



Midway

PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: October 12, 2021
NAME OF APPLICANT: Midway City
AGENDA ITEM: Code Text Amendment of Section 16.16 Planned Unit Developments and Subdivisions

ITEM: 8

Midway City is proposing an amendment to Section 16.16: “Planned Unit Development and Subdivisions” of the Midway City Municipal Code. The proposed amendment would review the entire ordinance and changes could affect all provisions of the current code including setbacks, open space requirements, density, etc.

BACKGROUND:

Midway City Council has enacted a moratorium that affects some land use applications. The purpose of the moratorium is to review current and make amendments where needed so that Midway’s code matches the vision as described in the General Plan. The moratorium allows staff more time to pursue preparing potential code text amendments for Planning Commission and City Council review. One of the proposed sections of code to review is Planned Unit Development and Subdivisions. There are some specific items that have been identified by staff that should be reviewed and analyzed. These include the following:

Planned Unit Development Density

Some of the main goals of the General Plan are to promote open space, preserve the rural character of Midway, and reduce densities where appropriate. There is clearly support for protecting open space and analyzing our current code to review allowed densities may help us better to protect open space. Through this review, we can determine if the allowed densities are appropriate for Midway and in harmony with the vision as described in the General Plan. Density has a direct impact our community in several ways which include traffic, student population, demand on services, and even air pollution.

Section 16.16.8 establishes densities for PUDs in all zones where they are allowed.

A. The following standards, requirements and conditions shall specifically apply to all PUDs:

1. The permitted base densities allowed in a PUD for each zoning district are listed below:

<i>R-1-7</i>	<i>5.0 units per acre</i>
<i>R-1-9</i>	<i>4.0 units per acre</i>
<i>R-1-11</i>	<i>3.0 units per acre</i>
<i>R-1-15</i>	<i>2.5 units per acre</i>
<i>R-1-22</i>	<i>2.0 units per acre</i>
<i>RA-1-43</i>	<i>1.25 units per acre</i>

2. The minimum land area for a PUD shall be ten acres.

3. The minimum number of units in a PUD shall be 40.

The densities listed above are both higher and lower than what each particular zone allows for a standard subdivision. The following is a list of the densities per acre for a PUD as compared to what zoning would allow for a standard subdivision:

<u>Zone</u>	<u>PUD Density</u>	<u>Standard Subdivision Density</u>
• R-1-7	5.0 units per acre	6.2 (-15% for roads = 5.3)
• R-1-9	4.0 units per acre	4.8 (-15% for roads = 4.1)
• R-1-11	3.0 units per acre	4.0 (-15% for roads = 3.4)
• R-1-15	2.5 units per acre	2.9 (-15% for roads = 2.5)
• R-1-22	2.0 units per acre	2.0 (-15% for roads = 1.7)
• RA-1-43	1.25 units per acre	1.0 (-15% for roads = 0.9)

One of the zones that has the largest difference in density is the RA-1-43 zone. The other zones, once 15% of the property is subtracted for roads (roads are not subtracted for density calculations in PUDs), have similar densities. The disadvantage of a higher relative density in the RA-1-43 zone is that zone falls on the periphery of Midway, so the increased relative density creates more trips per day that must travel through the other zones to access services and stores. Someone could argue that it should be the opposite of this, so the relative density is higher in the zones located near the services to help create the situation where more people could walk to stores and services instead of accessing them by driving.

PUD Required Open Space

The open space requirement for a PUD is 50 percent. Open space areas must be at least 100' wide to count as required open space except for the setback area along the peripheral property line which also counts as required open space. The required open space determines how clustered a development is and clustering is one of the main reasons for allowing PUDs. As staff has reviewed the approved PUDs, it appears that PUDs are not clustered as much as staff feels they should be. By adjusting the area that counts as required open space, more clustering would be required which will help create more open space.

PUD Visitor Parking

Currently visitor parking is required in PUDs at the rate of a stall for every two units. There is not a requirement to where the stalls need to be located but staff feels that it would be good to have visitor stalls located within a specific distance from the units in the PUD. This could be a new requirement with the proposed amendment.

These are some of the items that have been identified and more will be discussed in the Planning Commission meeting. The purpose of this item on the agenda is to discuss PUDs and gather ideas about what items should be amended. Once staff has received comments and direction from the Planning Commission, proposed code will be created for further consideration and presented at a future Planning Commission meeting.