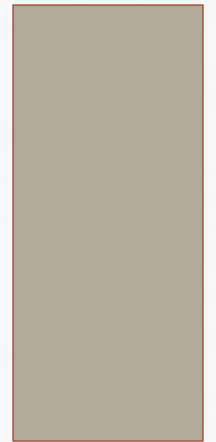


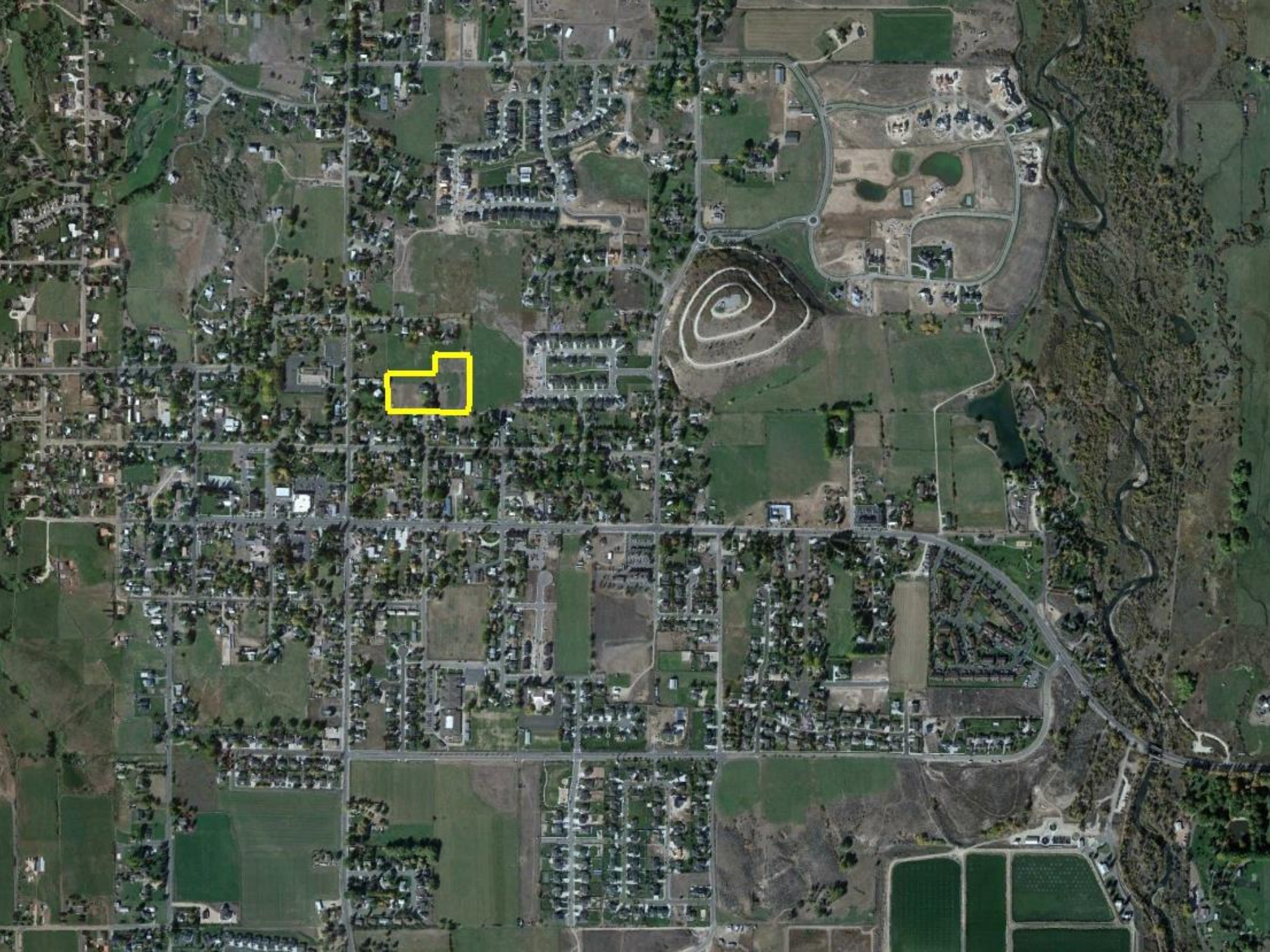
MALINKA DENSITY REDUCTION SUBDIVISION

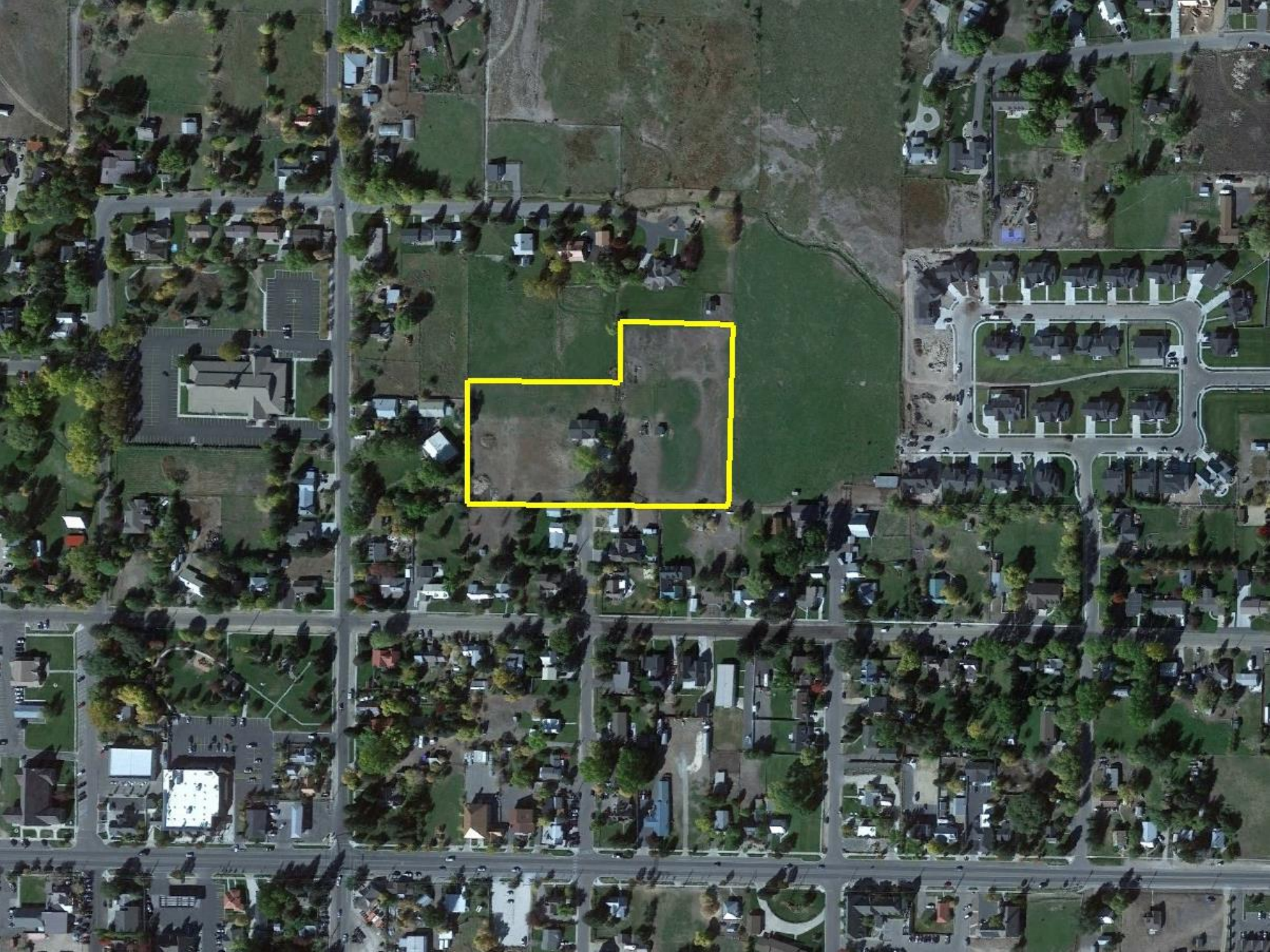
REVISED PRELIMINARY/FINAL

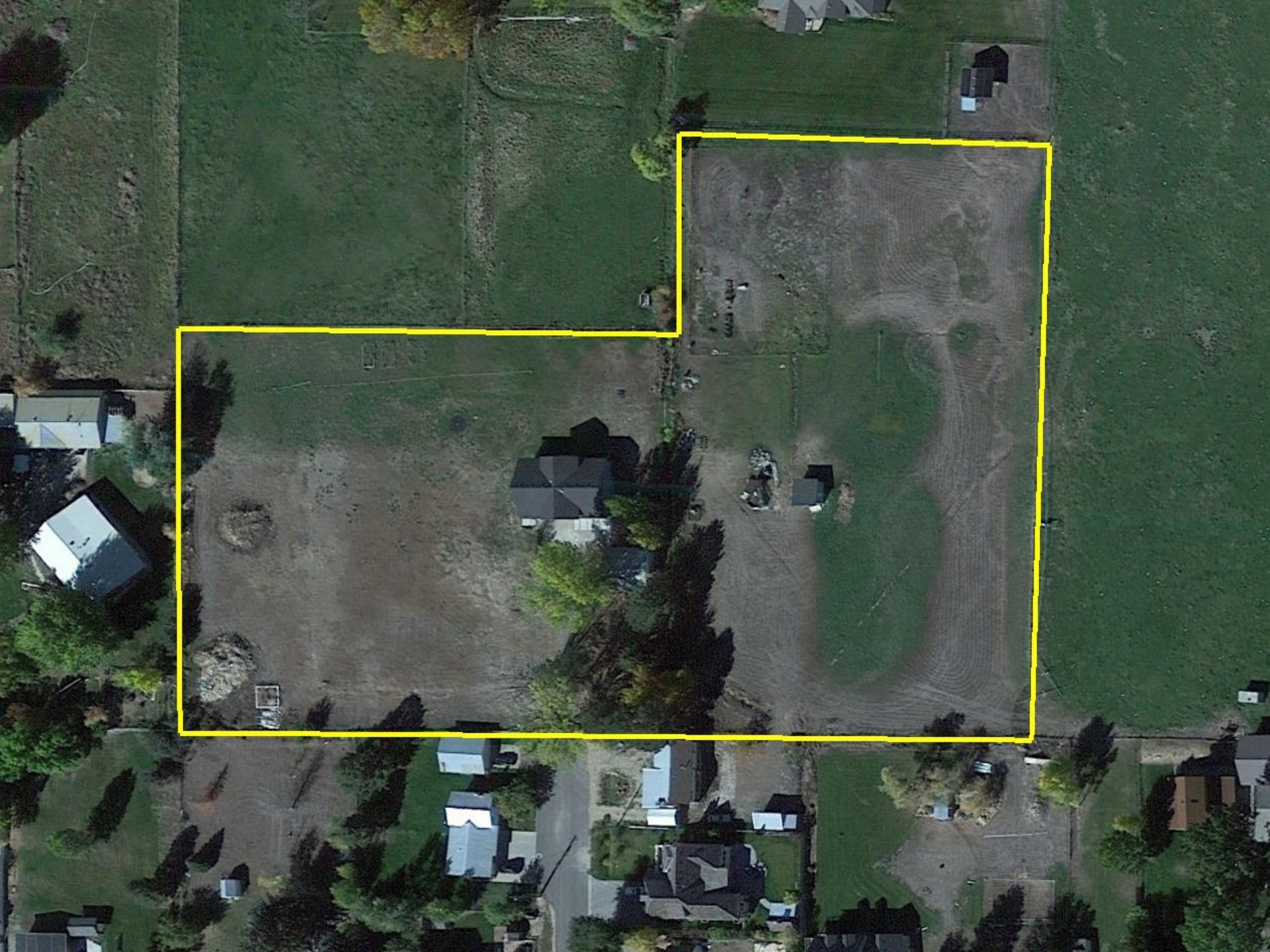


PROPOSAL SUMMARY

- City Council approved the Malinka DRS on June 6, 2023, with the cul-de-sac diameter reduced from 90' to 80'.
- The applicant is proposing to amend the approval to include a cul-de-sac diameter of 70'.
- This proposal is based on the recommendations made by an arborist and the developer's desire to have a symmetrical cul-de-sac that will not take up more space in lot 2.
- The Midway Fire Marshal and Midway Engineer have both reviewed the proposed plans and found code requirements will be met and the proposal could be approved.









180 N CENTER LLC
OMI-04-31-0-035-034

CATHERINE ANNI PHILPOT
OMI-04-35-2-035-034

CATHERINE ANNI PHILPOT
OMI-04-35-0-035-034

RONALD J MEIK
OMI-04-35-1-035-034

LOT 5
0.78 ACRES

SHARON D MILLER
TRUST
OMI-04-30-0-035-034

LOT 1
1.19 ACRES

EXISTING
HOME/GARAGE

LOT 4
1.01 ACRES

JOHN W FINDERLE
OMI-04-36-1-035-034

LOT 2
0.96 ACRES

LOT 3
1.01 ACRES

STORM DRAIN
EASEMENT

STORM DRAIN
EASEMENT

NORTH
0.53'

WALKER

WEBB

CROSSWHITE

MALINKA

MALINKA

100 EAST

JOHNSON

COOPER



96 N CENTER LLC
091-0431-0-035-034

CATHERINE ANN PHILPOT
091-0431-0-035-034

CATHERINE ANN PHILPOT
091-0431-0-035-034

RONALD J PECH
091-0431-0-035-034

DOUGLAS ENGLER TRUST
091-0431-0-035-034

SHARON D MILLER
091-0431-0-035-034

JOHN W FARNABLE
091-0431-0-035-034

LOT 1
1.36 ACRES

EXISTING
HOME/GARAGE

LOT 5
0.80 ACRES

LOT 4
1.00 ACRES

LOT 2
0.80 ACRES

LOT 3
1.09 ACRES

STORM DRAIN
EASEMENT

STORM DRAIN
EASEMENT

20' ROOTBALL

WALKER

WEBB

CROSSWHITE

MALINKA
MALINKA

100 EAST

JOHNSON

COOPER

POSSIBLE FINDINGS

- The proposed revised cul-de-sac will help save the pine tree that will need to be removed with the current approved plans.
- The proposed cul-de-sac design complies with fire code standards and engineering standards.
- The proposed lots meet the minimum requirements for the R-1-15 zone.
- The proposal does meet the intent of the General Plan for the R-1-15 zone.
- The proposal does comply with the requirements for the Density Reduction Subdivision code.
- The subdivision helps comply with the vision stated in the General Plan to preserve open space and a country/rural atmosphere
- The lots will be deed restricted so it can never be further subdivided.
- The duration of Preliminary/Final Approval shall be for one year from the date of approval of the development by the City Council.

PROPOSED CONDITIONS

- The deed restrictions that will be recorded towards the lots must be submitted to the City for review and recorded immediately after the plat is recorded.
- A note on the plat is included with language that clearly states that subdividing the lots is prohibited.