

Mapleton City Planning Commission Staff Report

Meeting Date: October 23, 2014

Item: 5

Applicant: Mapleton City

Location: City wide

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Zone: A-2, RA-1, RA-2, R-1-B, & R-2

REQUEST

Consideration of an ordinance amending chapters 18.28.050, 18.32.050, 18.32.055, 18.36.060, 18.44.050, and 18.48.050. The proposed ordinance would allow for more flexibility in the minimum lot sizes for new residential subdivisions in the A-2, RA-1, RA-2, R-1-B, and R-2 zones while maintaining the density requirements that already exist in these zones.

BACKGROUND AND PROJECT DESCRIPTION

Mapleton City is divided up into several different development zones. Each residential zone has a maximum density allowance that is governed by a minimum lot size and a minimum frontage amount on a City road. For example, the A-2 zone requires a minimum lot size of two acres per unit with at least 200 feet of frontage on a city road.

The proposed ordinance allows more flexibility in lot sizes within zones as long as the density limitations are not exceeded. For example, the proposed ordinance would allow some lots as small as $\frac{3}{4}$ acre in the A-2 zone provided that the average lot size of all lots included in the subdivision is two acres. The table below summarizes the proposed changes that are described in attachment "1".

Zone	Unit per Acre	Avg. Density Allowed (yes or no)	Min. Lot	Min. Width
A-2	1 unit per 2 acres	Yes	$\frac{3}{4}$ acre	125' – 200'
RA-1	1 unit per acre	Yes	$\frac{1}{2}$ acre	100' – 125'
RA-2	3 units per acre	Yes	$\frac{1}{4}$ acre	80' – 100'
R-1-B	3 units per acre	Yes	$\frac{1}{4}$ acre	80' – 100'
R-2	4 units per acre	Yes	6,000 sq. ft.	60' - 80'

It should be noted that the RA-1 zone currently allows clustering for projects of 50 acres in size or larger, and the A-2 zone used to have a clustering provision that no longer exists. These clustering provisions are similar to what is being proposed with this ordinance. Some of the subdivisions that have used the clustering or average density concept include the Eagle Rock subdivisions (Dogwood Drive & 1200 E), Park Meadows (Park Meadows Dr. & 1200 W), South Hollow (South Hollow Dr. & Slant Rd) and Silver Leaf (580 S & Mt. View Dr).

EVALUATION

Staff is proposing the attachment amendments for the following reasons:

- 1) *Diversity of lot sizes:* The proposed amendments will allow for a diversity of lot sizes, and likely home sizes, within a subdivision. This will also allow for a subdivision to market to a broader range of potential buyers and provide more choices within a development.

- 2) *Address natural features:* Allowing a diversity of lot sizes allows a developer to address unique natural features in a more appropriate way. For example, if a portion of a site includes sensitive features such as a flood plain or a wetland, smaller lots could be designed to avoid these features rather than applying a standard minimum lot size without regards to natural conditions.
- 3) *Address unique property boundaries:* Occasionally when properties are subdivided, irregularly shaped lots are created in order to comply with the minimum lot size. Allowing more flexibility will reduce the likelihood of irregular lots.
- 4) *Encourage the incorporation of open space:* One way to achieve an average density requirement with smaller lots is to include dedicated open space.

The following examples show how a 20-acre parcel in the A-2 zone (1 unit per 2 acre density) could be developed under the current ordinance and under the proposed average density provisions.

- 1) *Under current ordinance.* Ten 2-acre lots of roughly equal size.
- 2) *Under proposed ordinance with no dedicated open space.* One scenario could include a mix of lots sizes such as two $\frac{3}{4}$ -acre lots, two 1-acre lots, four 2-acre lots, and two 4.25-acre lots.
- 3) *Under proposed ordinance with dedicated open space.* Another scenario could include ten $\frac{3}{4}$ -acre lots plus 2.5 acres of dedicated open space (park, trail, wetlands preservation or other open space amenity).

In all three scenarios, the density of 10 units doesn't change. However, the average density provisions allow for more flexibility, creativity and better land use planning.

STAFF RECCOMENDATION

Recommend that the City Council adopt the attached ordinance.

ATTACHMENTS

1. Draft Ordinance Amendments.

18.28.050: LOTS, BUILDINGS, YARDS, AND OPEN SPACES:

Each lot or parcel of property in the A-2 zone shall meet all of the following requirements:

- ~~A. Lot Size And Area Per Dwelling: The minimum lot size in the A-2 zone shall be not less than two (2) acres or eighty seven thousand one hundred twenty (87,120) square feet. Not more than one single-family dwelling may be placed upon a legally created lot or parcel of land in the A-2 zone. When part of a TDR receiving site, the minimum lot size shall not be less than one acre or forty three thousand five hundred sixty (43,560) square feet.~~
- A. Density: Subdivision development in the A-2 zone shall require an average density not to exceed one unit per two (2) acres. Lots may be as small as ¾ acre (32,670 square feet) provided that the average density of all of the lots included in the subdivision equal a maximum of one (1) unit per two (2) acres including any dedicated open space, but not including any required right-of-way dedications. For projects that include multiple phases, each phase must comply with the average density requirement. Not more than one single-family dwelling shall be permitted per lot.
- B. Transferable Development Rights (TDR): When part of a TDR receiving site, density may be increased by one additional lot per TDR certificate. However, at no time shall the density exceed double the base density. By way of example, assume a 10 acre site in the A-2 zone was allowed five lots, or a density of .5 units per acre. If an applicant provided three (3) TDRs the density could be increased to 8 lots, or .8 units per acre.
- ~~BC. Lot Width: Each lot or parcel of land in the A-2 zone shall have a minimum width of at least two hundred feet (200'). When part of a TDR receiving site, each lot or parcel shall have a minimum width of one hundred twenty five feet (125'). Lots of two (2) acres or more shall have a minimum width and frontage of two hundred feet (200'). Lots less than two (2) acres shall have a minimum width and frontage of one hundred and twenty five feet (125').~~

18.32.050: LOTS, BUILDINGS, YARDS, AND OPEN SPACES:

Each lot or parcel of property in the RA-1 zone shall meet all of the following requirements:

- ~~A. Lot Size And Area Per Dwelling: The minimum lot size in the RA-1 zone shall be not less than one acre or forty three thousand five hundred sixty (43,560) square feet. Not more than one single-family dwelling may be placed upon a legally created lot or parcel of land in the RA-1 zone. When part of a TDR receiving site, the minimum lot size shall not be less than one-half (1/2) acre or twenty one thousand seven hundred eighty (21,780) square feet.~~
- A. Density: Subdivision development in the RA-1 zone shall require an average density not to exceed one (1) unit per acre. Lots may be as small as 1/2 acre (21,780 square feet) provided that the average density of all of the lots included in the subdivision equal a maximum of one (1) unit per acre, including any dedicated open space, but not including any required right-of-way dedications. For projects that include multiple phases, each phase must comply with the average density requirement. Not more than one single-family dwelling shall be permitted per lot.

B. Transferable Development Rights (TDR): When part of a TDR receiving site, density may be increased by one additional lot per TDR certificate. However, at no time shall the density exceed double the base density. By way of example, assume a 5 acre site in the RA-1 zone was allowed five lots, or a density of 1 unit per acre. If an applicant provided three (3) TDRs the density could be increased to 8 lots, or 1.6 units per acre.

BC. Lot Width: Each lot or parcel of land in the RA-1 zone shall have a width of at least one hundred twenty five feet (125'). When part of a TDR receiving site, each lot or parcel shall have a width of at least one hundred feet (100'). Lots larger than 1/2 acre shall have a minimum width and frontage of one hundred and twenty five (125) feet. Lots of 1/2 acre or smaller shall have a minimum frontage of one hundred feet (100').

18.32.055: CLUSTERING OF SINGLE-FAMILY DETACHED DWELLINGS:

~~A. Purpose: The purpose of clustering within the RA-1 zone is to protect and preserve open space, encourage imaginative and efficient utilization of land, develop a sense of community, and to ensure compatibility with the surrounding neighborhoods and environment. Clustering also offers the developer some flexibility in addressing land development issues. These provisions are intended to create more attractive and desirable environments within the residential areas of Mapleton City.~~

~~B. Overall Size Requirement: The minimum overall size requirement for any development utilizing clustering within the RA-1 zone is no less than fifty (50) acres. If the development utilizing clustering contains more than one zone a minimum of fifty (50) acres shall be located in the RA-1 zone portion of the development.~~

~~C. Project Density: The maximum project density allowed for any development utilizing clustering is one single-family dwelling unit per acre within the RA-1 zone, excluding street rights of way.~~

~~D. Lot Size Requirement: The minimum lot size requirement for any development utilizing clustering shall be no less than twenty one thousand (21,000) square feet. If the lot contains more than one zone a minimum of twenty one thousand (21,000) square feet shall be located in the RA-1 zone portion of the lot. Not more than one single-family dwelling may be placed on a lot or parcel of land in the RA-1 zone.~~

~~E. Setbacks: Any development utilizing clustering shall meet any setbacks, as provided under section [18.32.050](#) of this chapter.~~

~~F. Open Space: Within a development utilizing clustering any open space lots may be owned and maintained either privately or by a homeowners' association.~~

~~G. TDR: A development in the RA-1 zone utilizing clustering under this section is not a TDR receiving site. (Ord. 2011-01, 1-18-2011, eff. 2-13-2011)~~

18.36.060: LOTS, BUILDINGS, YARDS, AND OPEN SPACES:

Each lot or parcel of property in the RA-2 zone shall meet all of the following requirements:

~~A. Lot Size And Area Per Dwelling: The minimum lot size in the RA-2 zone shall be not less than fourteen thousand five hundred (14,500) square feet. Not more than one single-family dwelling may be placed upon a legally created lot or parcel of land in the RA-2 zone.~~

A. Density: Subdivision development in the RA-2 zone shall require an average density not to exceed three (3) units per acre. Lots may be as small as ten thousand (10,000) square feet provided that the average density of all of the lots included in the subdivision equal a maximum of three (3) units per acre including any dedicated open space, but not including any required right-of-way dedications. For projects that include multiple phases, each phase must comply with the average density requirement. Not more than one single-family dwelling shall be permitted per lot.

~~B. Lot Width: Each lot or parcel of land in the RA-2 zone shall have an average width of at least one hundred feet (100'). Lots of 1/3 acre (14,500 square feet) or larger shall have a minimum width and frontage of one hundred feet (100'). Lots smaller than 1/3 acre shall have a minimum frontage of eighty feet (80').~~

18.44.050: LOTS, BUILDINGS, YARDS, AND OPEN SPACES:

Each lot or parcel of property in the R-1-B zone shall meet all of the following requirements:

~~A. Lot Size And Area Per Dwelling: The minimum lot size in the R-1-B zone shall be not less than fourteen thousand five hundred (14,500) square feet. Not more than one single-family dwelling may be placed upon a legally created lot or parcel of land in the R-1-B zone.~~

A. Density: Subdivision development in the R-1-B zone shall require an average density not to exceed three (3) units per acre. Lots may be as small as ten thousand (10,000) square feet provided that the average density of all of the lots included in the subdivision equal a maximum density of 3 units per acre including any dedicated open space, but not including any required right-of-way dedications. For projects that include multiple phases, each phase must comply with the average density requirement. Not more than one single-family dwelling shall be permitted per lot.

~~B. Lot Width: Each lot or parcel of land in the R-1-B zone shall have an average width of at least one hundred feet (100'). Lots of 1/3 acre (14,500 square feet) or larger shall have a minimum width and frontage of one hundred feet (100'). Lots smaller than 1/3 acre shall have a minimum frontage of eighty feet (80').~~

18.48.050: LOTS, BUILDINGS, YARDS, AND OPEN SPACES:

Each lot or parcel of property in the R-2 zone shall meet all of the following requirements:

~~A. Lot Size And Area Per Dwelling: The minimum lot size in the R-2 zone shall be not less than ten thousand (10,000) square feet. Not more than one single-family dwelling may be placed upon a legally created lot or parcel of land in the R-2 zone.~~

A. Density: Subdivision development in the R-2 zone shall require an average density not to exceed four (4) units per acre. Lots may be as small as six thousand (6,000) square feet provided that the average density of all of the lots included in the subdivision equal a maximum of four (4) units per acre including any dedicated open space, but not including any required right-of-way dedications. For projects that include multiple phases, each phase must comply with the average density requirement.

B. Lot Width: Each lot or parcel of land in the R-2 zone shall have an average width of at least eighty feet (80'). Lots of ten thousand (10,000) square feet or larger shall have a minimum width and frontage of eighty feet (80'). Lots smaller than ten thousand (10,000) square feet shall have a minimum frontage of sixty feet (60').