

# PUD DENSITIES

CODE TEXT AMENDMENT

# GENERAL PLAN

- 2016 review of the General Plan
- 2017 Adoption of the revised General Plan
- Survey found the following:
  - 66% rural was very important
  - 70% quietness of Midway was very important
  - 88% felt preserving open space was very important

# 2017 GENERAL PLAN

## *Elements of the Community Vision*

- *High-quality, well-planned residential areas with open spaces that support and complement the unique rural quality and character of the City;*
- *Goal 2: Encourage open space to preserve a high quality of life and to preserve Midway's rural atmosphere.*
- *Guideline 1: Consider reviewing the Municipal Code to possibly reduce density where appropriate.*

# CURRENT CODE

- 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:
    - R-1-7            5.0 units per acre
    - R-1-9            4.0 units per acre
    - R-1-11          3.0 units per acre
    - R-1-15          2.5 units per acre
    - R-1-22          2.0 units per acre
    - RA-1-43        1.5 units per acre
  - An additional one-quarter unit per acre shall be permitted when Swiss-Alpine architecture is used in the design of the development. The determination regarding the usage of the Swiss Alpine architecture shall be recommended by the Vision Architectural Committee and determined by the City Council as part of the conditional use process.
  - 2. The minimum land area for a PUD shall be ten acres.
  - 3. The minimum number of units in a PUD shall be 40.

# DENSITY COMPARISONS

Zone	PUD Density	Standard Subdivision Density
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	1.5 units per acre	1.0 (-15% for roads = 0.9)

# DENSITY COMPARISONS

<b>Zone</b>	<b>PUD Density</b>	<b>Subdivision Density</b>	<b>PUD % Density</b>
R-1-7	5.0 units per acre	6.2 (-15% for roads = 5.3)	94
R-1-9	4.0 units per acre	4.8 (-15% for roads = 4.1)	98
R-1-11	3.0 units per acre	4.0 (-15% for roads = 3.4)	88
R-1-15	2.5 units per acre	2.9 (-15% for roads = 2.5)	100
R-1-22	2.0 units per acre	2.0 (-15% for roads = 1.7)	118
RA-1-43	1.5 units per acre	1.0 (-15% for roads = 0.9)	167

# DISCUSSION ITEMS

- Most zones have relatively similar densities for standard subdivisions and PUDs except for the RA-1-43 zone
- RA-1-43 zone is located on the periphery of the city which generates more potential trips per day at a longer distance to access store and services

## PROPOSED CODE

- R-1-7 5.0 units per acre
- R-1-9 4.0 units per acre
- R-1-11 3.0 units per acre
- R-1-15 2.5 units per acre
- R-1-22 2.0 units per acre
- RA-1-43 ~~1.5~~ 1.25 units per acre



# PROPOSED CODE

- Proposed for removal from the code:
  - An additional one-quarter unit per acre shall be permitted when Swiss-Alpine architecture is used in the design of the development. The determination regarding the usage of the Swiss Alpine architecture shall be recommended by the Vision Architectural Committee and determined by the City Council as part of the conditional use process.

# BENEFITS OF PUDS

- High percentage of second homes
- Second home owners pay full assessed tax rate whereas primary home owners pay a reduced rate
- PUDs are clustered and create more open space than standard subdivisions
- PUDs usually have private roads which requires no maintenance from the city
- Less of an impact on the school district

## POSSIBLE FINDINGS

- Reducing density will also reduce potential traffic especially in the RA-1-43 zone which is generally located farthest from services and stores
- Reducing density for PUDs in the RA-1-43 zone will make the density more comparable to densities for PUDs in all the other zones
- The General Plan promotes reducing density where appropriate