

City Council Staff Report

Date:

11/1/2023

Applicant:

Mapleton City

Location:

Commercial zones

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Attachments:

1. Draft ordinance.

REQUEST

Consideration of an ordinance amending Mapleton City Code (MCC) section 18.92 regarding setback requirements for drive-thru establishments and other commercial design standards.

BACKGROUND & DESCRIPTION

The City's Commercial Design Standards found in MCC section 18.92 apply to all new commercial buildings. The standards require most new buildings to be located close to the street to create an attractive street scape. As the City is beginning to have an increase in commercial interest, staff is proposing a few code amendments that would be appropriate to facilitate new commercial development and to be slightly less prescriptive. Below is a summary of the proposed amendments.

Front Setback: The current setback requirements do not adequately address drive-thru establishments. For example, the current standards would require a new fast-food restaurant to be located within 15 feet of the front property line. This would not allow for a drive-thru lane. Staff is proposing an amendment that indicates that drive-thru establishments may have a greater front setback to adequately allow for a drive-thru lane.

Frontage: The code currently requires a specific percentage of the frontage of each lot to have buildings close to the street. If a larger big box building, like a grocery store, is proposed, it can be built further back but there still must be pad sites for buildings close to the street. Staff is proposing an amendment to allow for a reduction to the frontage requirement under certain circumstances. The goal is to still have some building presence near the street, but also allow for exceptions to the percentage when appropriate to make new development more feasible.

Height: The code currently requires a minimum height of 24' for buildings on a corner. Staff is proposing to eliminate the minimum height requirement for corner buildings.

EVALUATION

Adopt the attached ordinance.

ORDINANCE NO. 2023-

AN ORDINANCE AMENDING MAPLETON CITY CODE (MCC) SECTION 18.92 REGARDING SETBACK REQUIREMENTS FOR DRIVE-THRU ESTABLISHMENTS AND OTHER COMMERCIAL DESIGN STANDARDS.

WHEREAS, Mapleton City Code (MCC) section 18.92 contains the City's commercial design standards; and

WHEREAS, the proposed amendments are meant to address new commercial construction and reduce some of the setback and height restrictions; and

WHEREAS, the Planning Commission reviewed these amendments on October 26, 2023.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to adopt the amendments to MCC Section 18.92 as described in Exhibit "A".

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 1st Day of November, 2023.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit "A"

Proposed Changes Shown with Underline and Strikeout

18.92.030

F. Required Building Setbacks Table

Street	Highway 89	800 North	Maple Street	400 North	1600 South	Other Streets in commercial zone
Minimum On Street Building Front Setback	15'	0'	0'	0'	0'	0'
Maximum On Street Building Front Setback	25'	15'	15'	15'	15'	15'
Minimum Off Street Building Front Setback	No minimum	No minimum	No minimum	No minimum	No minimum	No minimum
Maximum Off Street Building Front Setback	350'	300'	300'	300'	300'	300'
Rear Minimum Building Setback	20'	20'	20'	20'	20'	20'
Side Yard Minimum Building Setback	10'	0' or 10' *	0' or 10' *	0' or 10' *	0' or 10' *	0' or 10' *

*Gas stations and drive-thru establishments may have a front setback greater than what is shown in the table.

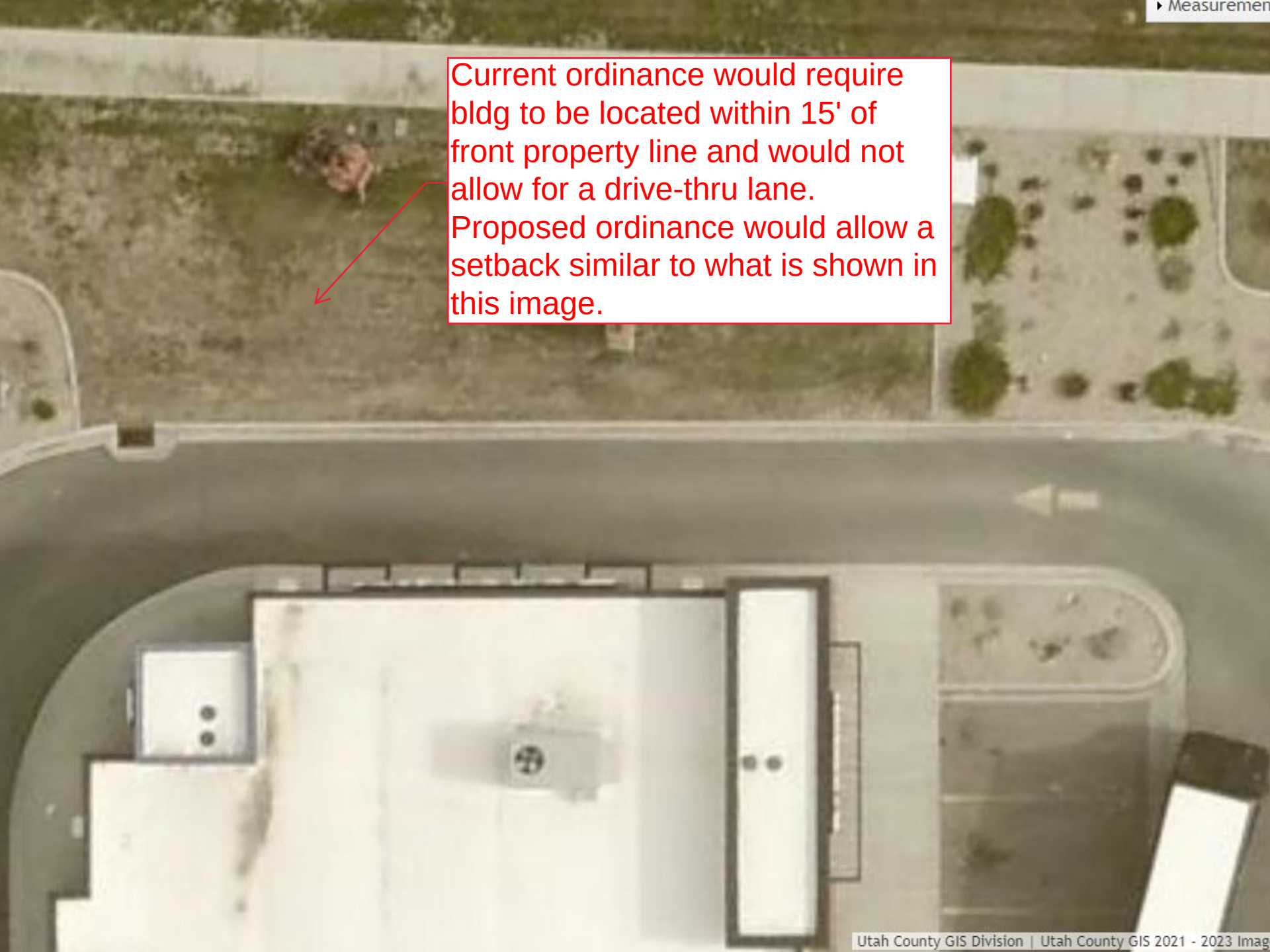
*0' side yard setback is only permitted when buildings are built adjacent to each other, both buildings must be designed and approved at the same time.

Buildings sited between the 0' and 25' setback lines are considered "On Street Buildings". Buildings sited beyond the maximum on street building setback line are considered "Off Street Buildings", with the exception of gas stations and drive-thru establishments that may still be considered "On Street Buildings". The Planning Commission may also grant a reduction in the required building street frontages identified in section "B" if it is determined that a proposed building is not larger enough to comply with the frontage requirements or compliance with other requirements related to parking and landscaping make the frontage requirement unattainable.

18.92.040.A

Building Heights Table

Street	Hwy. 89	800 N.	Maple Street	400 N.	1600 S.	Other Streets in commercial zone
Minimum building height	12'	12'	20'	12'	12'	12'
~~Corner building minimum height~~	~~24'~~	~~24'~~	~~24'~~	~~24'~~	~~24'~~	~~12'~~
Maximum building Height	45'	45'	45'	45'	45'	45'

An aerial photograph showing a large, light-colored building with a flat roof and a parking lot. A red text box is overlaid on the image, containing text about building setbacks. A red arrow points from the text box to a small, dark, irregular shape in the grassy area between the building and the parking lot, illustrating a setback.

Current ordinance would require bldg to be located within 15' of front property line and would not allow for a drive-thru lane. Proposed ordinance would allow a setback similar to what is shown in this image.