



## PLANNING COMMISSION MEETING STAFF REPORT

**DATE OF MEETING:** May 11, 2021

**NAME OF APPLICANT:** Midway City

**AGENDA ITEM:** Code Text Addition of Section 16.13.39: Off-Street Parking and Loading

### **ITEM: 6**

Midway City is proposing to amend Section 16.13.39 Off-Street Parking and Loading Uses of the Midway City Municipal Code. The potential amendment would allow for narrower commercial driveways if a historic structure would be impacted by development. The purpose of the amendment is to help preserve historic structures in the commercial zones.

### **BACKGROUND:**

Staff is proposing a code text amendment to address the required driveway width for commercial properties in the C-2 and C-3 zones. There is a concern that some properties with historic structures in the City's commercial zones may not be able to comply with the required commercial driveway width requirements. Currently the Off-Street Parking and Loading code requires a 24' wide driveway for ingress and egress and a minimum of 12' width for one-way traffic. The proposed code text amendment would allow the City Engineer to approve an 18' driveway width for ingress and egress and a 10' driveway width for one-way traffic if certain criteria are met. The amendment is not meant to create a work around for properties that could otherwise comply with the current requirements, but to provide some flexibility for historic buildings on narrow properties in the C-2 and C-3 zones.

The following code is proposed:

**Section 16.13.39**

***F. Access to Parking Facilities and Width of Parking Lot Driveway Lanes.***

*1. Access driveways for two-way traffic are a standard of twenty-four (24) feet wide. Based on a determination from the City Engineer, driveway widths may vary from twenty (20) to twenty-six (26) feet and provide for ingress to and egress from all parking and loading facilities. Widths above twenty-six feet (26), accommodating a dedicated turn lane, shall be approved by the City Engineer. Access driveways for one-way traffic shall be a minimum of twelve (12) feet wide. Each parking and loading space shall be easily accessible to the intended user. On properties with commercial uses in the C-2 and C-3 zones, the City Engineer may approve a driveway width of 18' for ingress and egress driveway access or a driveway width of 10' for one-way driveway access if the following criteria are met:*

- a. The property is in the C-2 or C-3 Zone*
- b. The primary building or structure is more than 75 years old. This applies to the main structure and not to accessory structures.*
- c. The available width between the primary building or structure and the side or rear property line is a minimum of eighteen feet (18) and maximum of twenty feet (20) for ingress and egress driveways and a minimum of ten feet (10) and maximum of twelve feet (12) for one-way traffic.*
- d. There is no other option for accessing the parking area of the business.*
- e. The proposed parking facilities must comply with all other parking related requirements including stall widths, stall depths and drive aisle depths.*

The intent is to create additional flexibility for historic structures in commercial zones that have limited side and rear yard space for driveway access.

The Midway City General Plan places special emphasis on the preservation of historic buildings. The Main Street Element of the General Plan states the following regarding Historic Preservation:

“Remembering its history through the preservation of historic structures is very important to Midway residents. Many of these homes and businesses are along Main Street and contribute greatly to its character. However, pressure to redevelop or remove these structures will increase as growth occurs along the corridor. A balance of preservation, redevelopment and reuse must be found. Historic preservation ordinances should be flexible enough to allow the

modifications that allow realistic use of the property while preserving the character of the structure.”

While this adjustment does not require a property owner to keep a historical building, it does create additional flexibility for those who want to both preserve historic buildings and transition property from residential to commercial uses. This adjustment appears to be in line with the intent of the General Plan.

**POSSIBLE FINDINGS:**

- The proposed amendment would create additional flexibility on driveway access widths for properties with historic homes in the C-2 and C-3 zones.
- The proposed language helps promote the preservation of historic structures while allowing for increased economic development in Midway’s commercial zones, which is a goal described in the General Plan.

**ALTERNATIVE ACTIONS:**

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