

Memo



Date: August 19, 2025
To: Midway City Council
From: Michael Henke
Re: Homestead private road width exception

Paul Berg, representative for The Homestead Group LLC, is petitioning the City Council to reduce the road width requirements for Fairway Drive, which is a private road located partially in The Homestead Resort. Currently, a portion Fairway Drive is built and in The Links PUD. Another portion of Fairway Drive is located in The Homestead and has not yet been built but it has been approved as part of The Homestead's master plan. The Homestead's section of Fairway Drive is a cul-de-sac and the only road access to it is through The Links PUD across their private roads. The Homestead would like City Council approval to reduce the width from 26' of pavement to 20' of pavement for the section that has yet to be built and is located on The Homestead's property. The section of Fairway Drive in The Links, which exists, will remain unaffected. The applicant states the following regarding an explanation for the request:

The neighbor, Lou Rodan, has landscaping on The Homestead side of the property line. The Homestead would like to accommodate the neighbor by preserving the existing trees and landscaping. This application is to reduce the road width from 26 feet to 20 feet and to increase the area next to the neighbor from 6 feet to 12 feet. This will help preserve the existing trees and landscaping and provide a larger buffer.

Representatives of the planning, building/fire, and engineering departments have met with the applicant to discuss the petition. Through those discussions, no major issues have been identified. Items discussed include the following:

- The minimum fire code width is 20'.
- The diameter of the cul-de-sac will not change (90') and will comply with city and fire code minimums.

- The street is private and a cul-de-sac.
- The access easement with The Links and the approved master plan limit five dwellings to the cul-de-sac.
- The limited access will ensure a minimal amount of trips per day on the cul-de-sac.
- No parking will need to be marked and enforced to maintain fire access if the road width is narrowed to 20'.
- Reducing road width will allow the mature landscaping to remain, which helps protect the existing structures from errant golf balls.

This petition is a legislative action, and the City Council has broad discretion regarding its denial or approval.

Please contact me if you have any questions.

Michael Henke, MPA, AICP

City Planning Administrator

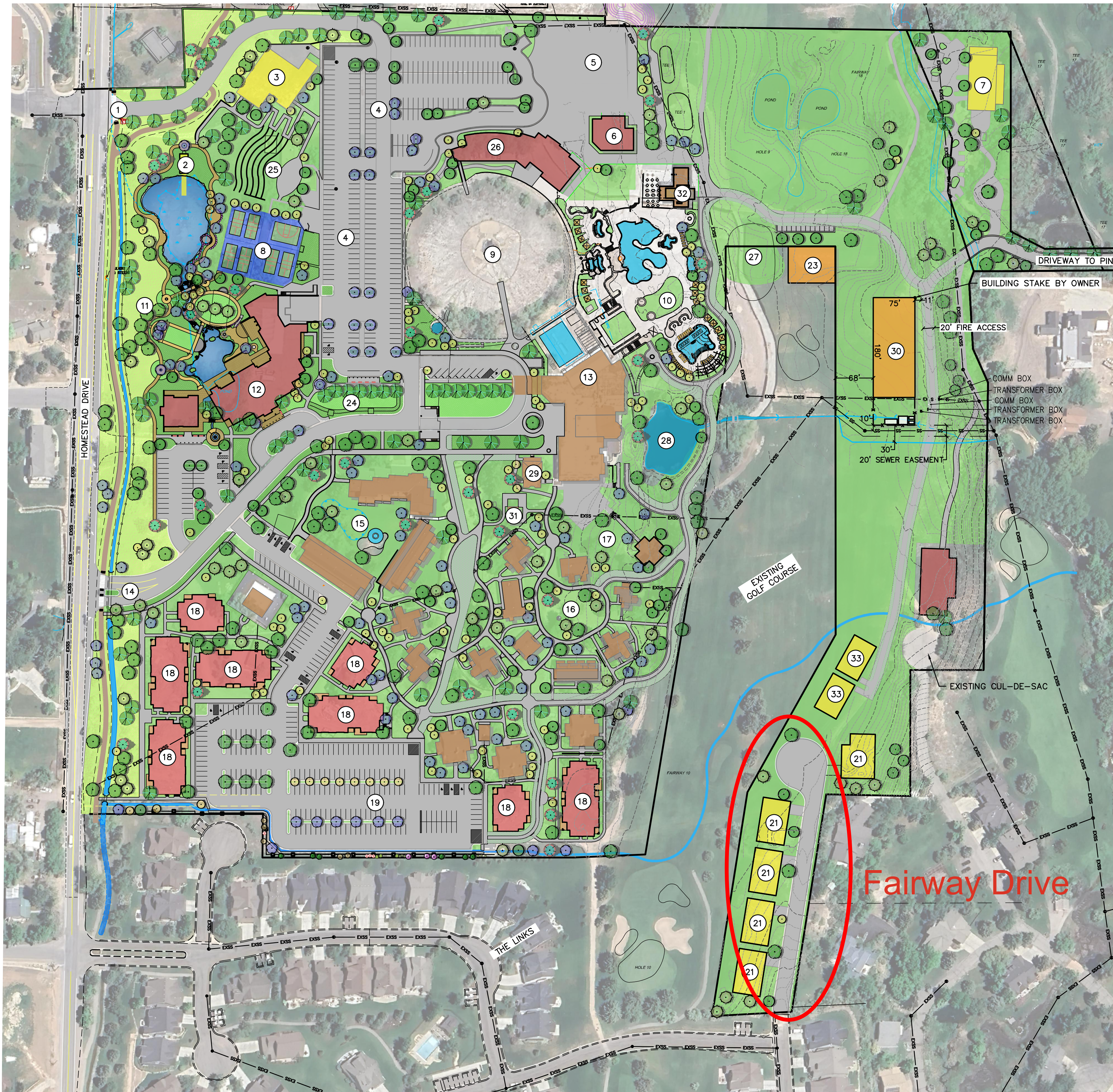
H: Mon-Thurs 7:30-5:30

P: 435-654-3223 ext 105

E: mhenke@midwaycityut.org

SITE PLAN LEGEND:

- 1 SECONDARY ACCESS TO PARKING, GOLF, SPA, AND DIVE/ACTIVITY CENTER
- 2 BOAT HOUSE WITH OVER-WATER DECK
- 3 FUTURE BUILDING (USE TO BE DETERMINED)
- 4 MAIN PARKING AREA
- 5 TBD
- 6 GOLF CLUBHOUSE AND SPA ARRIVAL
- 7 AQUA THERAPY SPA
- 8 OUTDOOR PICKELBALL COURTS
- 9 CRATER WITH IMPROVED VIEW/AMENITY AREA AT THE TOP
- 10 POOL AMENITY AREA WITH UPPER ADULT POOL AREA WITH INDOOR/OUTDOOR POOL, SPAS, INFINITY EDGE POOL, CABANAS, AND A LOWER FAMILY POOL AREA WITH ZERO-ENTRY POOL, WATERFALLS, TODDLER AREA WITH VIEWS OF MAIN POOL AREA, SLIDE, FIRE PITS, CABANAS, GUEST SERVICES ACCESS BELOW FITNESS
- 11 PASTURE AND ORCHARD AREA ALONG HOMESTEAD DRIVE
- 12 WEDDING BARN WITH ACCESS TO NEW POND AREA. NEW 2024 BUILDING LAYOUT
- 13 NEW CENTER HOUSE WITH PORTE COCHERE ARRIVAL
- 14 MAIN ARRIVAL DRIVE RELOCATED TO THE SOUTH TO CREATE MORE MEANDERING APPROACH AND IMPROVE INTERSECTION SPACING
- 15 FAMILY REUNION UNITS WITH OPEN LAWN, NATURAL THEMED SPLASH PAD, PLAYGROUND AREA AND FIRE PITS
- 16 GARDEN VIEW UNITS WITH MULTIPLE GARDENS WITH PATHWAYS, WATER FEATURES AND SEATING
- 17 BALLROOM FUNCTION LAWN AND WEDDING PAVILION
- 18 THE RETREAT-68 CONDO UNITS (NEW IN 2024 PLAN)
- 19 GUEST PARKING AREA
- 20 GOLF LEARNING CENTER (BUILDING REMOVED FROM MASTER PLAN. USE INCLUDED IN GOLF CLUBHOUSE)
- 21 THE VILLAS (5)
- 22 HORSE STABLE AND BARN (REMOVED FROM MASTER PLAN)
- 23 GOLF WARM-UP CAGE
- 24 FUNCTION LAWN WITH ROSE ARBOR STRUCTURE TO PROVIDE SHELTER AND SEPARATION BETWEEN LAWN AND ADJACENT PARKING / FUTURE PARKING EXPANSION IF NEEDED
- 25 AMPHITHEATER AND STAGE AREA
- 26 NEW ACTIVITY CENTER
- 27 RELOCATED PUTTING GREEN
- 28 ENHANCED POND WITH TERRACES, WATER FALLS AND BON FIRE LOCATION.
- 29 VIRGINIA HOUSE UPGRADES FOR GUEST CHECK-IN
- 30 GOLF MAINTENANCE BUILDING AND CART BARN (NEW LOCATION)
- 31 MILK HOUSE
- 32 POOL AND GOLF GRILL
- 33 GOLF COTTAGES ACCESSED BY CART PATH PER HOMESTEAD MASTER PLAN AGREEMENT. (2)

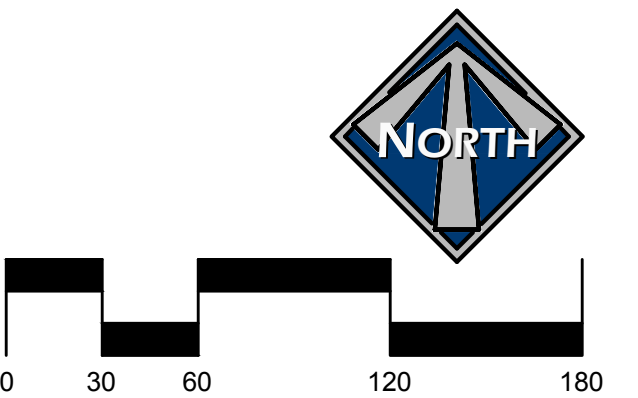


LEGEND

- +25% UNBUILDABLE SLOPES
- EXISTING BUILDINGS (±90,000)
- APPROVED 2021 MASTER PLAN BUILDING THAT HAVE NOT BEEN CONSTRUCTED (±43,000 SF)
- APPROVED 2021 MASTER PLAN BUILDINGS BUT WITH A REVISED BUILDING LAYOUT OR NEW LOCATION (±60,000 SF)
- PROPOSED NEW CONDO BUILDINGS IN 2024 AMENDED PLAN (±63,000 SF)
- GRASS PAVER FIRE LANE
- ASPHALT TRAIL, PARKING OR ROADS
- FLAGSTONE PAVER
- CRUSHED STONE
- SCREENING FENCE IMPROVEMENTS

PATHWAY NOTE:

- SEE SHEET 7 FOR ASPHALT TRAIL AND CONCRETE SIDEWALK CONSTRUCTION DETAILS.
- SEE LANDSCAPE ARCHITECT PLANS FOR PAVER AND CRUSHED STONE WALKWAYS.



SCALE: 1"=60'
Scale 1" = 120' for 11x17

THE HOMESTEAD GROUP LLC
HOMESTEAD

2025 SITE PLAN ALTERNATE
(REVISED MAINTENANCE BUILDING)



DESIGN BY: PDB
DRAWN BY: DEJ

DATE: 13 JAN 2025
REV:

SHEET
1a

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AND IS RELEASED TEMPORARILY
FOR INTERIM REVIEW ONLY. IT IS
NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.

PAUL D. BERG P.E.
SERIAL NO. 295595
DATE: 13 JAN 2025

