



**PLANNING COMMISSION MEETING STAFF REPORT**

**DATE OF MEETING:** November 9, 2021  
**NAME OF APPLICANT:** Midway City  
**AGENDA ITEM:** Code Text Addition of Section 16.5.3.I.2

**ITEM: 7**

Midway City is proposing an amendment to Section 16.5.3.I.2 of the Midway City Municipal Code. The proposed amendment would reduce the density allowed for mixed-use developments greater than one acre.

**BACKGROUND:**

Section 16.5.3.I.2 of the land use code allows parcels in the C-2 and C-3 zones that are at least one acre in size and have 200' of frontage to be developed as a mixed-use project. The current mixed-use code allows developers to propose densities of up to 20 residential units per acre. These residential units are in addition to the 20% commercial square footage that is required by code. There have been discussions in the past about whether these potential residential densities are appropriate in the commercial zone. As we have reviewed as a planning staff, we feel that it would be appropriate to recommend reducing the residential density maximum to match the residential density that is allowed in the adjoining R-1-7 residential zone, which allows for 7,000 square foot lots.

For example, if a 10-acre parcel in the R-1-7 zone was proposed for development as a standard subdivision, the average density would be approximately 5.3 units per acre (factors in a 15% acreage reduction for roads). If that same property was developed as a planned unit development, the allowed density would be 5.0 units per acre.

In an effort to more closely match densities of the surrounding zones, we would propose the 20 residential units per acre be adjusted to 5.0 residential units per acre. In addition to the five residential units per acre, the developer would be required to develop the

commercial portion of the project at a rate that is equal to 20% of the gross square footage of the residential structures.

In an effort to help contextualize densities, below are some examples of residential densities within our community. All examples are based on an approximate gross density:

**Example Residential Densities:**

Remund Farms PUD	1.9 units/acre
Fox Pointe	2.1 units/acre
Valais PUD, including Valais Park	2.2 units/acre
Hamlet PUD, including Hamlet Park and Open Space	4.0 units/acre
The Village Master Plan (Revised)	5.2 residential units/acre

The current code states the following:

*b. Up to 20 residential units per acre*

The proposed amendment language is the following:

*b. Up to 5 residential units per acre*

With the proposed amendment, the quantity of allowed residential units would more closely match the allowed densities in the surrounding neighborhoods and would promote a more natural transition from a mixed-use development to the surrounding residential areas.

**POSSIBLE FINDINGS:**

- The proposed code would only impact mixed-use developments that are one acre or larger
- Midway would continue to allow for a minimum of 20% commercial density, but would limit residential to densities that match the surrounding areas
- The proposed amendment would comply with the vision of Main Street as described in the General Plan

**ALTERNATIVE ACTIONS:**

1. Recommendation of Approval. This action can be taken if the Planning Commission finds that the proposed language is an acceptable amendment to the City’s Municipal Code.
  - a. Accept staff report

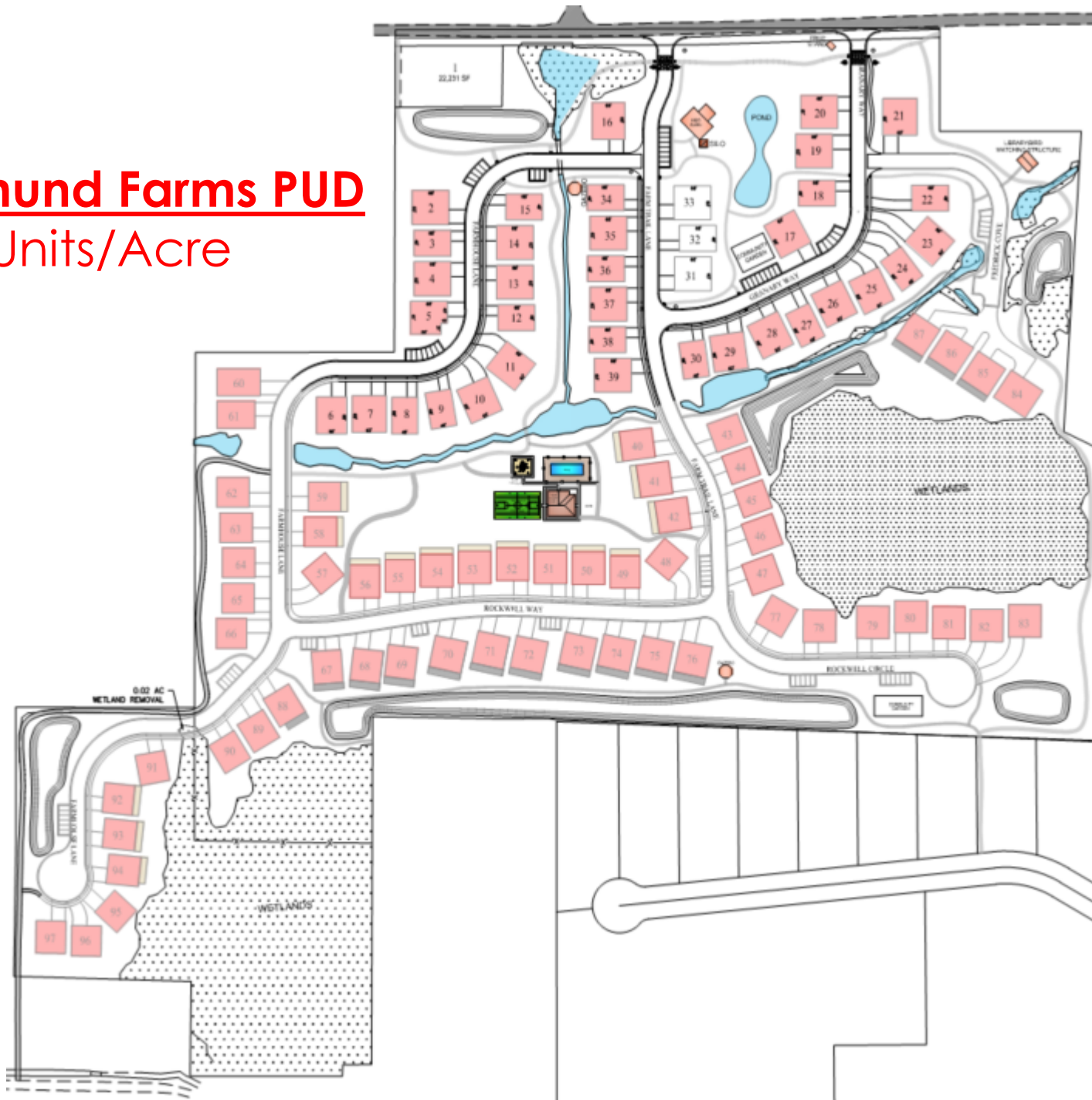
- b. List accepted findings
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- 2. Continuance. This action can be taken if the Planning Commission would like to continue exploring potential options for the amendment.
    - a. Accept staff report
    - b. List accepted findings
    - c. Reasons for continuance
      - i. Unresolved issues that must be addressed
    - d. Date when the item will be heard again
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- 3. Recommendation of Denial. This action can be taken if the Planning Commission finds that the proposed amendment is not an acceptable revision to the City's Municipal Code.
    - a. Accept staff report
    - b. List accepted findings
    - c. Reasons for denial

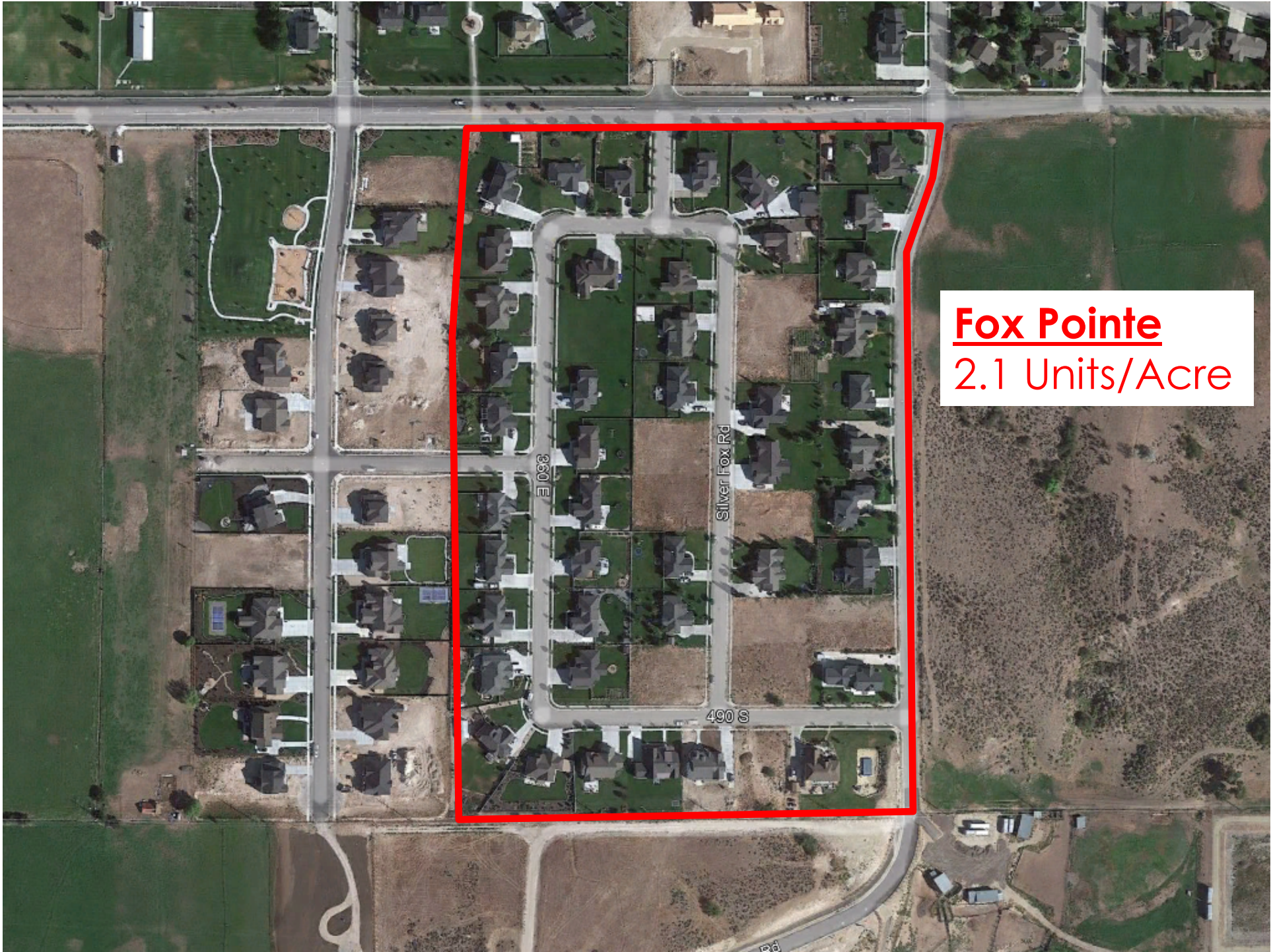
# Exhibits

## Exhibit 1 – Density Examples

# **Exhibit 1**

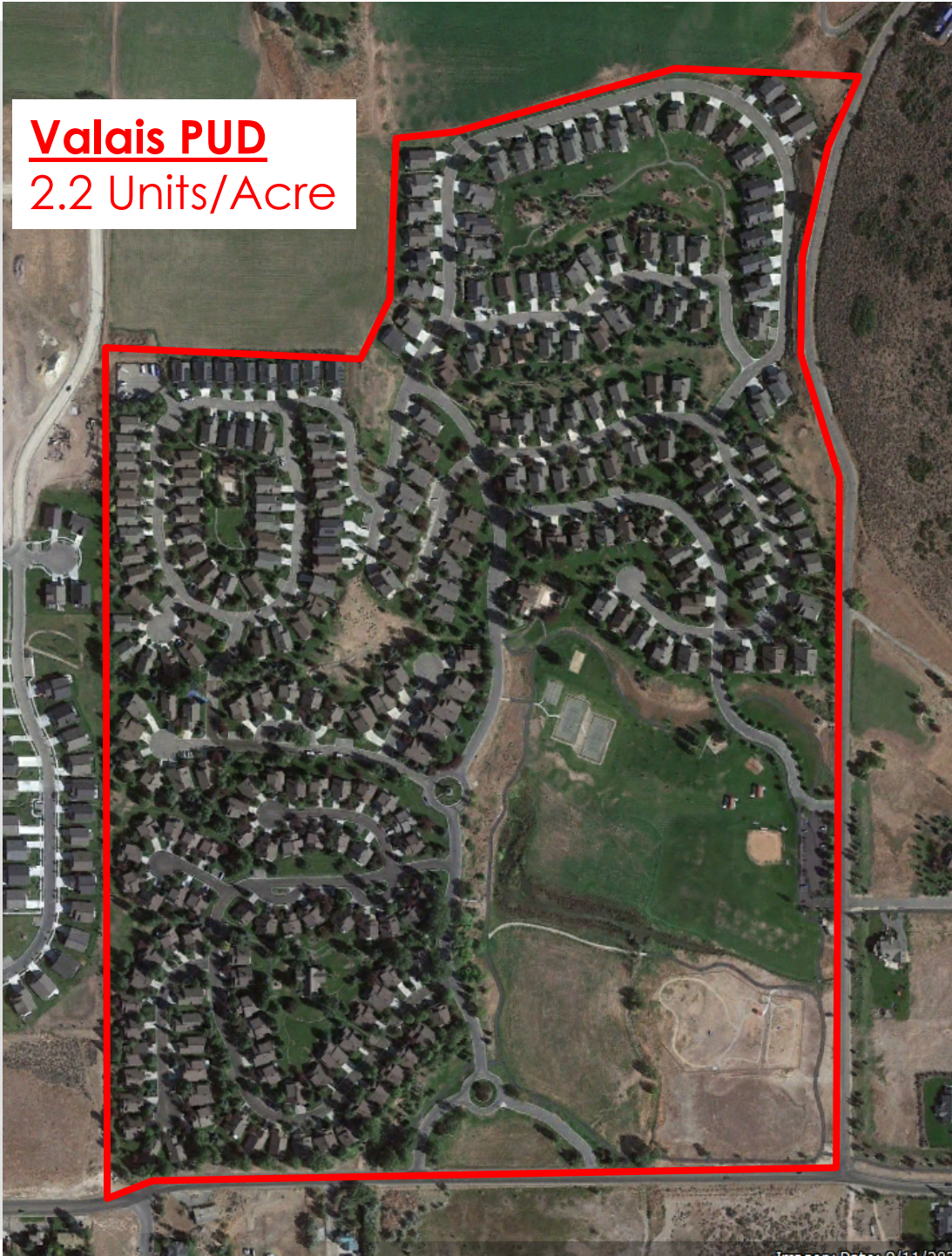
**Remund Farms PUD**  
1.9 Units/Acre



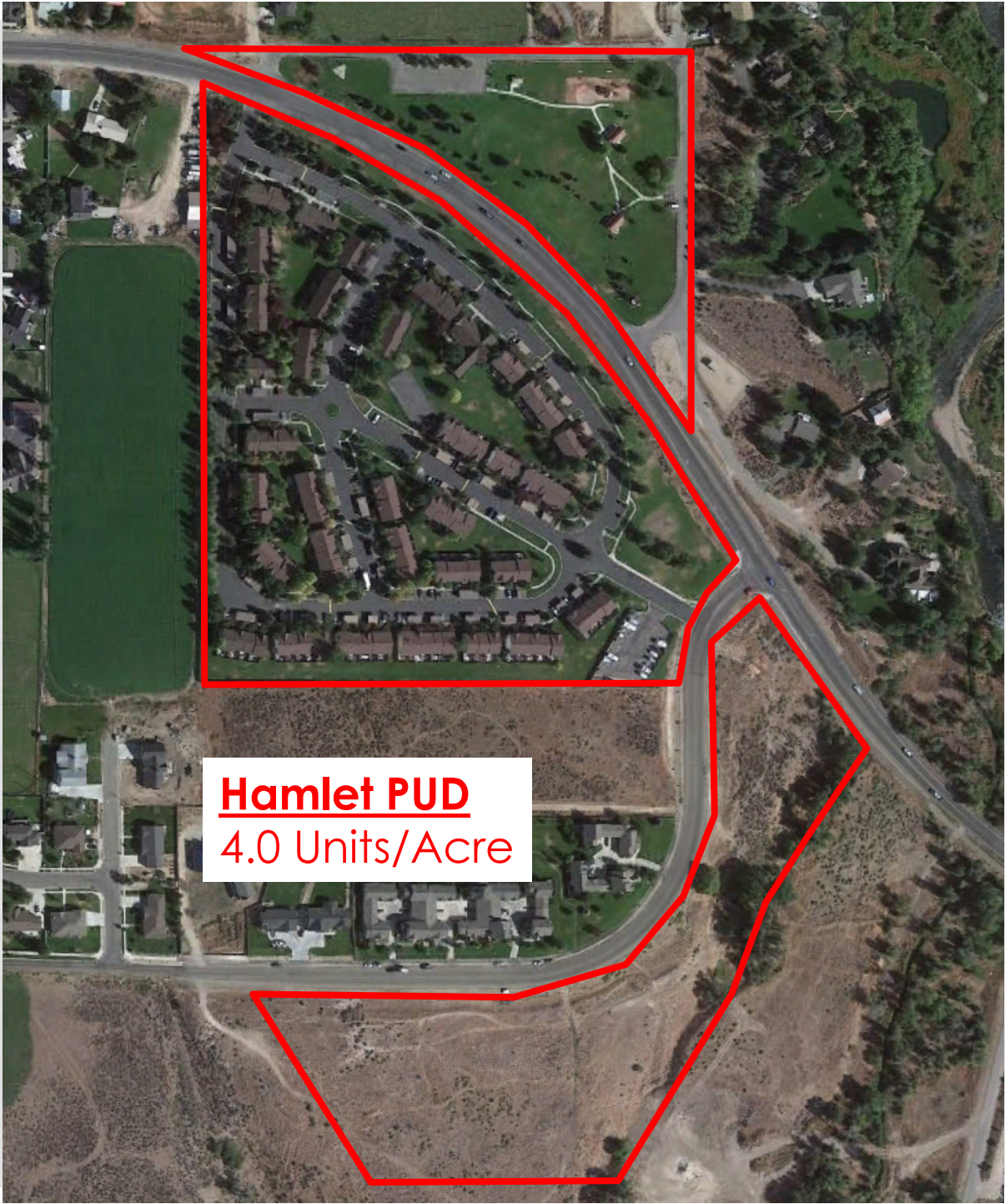


**Fox Pointe**  
2.1 Units/Acre

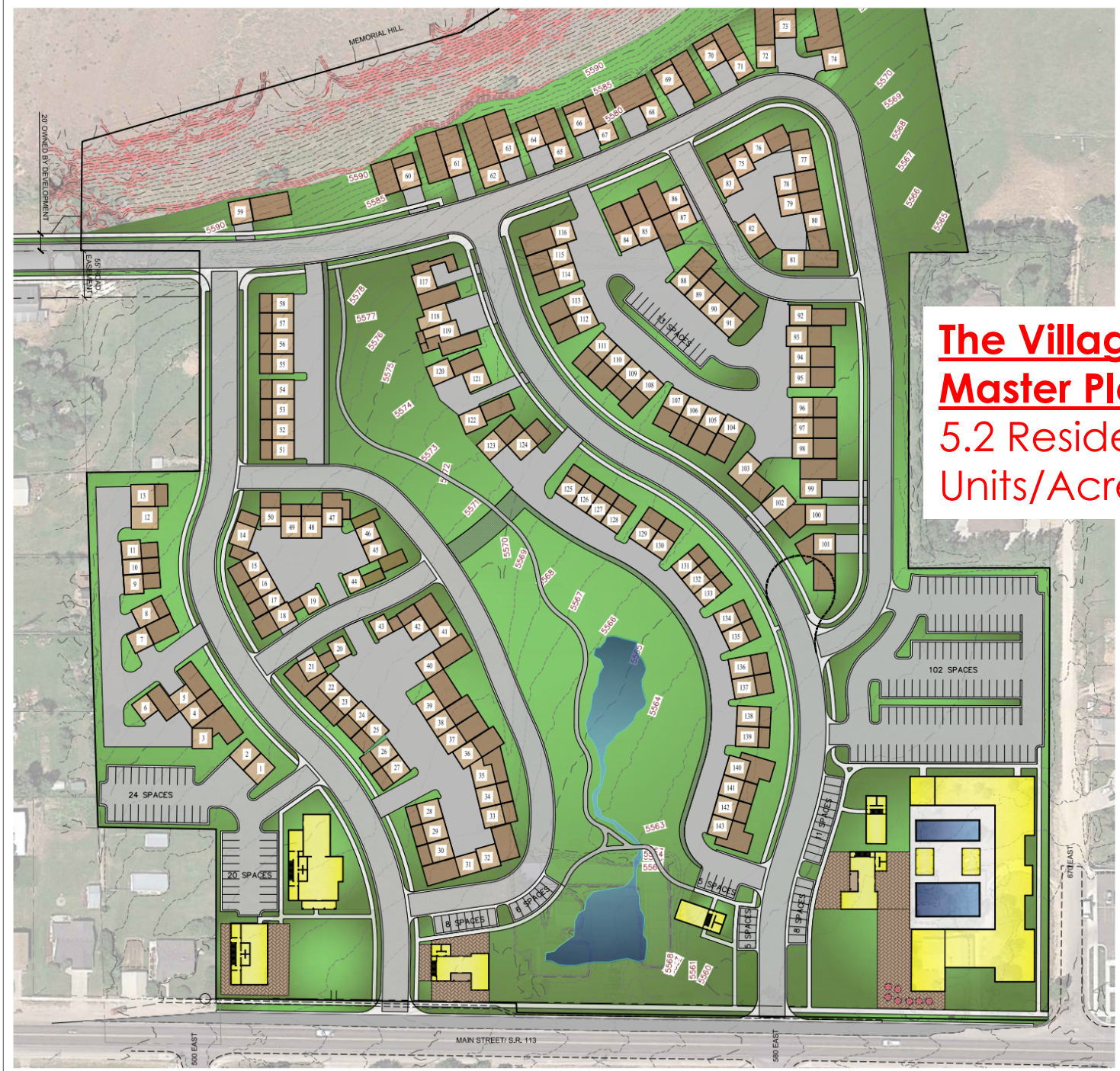
**Valais PUD**  
2.2 Units/Acre







**Hamlet PUD**  
4.0 Units/Acre



**The Village**  
**Master Plan**  
5.2 Residential  
Units/Acre