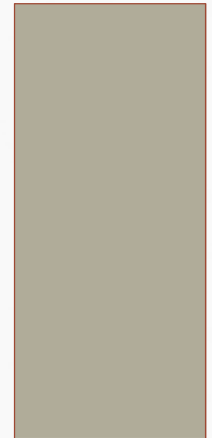


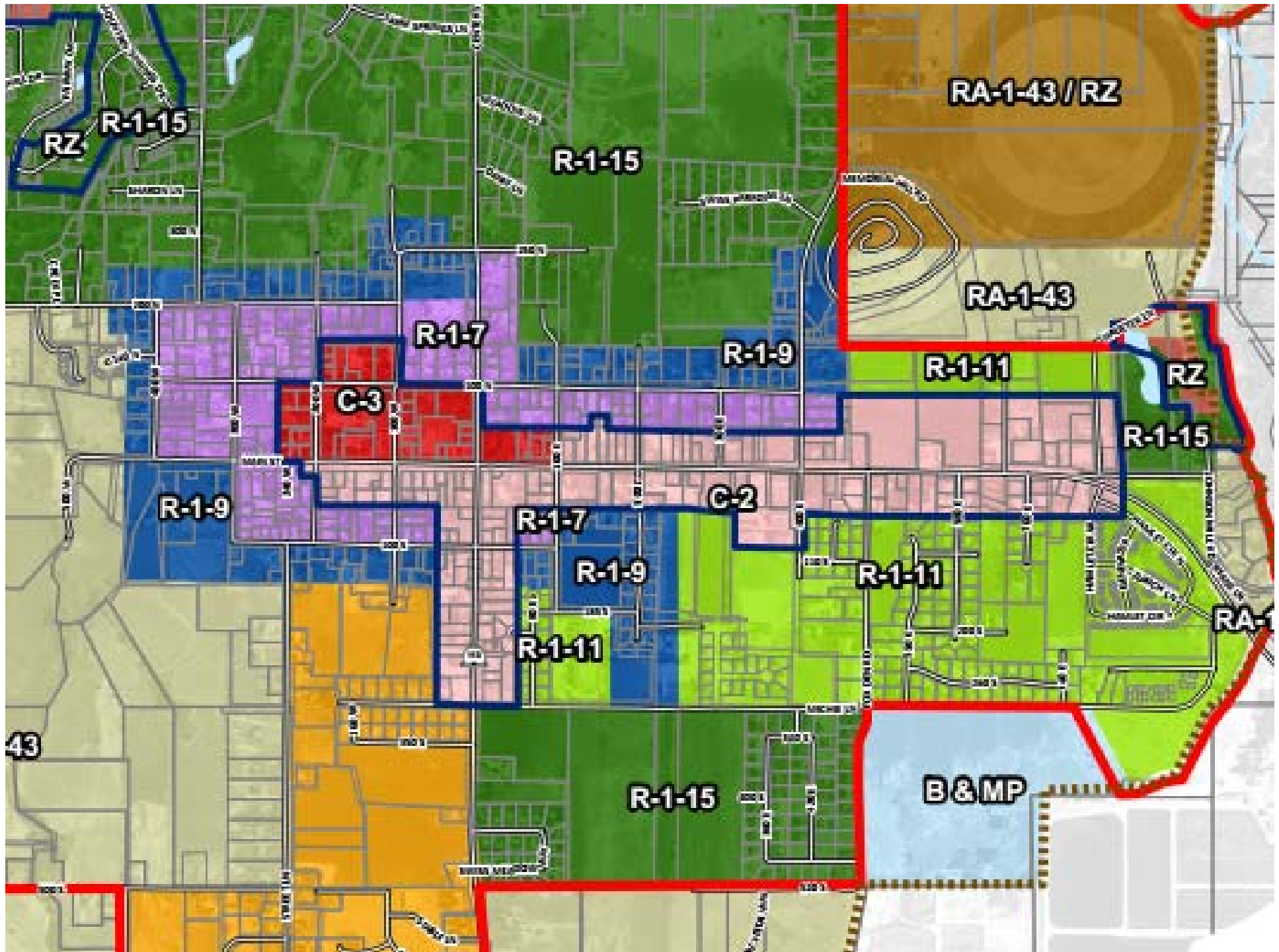
PARKING LOCATION REQUIREMENTS

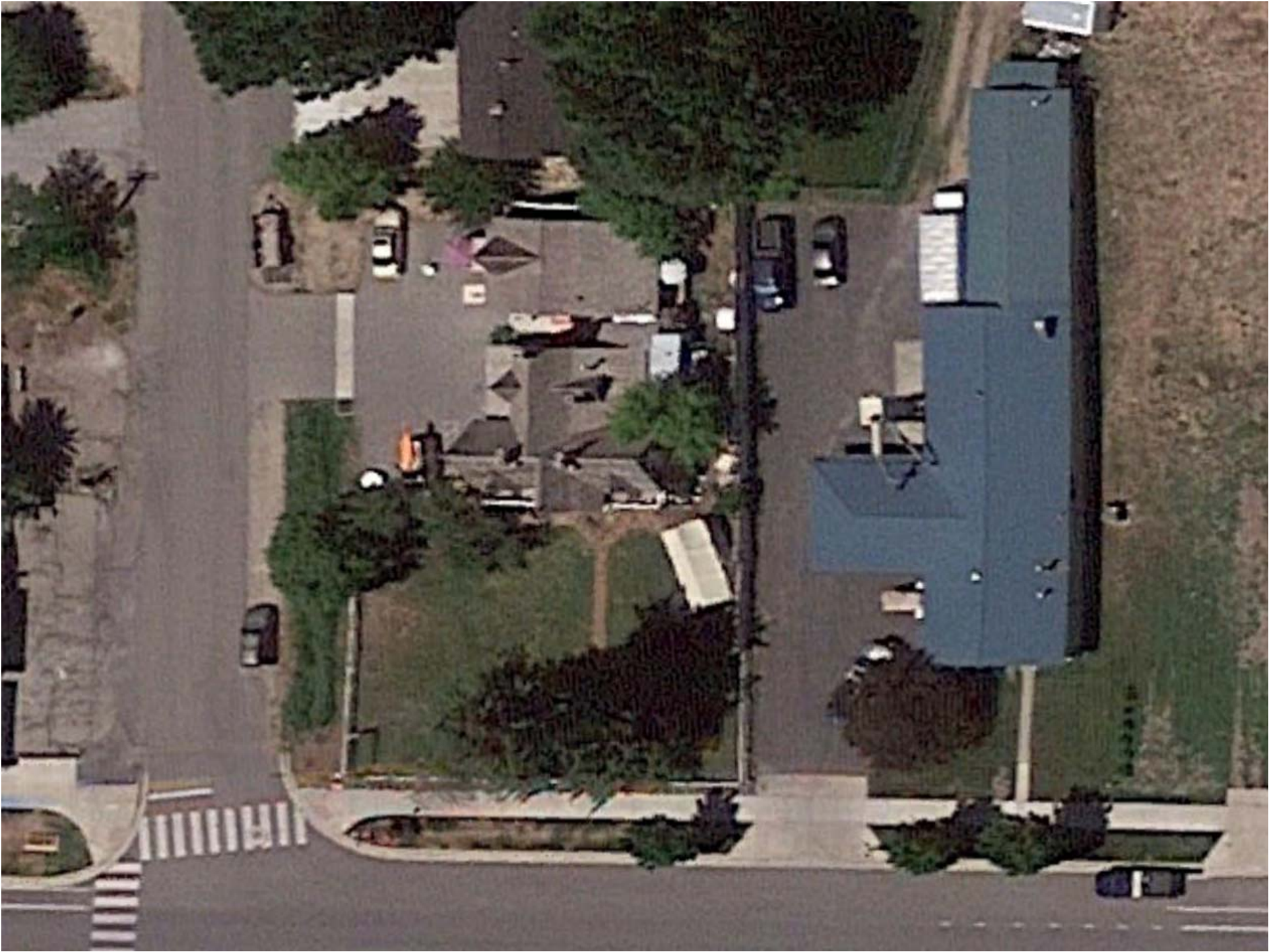
CODE TEXT AMENDMENT

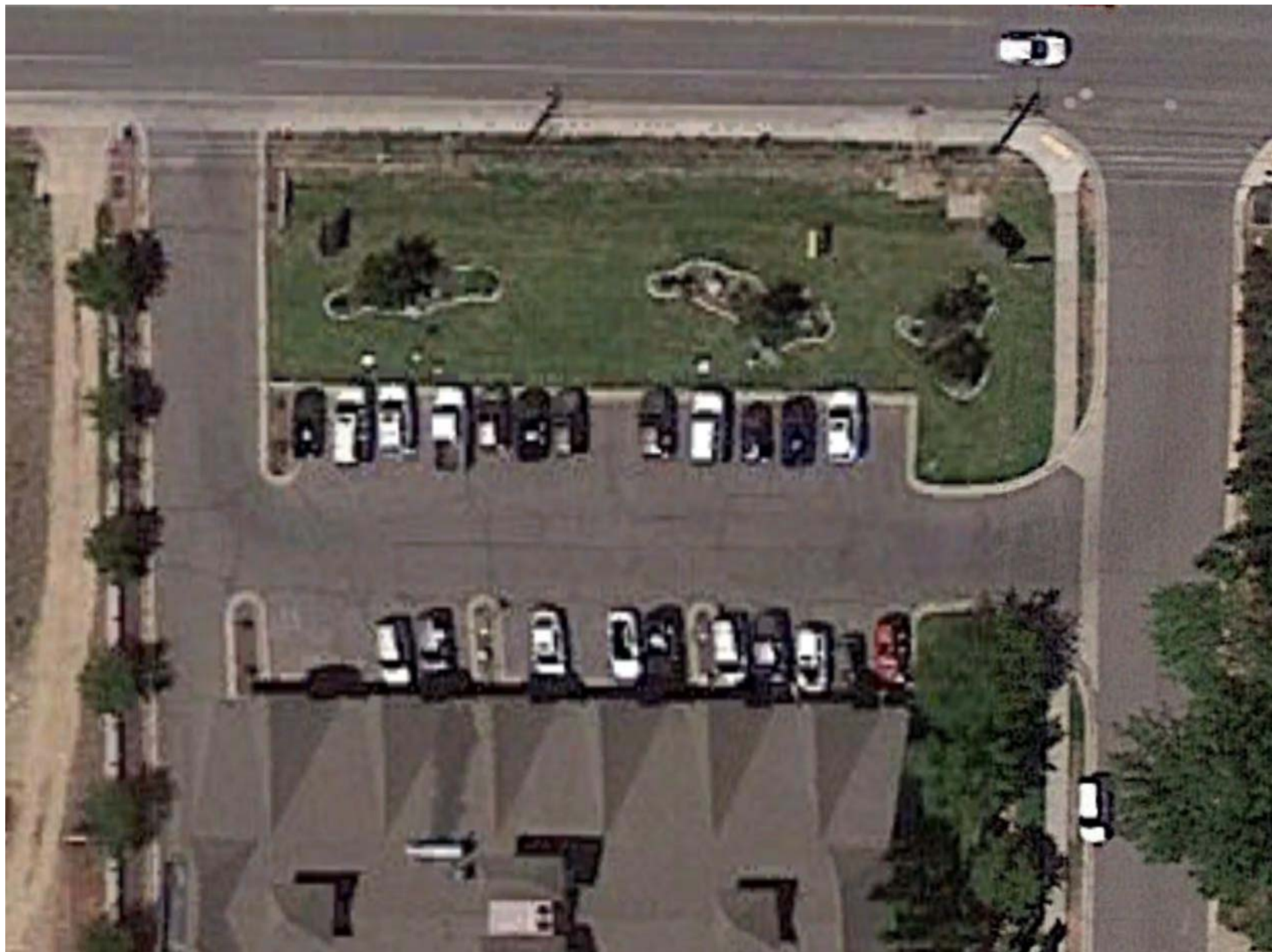


CURRENT CODE

- Requires parking is accessed from a 24' wide commercial driveway
- Forward travel to and from parking facilities is required





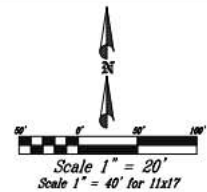


PROPOSED CODE

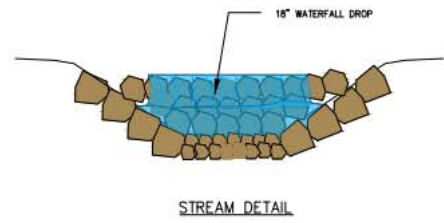
- Allow direct access parking on local streets
 - Collector streets would not have the option
 - Main Street, Center Street, 200 W north of Main, and River Road
- Preserve open space
 - Option would only be allowed if open space fronts parking and is at least 45' wide and 0.15 acres
 - No street parking allowed in front of structure
 - If open space is ever developed the street parking would be eliminated and normal parking requirements would be required
 - Street parking would not be "grandfathered"

PROPOSED CODE

- 6' distance from street to stalls
- Pedestrian walkway is required
 - If stalls front the walkway then a 7' is required because of vehicle overhang
- Maximum number of consecutive stalls is 11
 - A 8' wide landscaped island must be provided for every 11 stalls.



ZONE:	C-2
PROPERTY:	0.70 ACRES
COMMERCIAL USE:	
RESTAURANT (DINING AREA):	2,240 SF
PERGOLA (DINING AREA):	645 SF
RECEPTION CENTER:	2,000 SF
	4,885 SF
PARKING REQUIRED:	
-RESTAURANT (1 PER 250 SF OF DINING AREA)	9
-PERGOLA (1 PER 250 SF OF DINING AREA)	3
-RECEPTION CENTER (ASSUME SAME AS RESTAURANT)	8
	TOTAL REQUIRED PARKING 20
PARKING PROVIDED	24

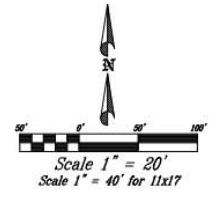
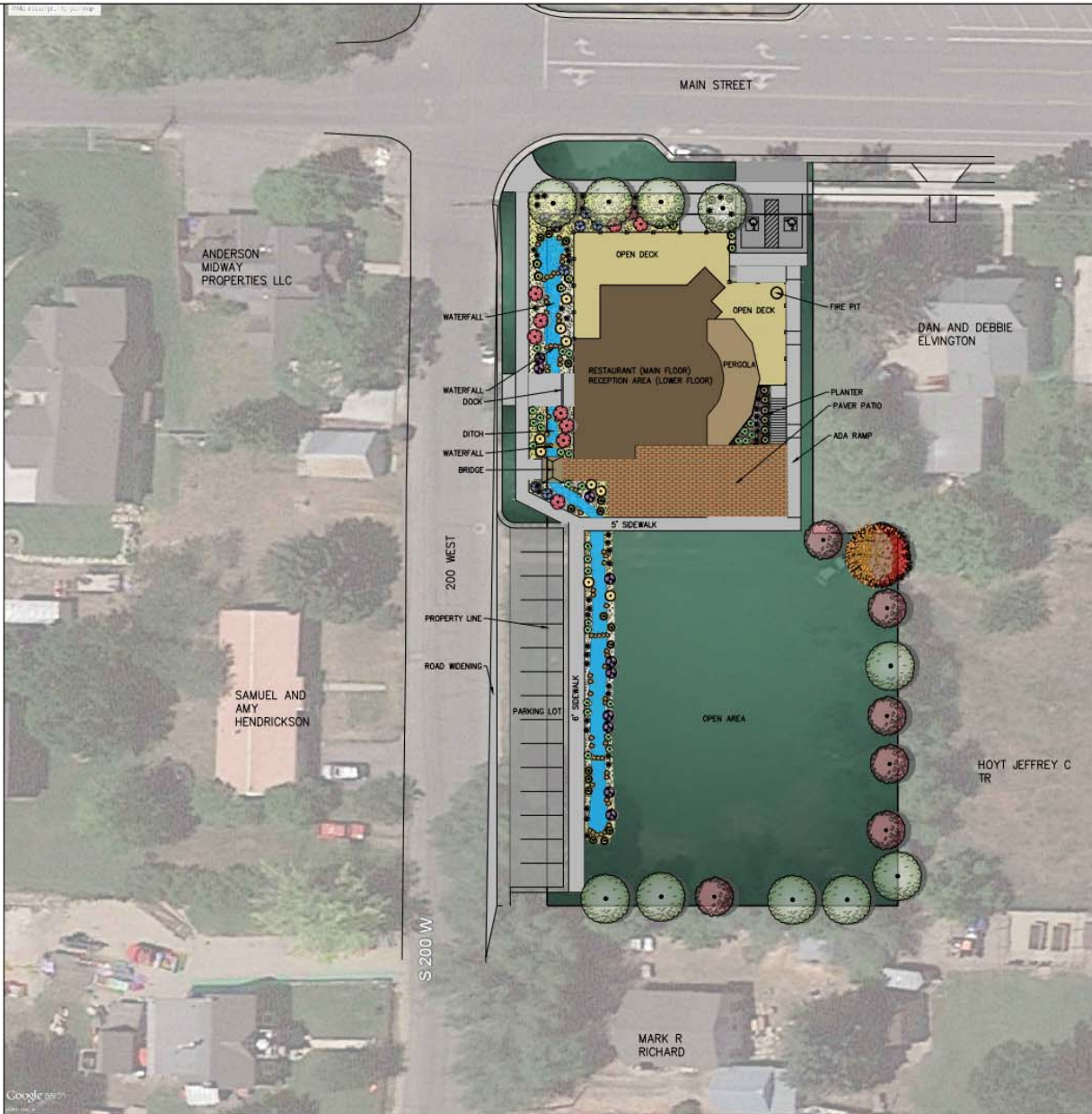


STREAM DETAIL

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 PAUL D. BIRD P.E.
 SERIAL NO. 282286
 DATE: 4 DEC 2017

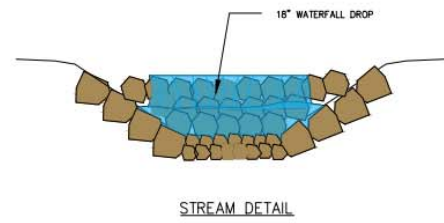
LYTHGOE DESIGN GROUP THE CORNER RESTAURANT	
CONCEPT PLAN #4	
	ENGINEERING RESOURCE GROUP, P.C. 380 E Main St, Suite 204, Midway, UT 84049 ph. (435) 657-9749
	DESIGN BY: PDB DRAWN BY: CNB

2016.12.07.17 - 10:30 AM



ZONE:	C-2
PROPERTY:	0.70 ACRES
COMMERCIAL USE:	
RESTAURANT (DINING AREA):	2,240 SF
PERGOLA (DINING AREA):	645 SF
RECEPTION CENTER:	1,250 SF
	4,135 SF
PARKING REQUIRED:	
-RESTAURANT (1 PER 250 SF OF DINING AREA)	9
-PERGOLA (1 PER 250 SF OF DINING AREA)	3
-RECEPTION CENTER (ASSUME SAME AS RESTAURANT)	5
TOTAL REQUIRED PARKING	17
PARKING PROVIDED	17

NOTE:
THIS PARKING PLAN REQUIRES A VARIANCE OR EXCEPTION TO SECTION 16.13.39A
AND C OF THE MIDWAY CITY CODE.



Google earth

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PAUL D. BERG P.E.
SERIAL NO. 295085
DATE: 7 DEC 2017

LYTHGOE DESIGN GROUP
THE CORNER RESTAURANT
CONCEPT PLAN #6

ENGINEERING
RESOURCE GROUP, P.C.
380 E Main St, Suite 204,
Midway, UT 84049
ph: (435) 657-9769

DESIGN BY: PDB
DRAWN BY: CNB
DATE: 7 DEC 2017
REV: 6

ITEMS OF DISCUSSION

- Preserves more open space
- On-street parking will be lost
 - 100' frontage
 - 4 stalls – 25' per stall
 - Would accommodate 11 direct access stalls
 - Net gain of 7 stalls
 - Current code would accommodate 14 stalls – 100' frontage
 - 3 on-street and 11 off-street
 - Net gain of 14 stalls
- Streetscape aesthetic considerations
 - Wider impervious surface next to street
 - Overall less impervious surface

POSSIBLE FINDINGS

- The proposal would allow more open space to be preserved in the commercial zones
- The proposal will reduce the amount of impervious surface required for parking
- This option would only be allowed on local streets