



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: August 10, 2021

NAME OF PROJECT: Mill Canyon Farms

NAME OF APPLICANT: Berg Engineering for Jordan and Lynne Law

AGENDA ITEM: Concept Plan Review

LOCATION OF ITEM: 850 South and 250 West (Street Lane)

ZONING DESIGNATION: R-1-22

ITEM: 6

Berg Engineering, agent for Jorden Law, is requesting a review of a concept plan for a 4-lot standard subdivision to be known as Mill Canyon Farms subdivision. The proposal is on 10.16 acres and is located at 850 South 250 West and is in the R-1-22 zone.

BACKGROUND:

The property owner is proposing to develop their 10.16-acre agricultural parcel into a residential subdivision and is presenting a concept plan to the Planning Commission for review. The purpose of a concept review is to identify any potential issues with the proposed development. There is no entitlement possibility for a concept review.

The existing parcel abuts agricultural parcels, some residential parcels and is directly west of the recently approved Saddle Creek subdivision. The Snake Creek channel runs through the property resulting in a large area that is impacted by its floodplain. The proposed plan consists of four-lots. The lots all appear to meet the minimum frontage and acreage requirements of the R-1-22 zone. The existing parcel is accessed from 250 West. The proposed building lots would all have frontage on 250 West, which is currently sub-

standard, and will need to be improved as part of the applicants' improvements. The Saddle Creek subdivision will be improving the east portion of 250 West that is on their property. The applicant will be required to improve the west portion of 250 West that is on their property, resulting in a fully improved city standard road.

The applicant's proposal must include the dedication of the right-of-way for the future extension of 970 South from 250 West to Stringtown Road, which is identified on the Midway City Road System Master Plan as a local collector with a 60' right-of-way. The applicant will only be dedicating the right-of-way, the road improvements will be made by others.

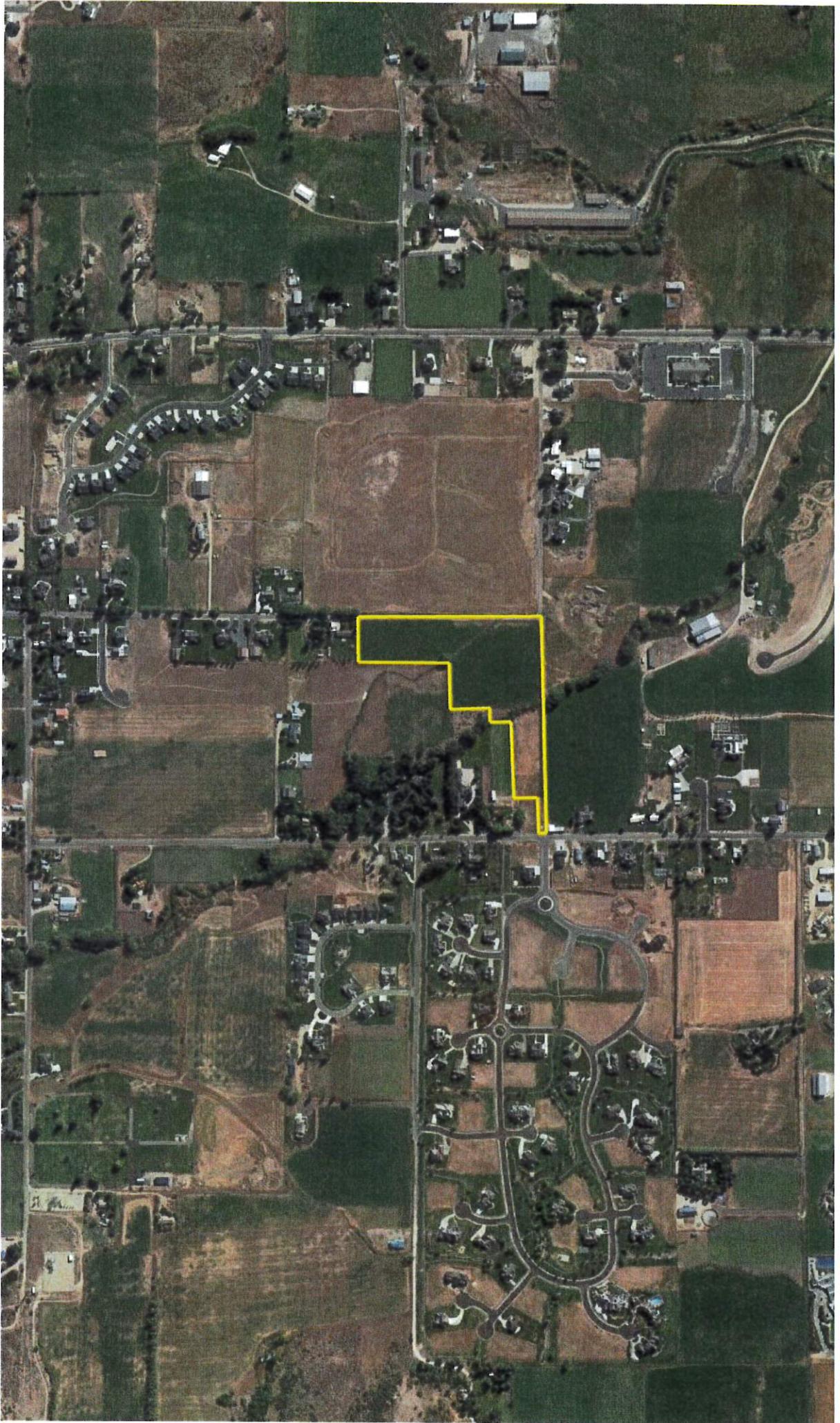
Standard subdivisions greater than 10 acres in size are required to provide a minimum of 15% open space. The applicant will be required to provide a minimum of 1.53-acres of open space. They will need to identify whether the open space is its own parcel or whether it is contained within a building lot. If it is within a building lot, which is allowed if the lot is a minimum of two acres, the 1.53-acres needs to be specifically identified on the plat and they will also need to include a plat note that limits the use as well as excludes the construction of any structures on the open space. Uses on the open space need to be in harmony with the intent of open space as listed in the land use code.

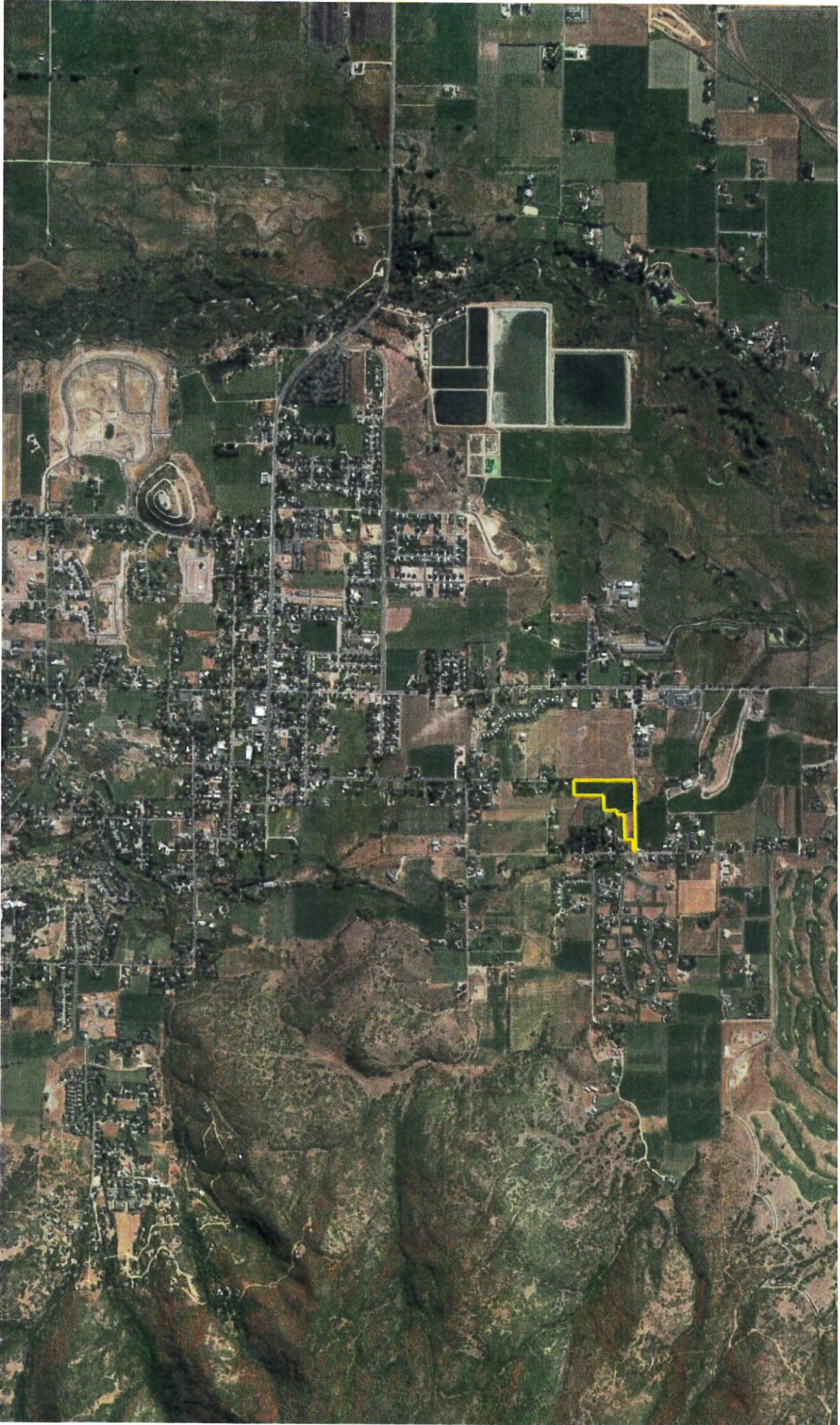
The Midway City Trail System Master Plan shows paved trails crossing the property. The Saddle Creek development is installing the required trail along 250 West. The applicant will need to provide a 15' public trail easement along the right-of-way for the future 970 South as well as a 15' public trail easement along the Snake Creek stream channel.

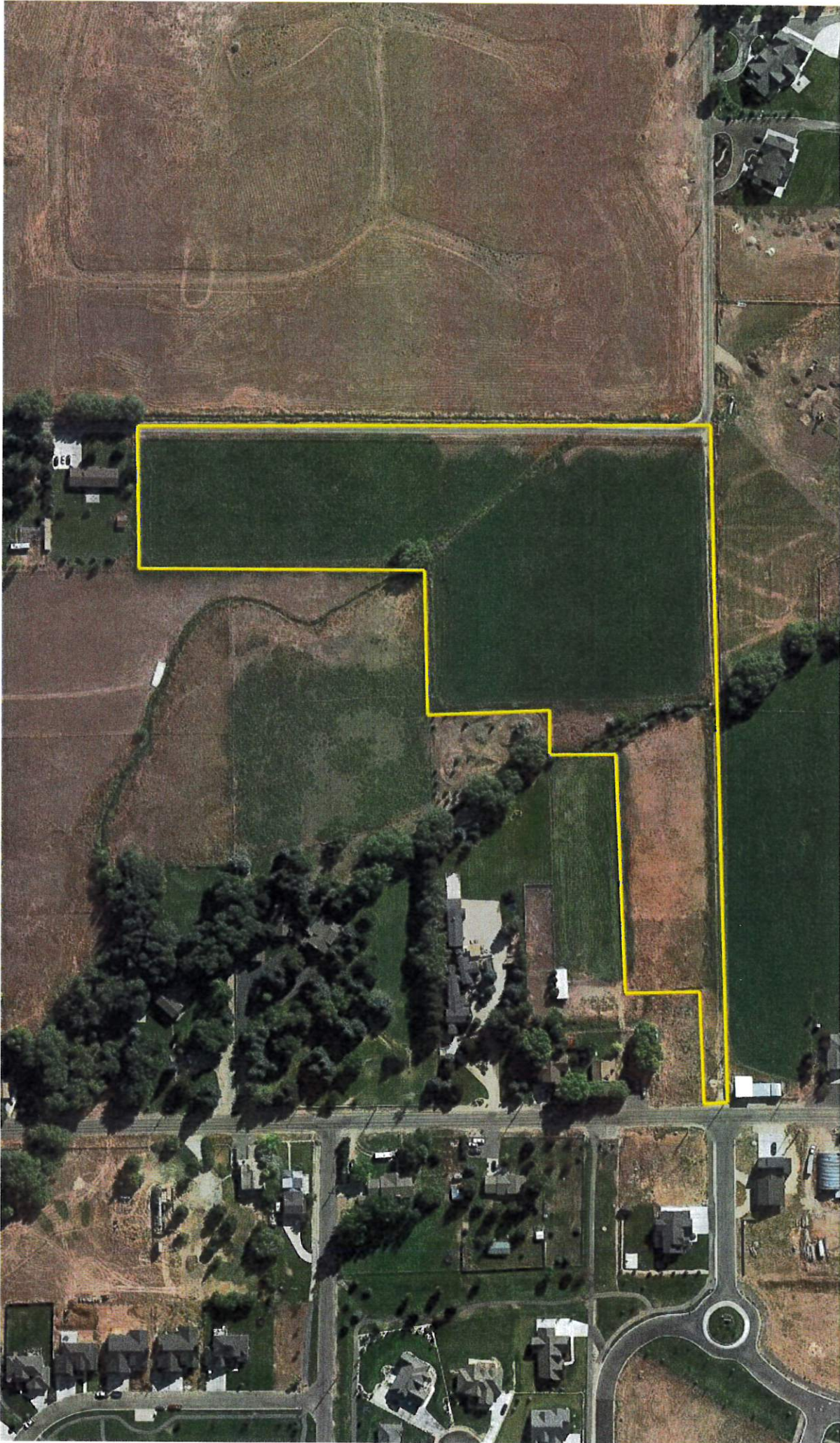
As mentioned previously, the Snake Creek channel crosses the property resulting in a significant portion of lot 4 that is impacted by the FEMA floodplain. The floodplain must be noted on the plat along with a 50' setback for the edge of the floodplain for residential buildings. The plat should contain a building envelope so that the buildable area of lots impacted by the floodplain, including the 50' setback from the flood zone, is explicit shown and understood.

The applicant will need to propose whether they plan on rerouting the ditch that passes through the property, or whether they plan to keep it in its current alignment. They will also need to make sure that all lots have a note on the plat requiring a turnaround on the driveways of future homes, allowing vehicles to enter 250 West in a forward motion.

Again, there is no entitlement for a concept review. The purpose of the review is only to identify any potential issues with the proposal. It also does not include a review by the City Engineer. That will occur when they apply for preliminary approval.







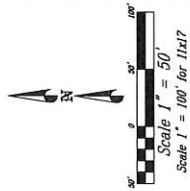


RE-ZONING REQUIREMENTS
MINIMUM LOT SIZE 0.50 ACRES
115' MINIMUM FRONTAGE WIDTH
30' FRONT SETBACK
12' MINIMUM SIDE SETBACK
30' REAR SETBACK

LAND USE TABLE
TOTAL AREA
ROAD ROW DEDICATION
LOT AREA
ZONE
NUMBER OF LOTS

10.14 ACRES
1.61 ACRES
8.55
R-1-22
4

LEGEND
FEMA FLOODWAY
FEMA 100 YEAR FLOODPLAIN
R.O.W. DEDICATION (1.61 ACRES)
970 SOUTH (0.72 ACRES)
250 WEST (0.89 ACRES)



LAW
MILL CANYON FARMS
CONCEPT PLAN

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DESIGNED BY: JPB
DATE: 8/11/2011
DRAWN BY: DAW
REV: 1

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