

Chapter 18

MIXED-USE OVERLAY

10-18-010: Purpose, Scope, and Objectives

10-18-020: Review and Approval Process

10-18-010: PURPOSE, SCOPE, AND OBJECTIVES

The Mixed-Use Overlay Zone, as outlined on the city zoning map, is intended to incentivize cooperation and community design flexibility to establish and revitalize commercial and housing opportunities in Coalville City.

The aim of the Mixed-Use Overlay Zone is to create a comprehensive, community-specific land use and design strategy to address community needs, including but not limited to:

- A. Construction of cost-efficient public and/or private infrastructure (streets, water, sewer disposal and storm drainage).
- B. A range of housing opportunities.
- C. Space for local start-up businesses and live-work space.
- D. Local employment opportunities.
- E. Access to:
 - 1. Commercial retail uses,
 - 2. Professional service uses,
 - 3. Commercial service uses,
 - 4. Civic and institutional uses, and
 - 5. Local and regional public transportation.

10-18-020: REVIEW AND APPROVAL PROCESS

The Mixed-Use Overlay Review and Approval Process for a proposed development application includes the following steps:

- A. Initiation: The Mixed-Use Overlay process shall be initiated by the filing of a complete application with Coalville City pursuant to section 10-3-030: General Application Requirements of this title.
- B. Mixed-Use Development Area Boundary: An initial Mixed-Use Development area boundary shall be proposed by the applicant(s) and reviewed by the City Council for a determination of initial acceptance. The area boundary may be subsequently modified during the process of developing a plan; however, the area boundary shall not be modified by more than twenty percent (20%) without the review by the City Council.
- C. Creation of a Mixed-Use Plan and Zoning Districts:

1. **Determination of Acceptance by the City Council:** The City Council shall review the initial request for a Mixed-Use area boundary. Upon a determination of acceptance, the City Council shall refer the proposed Mixed-Use application to the Planning Commission for review and a recommendation.
2. **Mixed-Use Plan Review by Planning Commission:** The Planning Commission shall review the proposed Mixed-Use application for the specific purpose of recommending a proposed plan and zoning districts for the boundary area to the City Council.
3. **Mixed-Use Plan And Zoning Districts:** The Planning Commission shall review the applicants proposed development plan and apply the following criteria for the proposed plan and zoning districts:
 - a. **Land Uses:** A mix of residential uses may be considered, including detached single-family, attached single-family, and multi-family. Mixed-use land-uses may also be considered, including residential, commercial, service commercial, and light industrial.
 - b. **Density:** Proposed zoning district densities shall be based upon sufficient access, circulation, connectivity, water, sewer disposal and storm drainage infrastructure.
 - c. **Development Standards:** Requirements for development, including but not limited to minimum lot sizes, building height, setbacks, parking, streets and circulation, community/civic space, and infrastructure.
 - d. **Infrastructure:** Infrastructure implementation including financing and phasing.
- D. Planning Commission Recommendation:** Upon the development plan and zoning districts review per Chapter 3 of this title, and subject to review of the Master Planned Development (MPD) requirements in Chapter 6 and the Zoning Map and Text Amendment requirements in Section 10-3-080 of this title, the Planning Commission shall conduct a public hearing and forward a recommendation to the City Council.
- E. City Council Review and Action:** The City Council shall review, conduct a public hearing, and take final action on a Mixed-Use plan and zoning districts pursuant to Chapter 3 of this title. Final action shall include a Council decision to amend the Coalville City Zoning Map to include any new zoning districts intended to implement the plan.