



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: June 17, 2017

NAME OF APPLICANT: Midway City

AGENDA ITEM: Code Text Amendment of Title 16.5.2: Commercial C-2 and C-3 Zones

ITEM: 5

Midway City is considering a Code Text Amendment of Section 16.5.2: Permitted and Conditional Uses in the Commercial C-2 and C-3 Zones. The Planning Commission will consider reducing the density allowed for mixed-use projects in the C-2 and C-3 zones from the current amount of 20 units per acre.

BACKGROUND:

The purpose of this item is to review the allowed density for mixed use projects in the C-2 and C-3 zones. The code allows 20 units per acre for mixed use projects that are over an acre in size. Staff feels that this number should be reconsidered for reasons which will be discussed on the following pages in this report.

Currently there are two categories of mixed use. Properties that are over an acre are allowed up to 20 units per acre. Properties that are less than an acre are limited to one dwelling unit. Parcels smaller than an acre can be combined to former a parcel larger than an acre to increase the density to the 20 units per acre.

Section 16.5.3 (I) states the following:

1. *Lots less than one acre:*
 - a. *Frontage: 70 feet*
 - b. *One single-family dwelling (above, behind or detached)*
 - c. *A minimum of 20 percent of the gross square feet of all structures on the lot must be deed restricted as commercial.*

2. *Lots greater than one acre:*
 - a. *Frontage: 200 feet*
 - b. *Up to 20 residential units per acre*
 - c. *A minimum of 20 percent of the gross square feet of all structures on the lot must be deed restricted as commercial.*

As mentioned earlier, there are some reasons why staff feels this number should be reconsidered. Below is a list of those reasons:

- **Allowing 20 units per acre could dramatically impact the look and feel of Midway's Main Street.** Many residents and visitors of Midway love Main Street for the openness and feel that it has. By allowing 20 units per acre there is pressure to develop and not use the existing structures but to build new larger structures on vacant land or to demolish existing structures. By reducing the number of units allowed the City will help preserve Main Street in its current form. Main Street will continue to develop commercially but with a more limited number of residential units.

- **The proposed C-4 zone will allow for larger scale mixed-use development so it will not be necessary in the C-2 and C-3 zones on the same scale.** One of the main ideas behind the development of the C-4 zones is to allow mixed use development in an undeveloped area along Main Street that will be developed but in turn the rest of Main Street will hopefully be preserved. Any new larger mixed use development will be focused in the area designated for and designed for that use. Smaller mixed use would be allowed in the C-2 and C-3 zones similar to what is already located in those zones such as Rebook, Café Galleria, Sentry West Insurance and the Midway Mercantile that all have one dwelling unit each.

- **Potential traffic in Midway will be less if density is decreased in the C-2 and C-3 zones.** Each dwelling unit on average generates 9.6 trips per day. By lowering the density then there will comparably be less potential trips per day then if the density is not decreased.

Staff is proposing that all mixed-use development in the C-2 and C-3 zones is lowered to one unit but retain the same frontage and commercial square feet ration as currently described in the code.

Staff is proposing the code text be amended to the following:

1. Lots less than one acre: Mixed-use development requirements:

a. Frontage: 70 feet

b. One single-family dwelling (above, behind or detached)

c. A minimum of 20 percent of the gross square feet of all structures on the lot must be deed restricted as commercial.

2. Lots greater than one acre:

a. Frontage: 200 feet

b. Up to 20 residential units per acre

e. A minimum of 20 percent of the gross square feet of all structures on the lot must be deed restricted as commercial.

POSSIBLE FINDINGS:

- The proposed amendments to the C-2 and C-3 zones will be harmonious with the City's vision of Main Street as a commercial and mixed use district as described in the General Plan
- Allowing 20 units per acre could dramatically impact the look and feel of Midway Main Street.
- Lowering the density will decrease potential traffic for Main Street and the community

ALTERNATIVE ACTIONS:

1. Recommendation of Approval. This action can be taken if the Planning Commission feels that the proposed language is an acceptable addition 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 feels that there are unresolved issues.
 - 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 language is not an acceptable addition to the City's Municipal Code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial