9c	R2-PD	8.0	143	17.89
Village Comm.	6a	C1-PD	9.0	50	?
Medium Resid.	3a+3b+3c	RM1-PD	84.0	708	8.43
Village Park	9d	R4-PD	6.0	28	4.67
Village Resid. Low	2G	R4-PD	120.0	560	4.67
TOTAL: HIGH, MEDIUM & SFD@4.T upa			255.0	1,990.1	
AS % OF TOTAL DE RESIDENTIAL			28%	62%	

- The above notwithstanding, this is a good land use plan and fortunately there is plenty of open space to the south.
- Even if total lot count is not the problem, water, and traffic impact at Hy.50, is sure to be.
- I shall research “water availability” next.

Supporting tables below

Additional residential through zoning designations

Land use	Parcels+D3:D51	Zoning	Area (Ac)	Units	Commercial #	Density
Village Resid. Low	1A+1B+1C+R4+15-PD		685	1,963		2.87
Medium Resid.	3a+3b+3c	RM1-PD	84	708		8.43
Medium Resid.	4a+4b+	RM2-PD	28	501		17.89
TOTAL RESIDENTIAL			797	3,172		3.98
AG.TOUR -Viyd			55	14		0.25
Commercial			57	50	407,500	
TOTAL RES. UNITS + Additional			909	3,236		
SCHOOLS			35	75		2.13
VILLAGE PARK			47	261		5.54
PUBLIC UTILITY			5.0	4.9		0.98
Residential units added by zoning			87	340	407,500	
TOTAL RESIDENTIAL WITH ZONING ADDITIO			996	3,576	407,500	

	Ag Tour	1 ac. Lot	LDR / SFD	Hi. Den. Res.	Hi. Den. Res.	TOTAL UNITS
Total Resid. Units Planned	14	318	1,695	708	501	3,236
Acres>	55.0	260.0	434.0	84.0	28.0	861
Density>	0.25	1.22	3.91	8.43	17.89	32
						-
Zoned Additionaly	-	5	103	-	233	340
Acres>	0	5	22	0	13	40
Density>		0.98	4.67		17.89	24
						-
TOTAL RESIDENTIAL	14	323	1,798	708	734	3,576
Acres>	55	265	456	84	41	901
Density>	0.25	1.22	3.94	8.43	17.89	3.97

Data for graphs shown.

Proposed Project: Base data, May 2023

Land use	Parcels+D3:D51	Zoning	Area (Ac)	Units	Commercial #	Density
		*sq.ft.'000				
Village Resid. Low	1A+1B+1C+1D+1F	R15-PD	197.0	193		0.98
Village Resid. Low	1E	R10-PD	63.0	125		1.98
Village Resid. Low	2a+2b+2c+2d+2e+2f	R6-PD	305.0	1085		3.56
Village Resid. Low	2G	R4-PD	120.0	560		4.67
Village Resid. Low		*	685.0	1963		2.87
Medium Resid.	3a+3b+3c	RM1-PD	84.0	708		8.43
Medium Resid.	4a+4b+	RM2-PD	28.0	501		17.89
Medium Resid.			112.0	1209		10.79
TOTAL RESIDENTIAL			797.0	3,172.0		3.98
Office Park	4a+4b	C1-PD	41.0		375,000	9,146
Village Comm.	6b+6c+6d+6e	C2-PD	7.0		25,000	3,571
Village Comm.	6a	C1-PD	9.0	50	7,500	833
Commercial			57.0	50	407,500	7,149
AG.TOUR -Viyd	7a+b+c+d+e+f+g+h+i+j	AT1-PD	55.0	14		0.25
Public Schools	8a	RM2-PD	19.0			
Public Schools	8b	R4-PD	16.0	75		4.67
SCHOOLS			35	75		
Village Park	9a	OS1-PD	10.0			
Village Park	9b	OS1-PD	10.0			
Village Park	9c	R2-PD	8.0	143		17.89
Village Park	9d	R4-PD	6.0	28		4.67
Village Park	9e	OS1-PD	6.0			
Village Park	9f	OS1-PD	2.0			
Village Park	9g	RM2-PD	5.0	89		17.89
VILLAGE PARK			47.0	261	-	40.5
Public Utilities	10a	R15-PD	5.0	5		0.98
Public Utilities	10b	OS1-PD				
Public Utilities	10c	AT1-PD				
Public Utilities	10d	OS1-PD				
PUBLIC UTILITY			5.0	4.9		
PUBLIC FACILITIES			87.0	340.2		
Comm. Open Sp.	11-a (N. Deer Crk)	OS1-PD	743.0			
	11b-Hy 50 Scenc	OS1-PD	75.0			
Private Op.Sp.	11c- Foundation	OS2-PD	466.0			
TOTAL OPEN SPACE			1,284.0			
ROAD IMPACT AREA	Right of Way	ROW	61.0			

Project briefing book: May 2011

Estate	368	140.8	2.61
1 ac. Lot	280	192.4	1.46
LDR / SFD	1,838	493.7	3.72
Hi. Den. Res.	1,018	114.4	8.90
Com. + Rec + of.	40	65.2	0.61
School		20.6	
Parks		50.3	
Activity Area		129.9	
Vineyard		38.4	
Open Space		1,023.6	
Street		71.7	
TOTAL	3,544	2,341.0	