Mapleton City Planning Commission Staff Report

Meeting Date: March 25, 2010

Item #: 3

Applicant: Heather Langford

Prepared by: Cory Branch

Current Zone: I&M-1

General Plan Designation: Industrial & Manufacturing – 1

Council Action Required: No

REQUEST:

Heather Langford, owner of Roots Salon, requests a Conditional Use Permit for a beauty salon on property located generally at 1641 West Alvey Drive in the IM-1 Zone.

FINDINGS OF FACT:

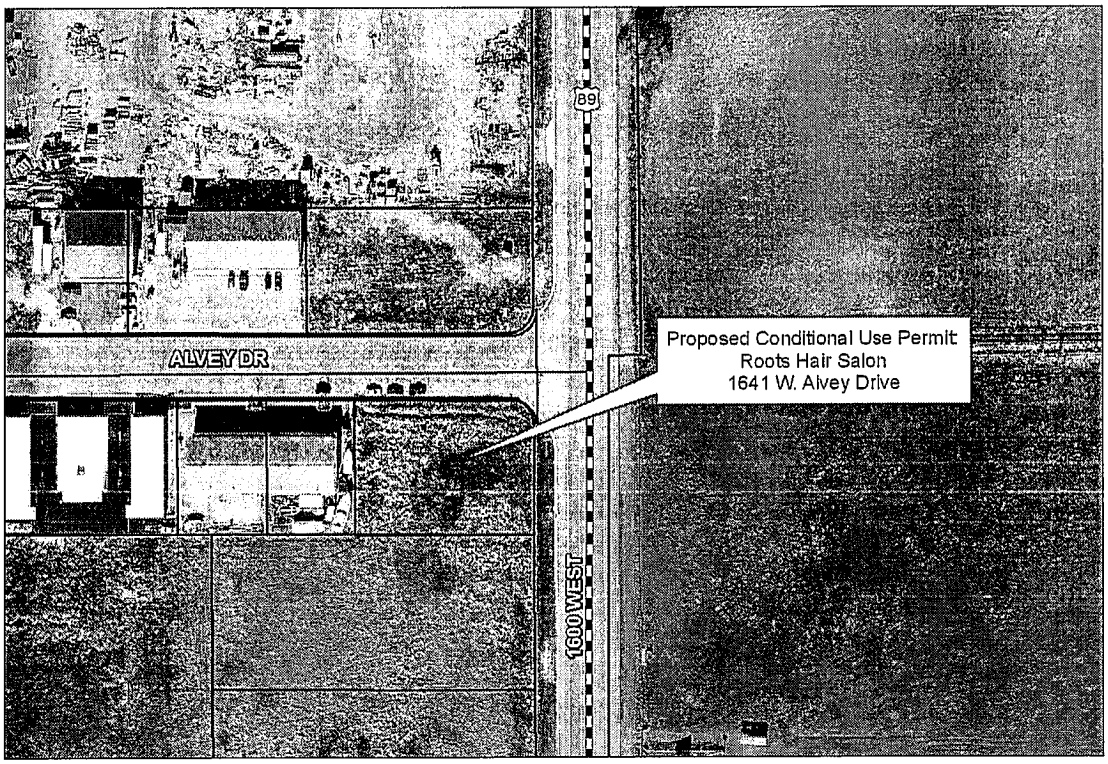
1. The applicant is requesting a beauty salon located in the Maple Creek Center Unit #B. This unit consists of approximately 700 square feet. (see Attachment 1 – Unit B Floor Plan)
2. The IM-1 Zone allows for a beauty salon as a conditional use permit recognized under the land use category of miscellaneous business services.
3. Mapleton City Code requires one (1) off-street parking space per 200 square feet of gross floor area or two (2) off-street parking spaces per chair, whichever is greater.
4. The Maple Creek Center is currently under construction and the overall project was approved by the Planning Commission and City Council in 2009. The uses of the Center are for warehouse/office/retail spaces having a total square footage of approximately 6,700 square feet with a total of twenty-four (24) off-street parking spaces.

STAFF RECOMMENDATION:

It is the opinion of Staff that this request promotes the purpose of the I&M-1 Zone. Staff recommends the Planning Commission approve this request subject to the applicant meeting the following conditions:

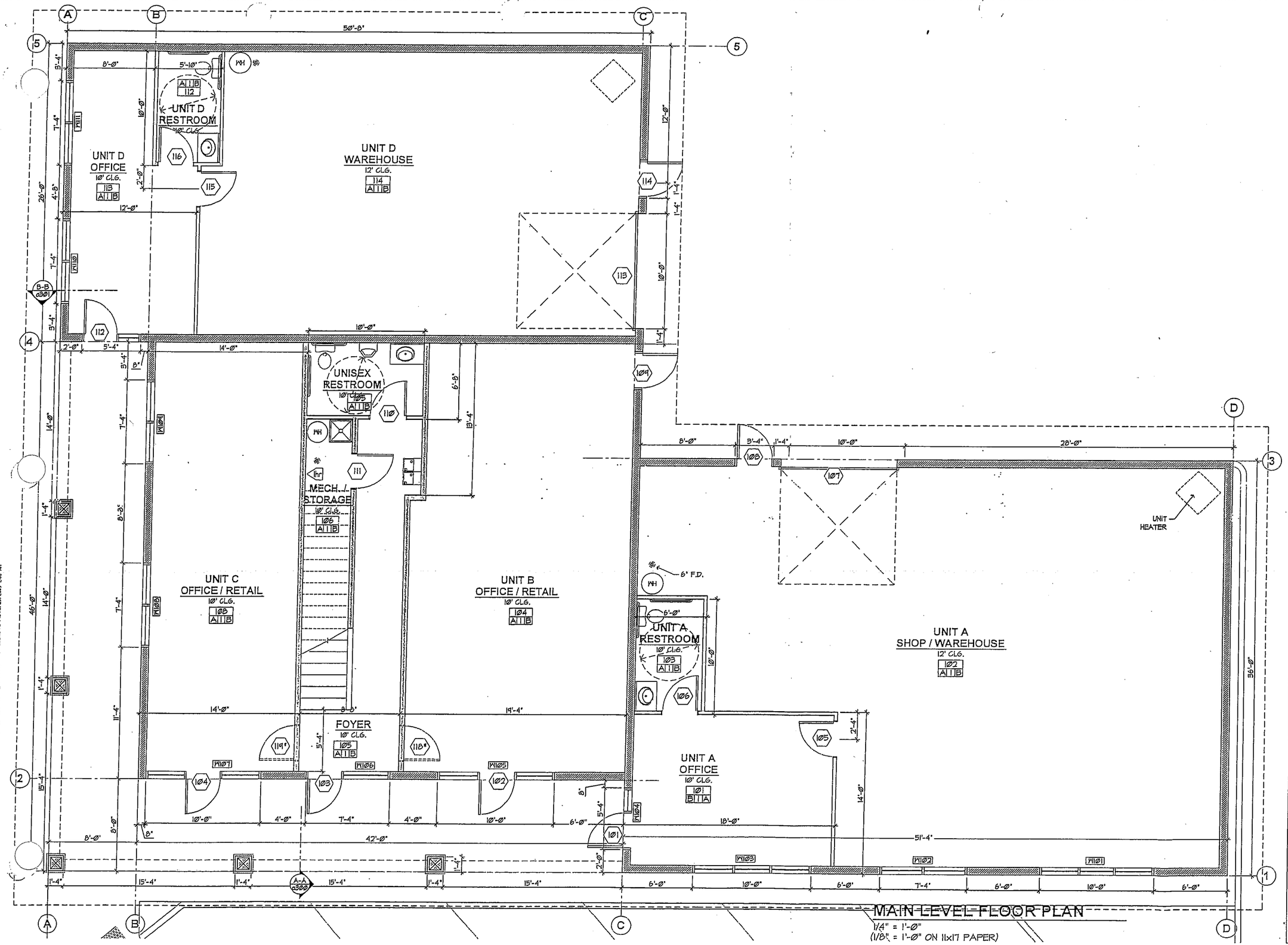
1. The applicant shall not occupy the building until a certificate of occupancy and business license has been issued by Mapleton City.
2. The applicant shall comply with all requirements of the Mapleton City Code regarding off-street parking standards as noted in the above Findings of Fact #3.
3. If the applicant chooses to have a sign, an application must be submitted to the City meeting all requirements of Mapleton City Code, Chapter 18.86, Signs.

VICINITY MAP:



SITE PHOTO:

Looking southeast at the Maple Creek Properties Building from Alvey Drive



MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"
(1/8" = 1'-0" ON 11x17 PAPER)

KEYED ES

FINISH KEY

— ROOM NUMBER
A | C
FLOOR WALLS CEILING

LEGEND

- EXISTING WALLS TO REMAIN
- NEW CONSTRUCTION 2x4 STUDS @ 16" O.C. w/ 1/2" GYP. BD. EACH SIDE
- 1hr — NEW CONSTRUCTION 2x4 STUDS @ 16" O.C. w/ 5/8" GYP. BD. TYPE 'X' EACH SIDE (PER GA WP 3514)
- 2hr — NEW CONSTRUCTION 2x4 STUDS @ 16" O.C. w/ (2) LAYERS 5/8" GYP. BD. TYPE 'X' EACH SIDE, (PER GA WP 4136)
- NEW CONSTRUCTION 8" CMU
- FUR DOWN CEILING

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MAPLE CREEK PROPERTIES
LOT 18 - ALVEY BUSINESS PARK Mapleton, UT 84664
MAIN LEVEL FLOOR PLAN

Job #	090506
Dr. By	
Ch. By	
Rev. By	
Revisions	
Date:	28 JUN 2009
Sheet:	A 101
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