

Homestead Golf Cottages and Homes

Final

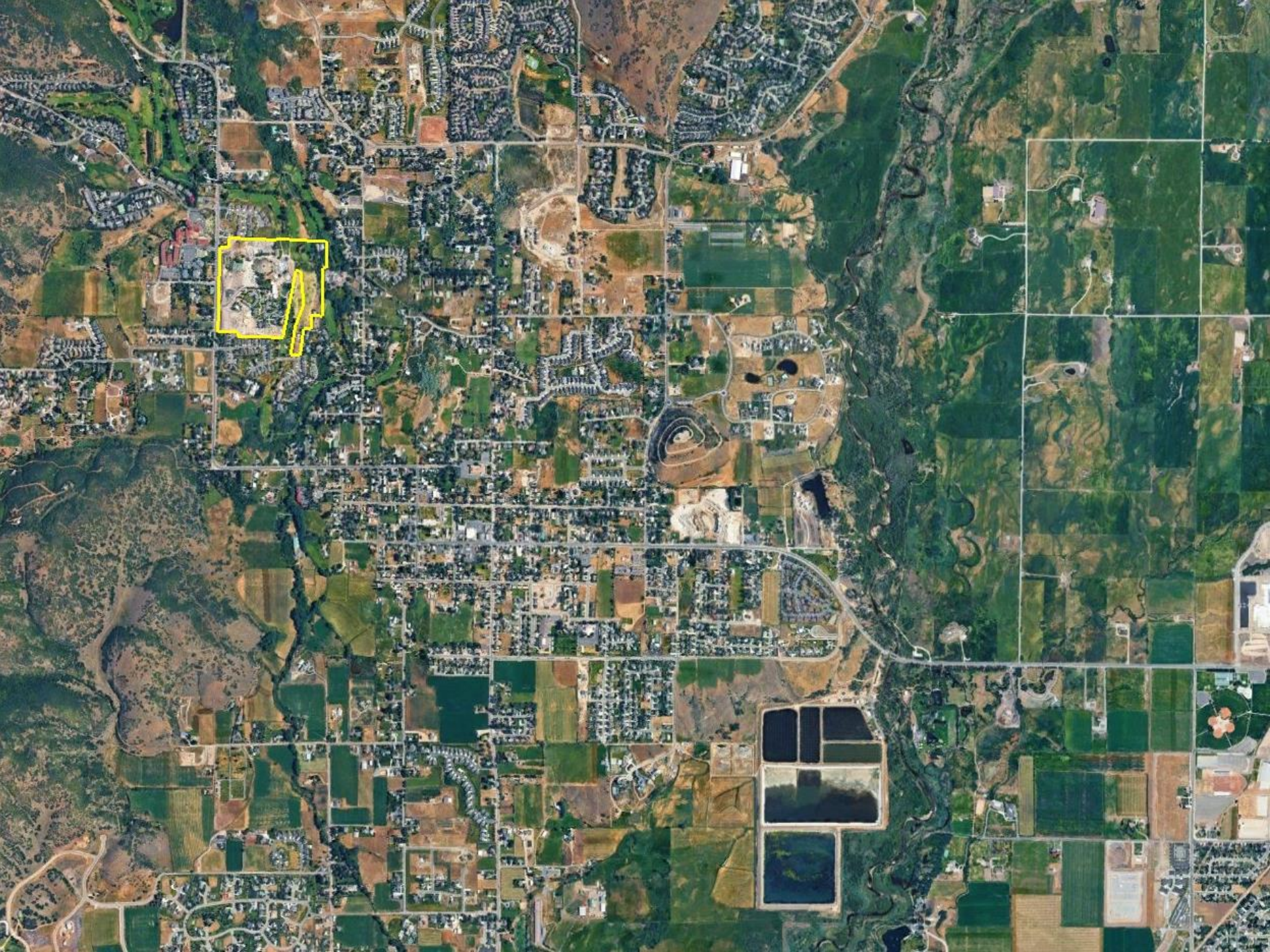


Midway
C.A.R.E.S.

Land Use Summary

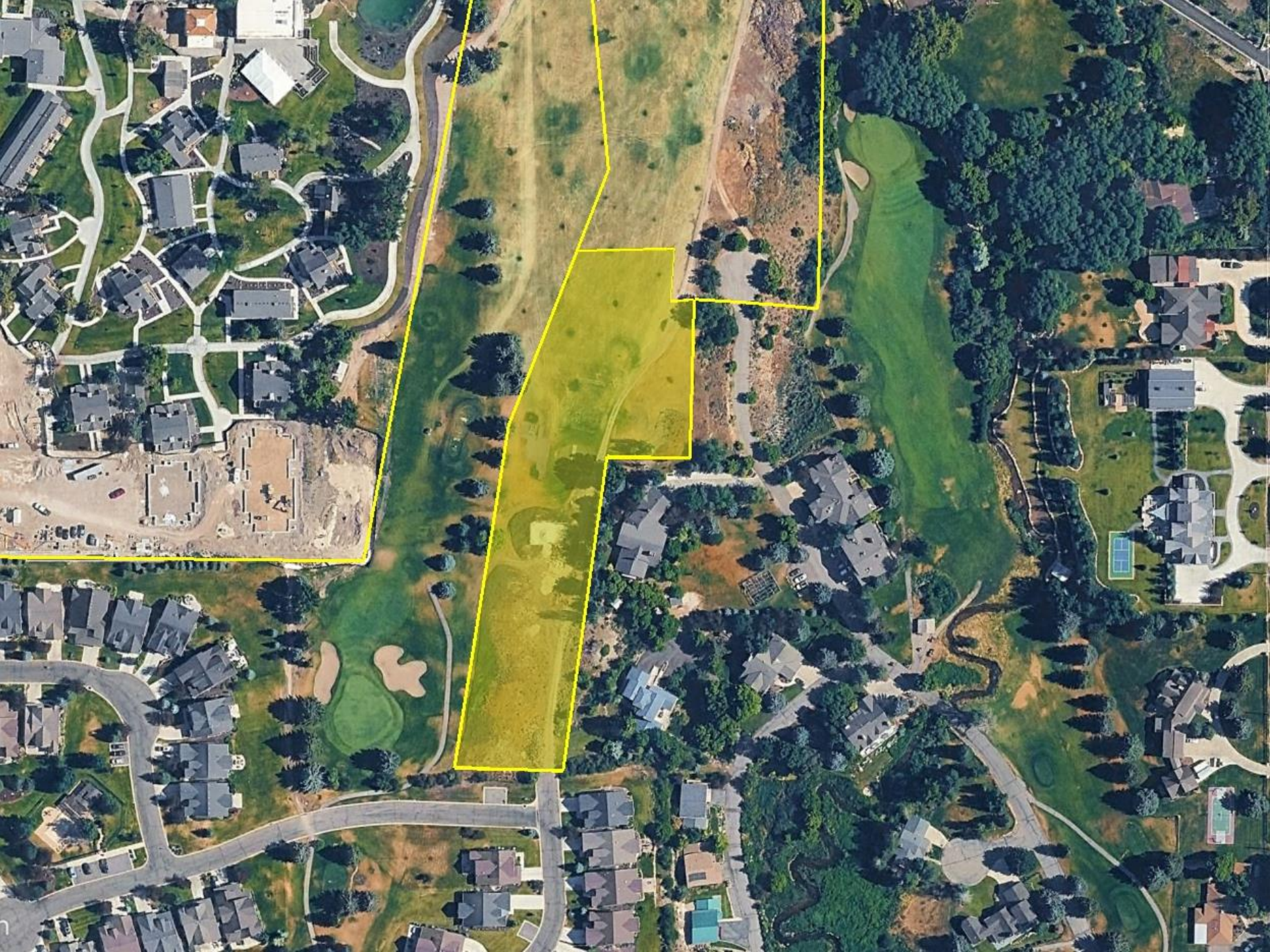
- RZ/R-1-15 Zone
- Lot 2 of Phase 2
- 2.69 acres
- Private road and storm drain system will be maintained by the property owner
- New improvements will connect to the Midway Sanitation District sewer and to the City's culinary water line.













Discussion Items

- Density – The master plan limits the number of keys to 453 with the proposal raising the resort total to 285.
- Building Area – The maximum amount of building footprint is limited to 367,750 square feet. With the proposal, the total of the master plan increases to 268,432 square feet.
- Height for the single-family homes is limited to 35'. The applicant has submitted renderings of the cottage condominiums at about 35'.
- Water rights will be dedicated before the recording of the plat.



Water Board Recommendation

Table 3 - Additional Water Needs for The Homestead Resort

Use	Project Quantity	Unit	Water Requirement with Return Flow	Unit	Total (acre-feet)
Credit for removed hotel units	12	units	-0.30	acre-feet/unit	-3.60
Irrigated area added to resort	2.40	acres	3.00	acre-feet/acre	7.20
Pond area added to resort	0.11	acres	3.00	acre-feet/acre	0.33
Residential homes	5	homes	0.80	acre-feet/home	4.00
New guest condo hotel units (Golf Cottages)	16	units	0.30	acre-feet/unit	4.80
New guest condo units	68	units	0.80	acre-feet/unit	54.40
New restaurant spaces	130	seats	0.07	acre-feet/person	9.10
Additional restaurant (Milk House)	35	seats	0.07	acre-feet/person	2.45
Swimming Pools	206	person	0.02	acre-feet/person	4.12
Retail and commercial	2	toilet	0.99	acre-feet/toilet	1.98
Weddings and conferences with meal (50 per year)	300	person	0.003	acre-feet/person	0.90
Conferences without a meal (25 per year)	300	person	0.0007	acre-feet/person	0.21
Spa	50	person	0.05	acre-feet/person	2.50
Activity Center	40	person	0.05	acre-feet/person	2.00
Virginia House conversion to office space	-5.5	units	0.3	acre-feet/unit	-1.65
Reduction in commercial washing machines	-2	machine	1.15	acre-feet/machine	-2.30

86.44 acre-feet

The resort plan change results in an increase of 3.2 acre-feet from the last water right determination on September 23, 2024.

Notes:

1. The existing swimming pools, hot tub and fitness center has an existing capacity of 194 people. The new swimming pools have a proposed capacity of 400 people for a net difference of 206.
2. 1 acre-feet per year = 892 gallons per day
3. The Midway Water Board policy was recently changed from 1.0 acre-feet per home to 0.80 acre-feet per home. This change represents a 1.77x return flow. The previous policy was 2x.
4. The existing restaurants have a 172 seating capacity (Simons 96 and Fanny's 76). The new restaurants, bars and lounges have a capacity of 302 for an increase in restaurant capacity of 130 seats.
5. Per the building permit application the Milk House food and beverage outlet has a occupancy of 35 people.

Possible Findings

- The proposal will benefit the City financially by creating a greater tax base.
- The proposal will help the City better comply with State requirements regarding the ability to collect resort tax.
- The proposal does comply with requirements as described in the master plan.
- The proposal does comply with newly adopted setback requirements for structures bordering dedicated golf course open space.



Proposed Conditions

1. All lighting in the proposal will comply with current Midway requirements.
2. All required parking for each building and use shall be completed before the certificate of occupancy is issued for each building in the proposal.

