

Midway City Council
17 August 2021
Work Meeting

The Village Development /
Updated Plan

Memo



Midway

Date: August 17, 2021
To: Midway City Council
From: Michael Henke
Re: The Village – Revised Concept Plan

Dan Luster of Midway Heritage Development LLC, developer of The Village mixed-use project at 541 East Main Street, has submitted an updated concept plan (please see attached plan, Exhibit 3). The applicant has applied to rezone 13.34 acres of the project area from R-1-11 and R-1-22 zones to C-2. The proposed rezone would allow the mixed-use zoning code, which is an option in the C-2 zone, to be applied to the entire property which encompasses 27.47 acres. This would allow for more flexibility regarding density dispersion when designing the development with the goal of creating the best neighborhood possible based on the vision described in the General Plan.

The City Council last reviewed the proposal on July 6, 2021. In that meeting, after a public hearing, the City Council discussed the proposal, and several ideas were shared regarding adjustments to the plan that could be made. The developer has submitted a new plan based on comments made at the meeting. The following are some of the changes that have been made to the revised concept plan:

- Setbacks have been increased in the proposed rezone area to approximately 100'
- Setbacks in the area currently zoned C-2 have increased in some areas, notably along the western boundary where they were increased from 10' to 36' minimum except for the commercial building fronting Main Street.
- Three more units have been added near the eastern boundary of the project. The approved concept plan's density is 156 units. The first concept plan had 140 units. The newly revised concept plan has 143 units.

- An open area (0.24 acres) has been created on Main Street and a commercial building area has been reduced to create the open area.
- A 1,300 square foot commercial building footprint has been added.
- Some of the commercial building footprint areas have been moved.
- Parking stalls along the eastern boundary have been removed.
- Commercial parking stalls have been added near the commercial buildings.
- The tennis courts have been removed and replaced with a parking area.
- The approved concept plan had 10.33 acres of open space (areas at least 100' in width between structures or 60' between structures and boundary lines). The newly revised concept plan has 8.32 acres of open space.
- The building footprint areas for commercial and residential have been updated.

The applicant would like to discuss the newly revised site plan with the City Council in the work meeting. Not every detail needs to be finalized at this stage. This applicant will still need to apply for Master Plan approval and then preliminary and final approval for each phase. The Master Plan is also a Conditional Use and in this sept of the process is when all nuisance issues (light, noise, etc.) will be addressed. Any issues such as requiring greater setbacks, limiting where commercial development may take place, etc. should be addressed with the zone change application.

Please contact me if you have any questions.

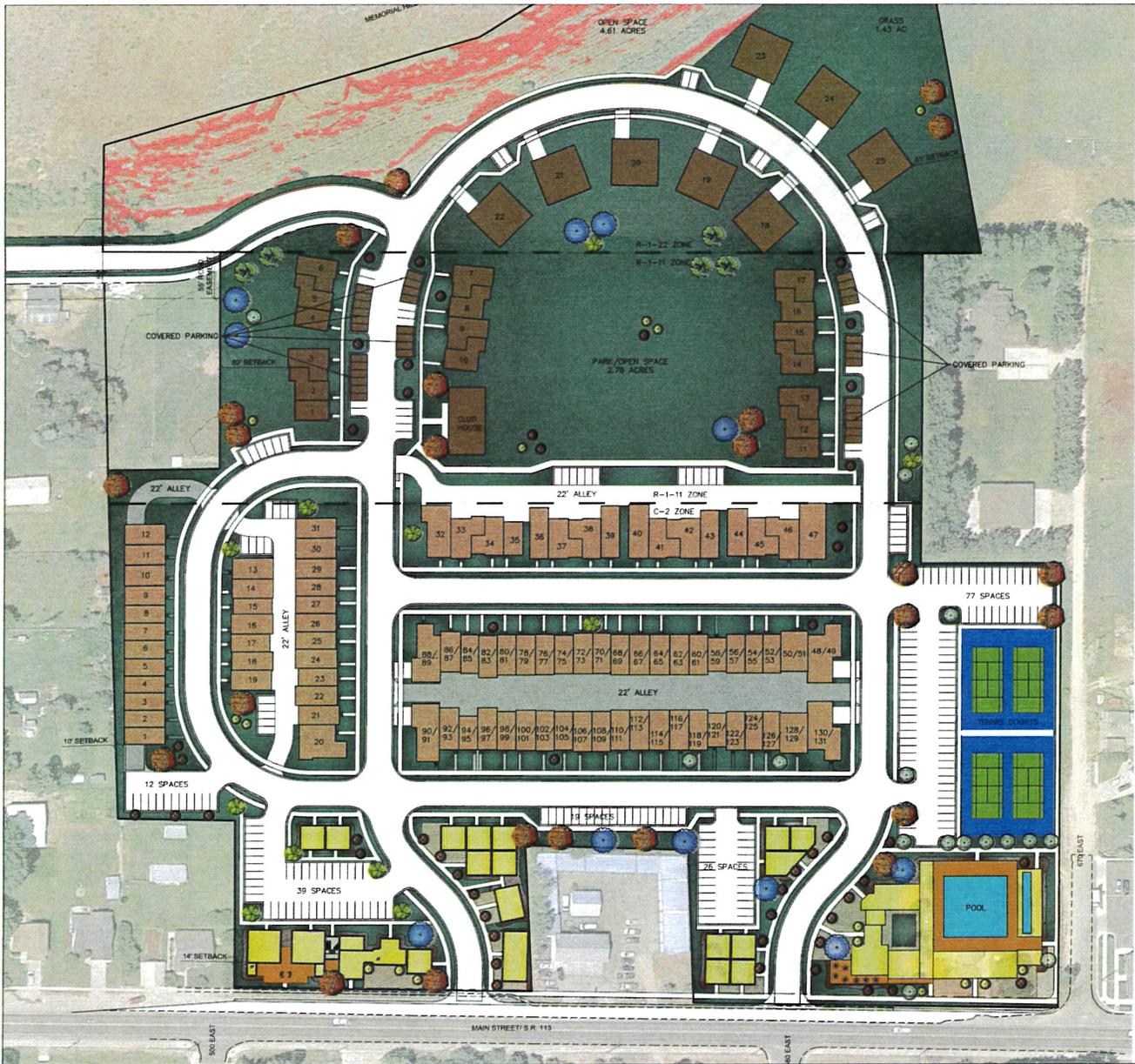
Exhibits

Exhibit 1 – Approved Concept Plan

Exhibit 2 – Proposed Rezone Concept Plan (July 6)

Exhibit 3 – Proposed Revised Rezone Concept Plan (August 17)

Exhibit 1



AREA TOTAL PROJECT AREA 27.47 ACRES
 C-2 ZONE 13.29 ACRES
 R-1-11 ZONE 5.77 ACRES
 R-1-22 ZONE 7.64 ACRES
 R.O.W. DEDICATION 0.17 ACRES

DENSITY C-2	PAD (SF)	GROSS (SF)	100%	318,248	100%
TOTAL	157,848	318,248	32%	63,250	20%
COMMERCIAL	50,250	100,500	68%	252,998	80%
RESIDENTIAL	107,598	215,048			

- NOTES:
- UNITS 1-12 AND 48-131 ARE CONSIDERED 3 STORES
 - UNITS 13-47 ARE CONSIDERED TWO STORES
 - SPORTS CLUB AND POOL (26,737 SF) CONSIDERED TO BE 2 STORY.
 - 1 STORY: 55% OF THE REMAINING COMMERCIAL BUILDINGS TO BE 2 STORY.

DENSITY PUD	ZONE	AREA	ALLOWED DENSITY	ALLOWED UNITS	UNITS IN PLAN
R-1-11	R-1-11	5.77	3.0	17.3	17
R-1-22	R-1-22	7.64	SEE TABLE	6.1	6
				25.4	25

R-1-22 DENSITY ANALYSIS

SLOPE	AREA	DENSITY	PERMITTED USES
<10%	317	2.00	6.34
10-15%	140	1.00	1.40
15-20%	9.86	0.20	0.19
20-25%	0.94	0.10	0.09
>25%	1.12	0.05	0.06
	7.64		8.08

OPEN SPACE - PUD

ZONE	AREA	OPEN SPACE	%
R-1-11	5.77	3.98	69%
R-1-22	7.62	6.35	83%

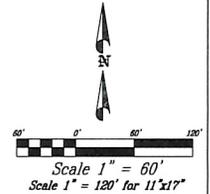
PARKING - COMMERCIAL
 TOTAL PARKING SPACES 173 SPACES
 54 OFFSITE USERS AT POOL AND SPORTS CLUB 27 SPACES
 36,513 SF OF COMMERCIAL 146 SPACES

- NOTES:
- THE FINAL NUMBER OF REQUIRED SPACES WILL DEPEND ON THE BUILDING TENANT, USE AND FINAL BUILDING DESIGN.
 - POOL AND SPORTS CLUB IS 1 SPACE PER 2 OFFSITE USERS.
 - COMMERCIAL PARKING ESTIMATED AT 1 SPACE PER 250 SF
 - POOL AND SPORTS CLUB USERS FROM WITHIN THE DEVELOPMENT DO NOT NEED PARKING.

- RESIDENTIAL PARKING NOTES:
- R-1-22 ZONE EACH UNIT HAS A 2+ CAR GARAGE. THERE ARE 6 VISITOR PARKING SPACES FOR THE 8 UNITS.
 - R-1-11 ZONE EACH UNIT HAS 2 COVERED PARKING SPACES THERE ARE 11 VISITOR PARKING SPACES FOR THE 17 UNITS IN THIS ZONE.
 - C-2 ZONE UNITS 1-47 HAVE 3 BEDROOMS AND A 2 CAR GARAGE. THE TOTAL PARKING DEMAND FOR THESE UNITS IS 118. 24 PARKING SPACES NOT IN GARAGES ARE NEEDED. 37 ARE PROVIDED.
 - UNITS 48-131 ARE 2 BEDROOM UNITS WITH A 2 CAR GARAGE FOR EACH UNIT. NO SURFACE PARKING IS REQUIRED FOR THESE UNITS.

- LEGEND
- NON-BUILDABLE AREA (25%+ SLOPES)
 - COMMERCIAL BUILDINGS (23,513 SF OF PADS + 26,737 SF POOL/SPORTS CLUB)
 - RESIDENTIAL BUILDINGS C-2 ZONE (131 UNITS) (9.86 UNITS/AC)
 - PUD UNITS (25 UNITS)
 - BASEMENT LEVEL ALLEYWAY

- BUILDING AND SETBACK NOTES:
- ONLY 4 PUD UNITS PER STRUCTURE (16.16.B.A.6)
 - VARED FRONT SETBACKS OF 30', 37.5', AND 40' IN PUD ZONES (16.16.B.A.4.C)
 - ALL PUD UNITS ARE SETBACK AT LEAST 60' FROM NEIGHBORING PROPERTY OWNERS (16.16.B.A.4.A)
 - ALL COMMERCIAL BUILDINGS ALONG MAIN STREET COMPLY WITH THE 10' MIN.-30' MAX. FRONT SETBACK
 - 45' CLEAR ZONE IS PROVIDED AT ALL INTERSECTIONS



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.

PAUL D. BORG, P.E.
 SERIAL NO. 25539
 DATE: 31 MAR 2021

LUSTER THE VILLAGE
 MASTER PLAN

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DESIGN BY: CNB
 DRAWN BY: CNB
 DATE: 31 MAR 2021
 SHEET: 3



Exhibit 2

Open Plan Concept

- 16 fewer units, meets commercial, and open space requirements
- Over 100 yards open space on main
- Better spacing from neighbors on east and west



Exhibit 3

OPEN SPACE: 8.32 ACRES

COMMERCIAL FLOOR PLATE TOTAL: 36,000 SF

COMMERCIAL POOL AND PATIO: 12,500 SF

233 PARKING SPACES

RESIDENTIAL FLOOR PLATE:

143 UNITS X 960 = 137,280 SF

