

Mapleton City Planning Commission Staff Report

Meeting Date: January 8, 2015

Item: 2

Applicant: Bruce Dickerson

Location: Approx. 190 N 1400 W

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Zone: PRD-1

REQUEST

Consideration of an amendment to Mapleton City Code Chapter 18.77.060 regarding fencing standards in the Planned Residential Development (PRD-1) Zone.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is approximately 16.55 acres in size. In 2009, the City approved a development agreement for the Whisper Rock subdivision project and applied a Planned Residential Development (PRD-1) zoning to the property. The zoning regulations for the PRD-1 zone are found in Mapleton City Code (MCC) Section 18.77. The development agreement and concept plan for the project outline the following:

- A maximum density of 58 detached residential units (with the use of TDRs);
- Private ownership of each residential unit, but all open space to be commonly owned and maintain by an HOA; and
- Project to include a clubhouse, park and walking trail.

MCC Chapter 18.77.060.F(2) states the following regarding fencing:

“Patio/Limited Common Area Fences: A patio or limited common area adjacent to the rear of a dwelling unit may be enclosed with a six foot (6') high maximum fence, provided that such fence includes an access gate from the common area. The minimum width and length of the common area leading to the gate shall be fifteen feet (15').”

When the project was originally proposed all of the rear yards were intended to be common open space that would be maintained by the HOA. A small patio area was allowed to be fenced per MCC Chapter 18.77.060.F(2) above. However, some of the existing residents and potential buyers have expressed a desire to have their rear yards fenced. For this reason, the applicant is requesting an amendment to allow for the rear yards to be fenced if the owner desires. The development CC&R's would include standards to ensure uniformity throughout the development.

EVALUATION

PRD-1 Zone: The expressed purposes of the PRD-1 zone include:

1. *Allowing densities higher than a typical residential development;*
2. *Establishing standards for landscaping, building and site design, public safety, parking, aesthetics, traffic circulation, fencing, lighting, and other similar site improvements; and*
3. *Requiring standards that enable the PRD-1 to fit into the surrounding neighborhoods.*

Part of the original proposal included the concept of having the yards as common open space. However, as previously mentioned, the desire of the HOA is to allow for rear yard fencing. The Commission should consider whether the request is consistent with the expressed purposes of the PRD-1 zone.

Staff supports the request for the following reasons:

- The exterior street frontages of the project are fenced, which limits the view of any interior fencing.
- The CC&R's require that the fencing be located approximately 20' behind the front corner of the residence (see attachment "2"). This avoids a walled-off appearance and will maintain an open space feel.
- Many of the surrounding homes in the vicinity include rear yard fencing. Allowing rear yard fencing is consistent with the expressed purpose of the zone to allow development in the PRD-1 zone to fit into surrounding development.

RECOMMENDATION

Recommend approval of the proposed ordinance to the City Council.

ATTACHMENTS

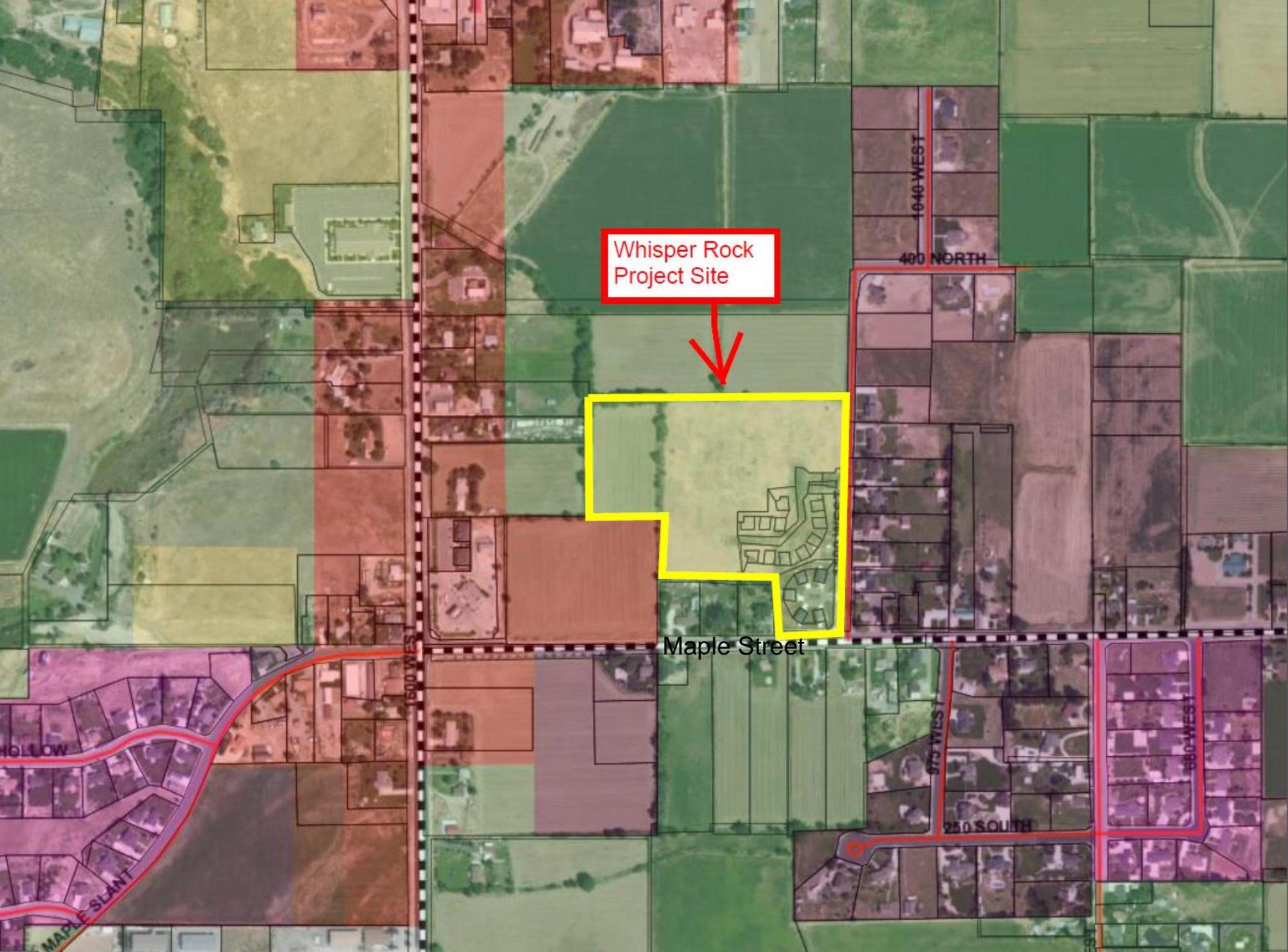
1. Draft Ordinance.
2. Project Information.

ATTACHMENT “1”
(Changes Shown in Strikeout & Underline)

18.77.060: DEVELOPMENT STANDARDS AND REQUIREMENTS:

F. Fences:

2. ~~Patio/Limited Common Area~~ Interior Fences: ~~A patio or limited common area adjacent to the~~ The rear of a dwelling unit may be enclosed with a six foot (6') high maximum fence, provided that such fence includes an access gate from the common area. ~~The minimum width and length of the common area leading to the gate shall be fifteen feet (15').~~



Whisper Rock
Project Site

Maple Street

HOLLOW

MAPLE SLANT

1600 WEST

1640 WEST

400 NORTH

375 WEST

250 SOUTH

680 WEST

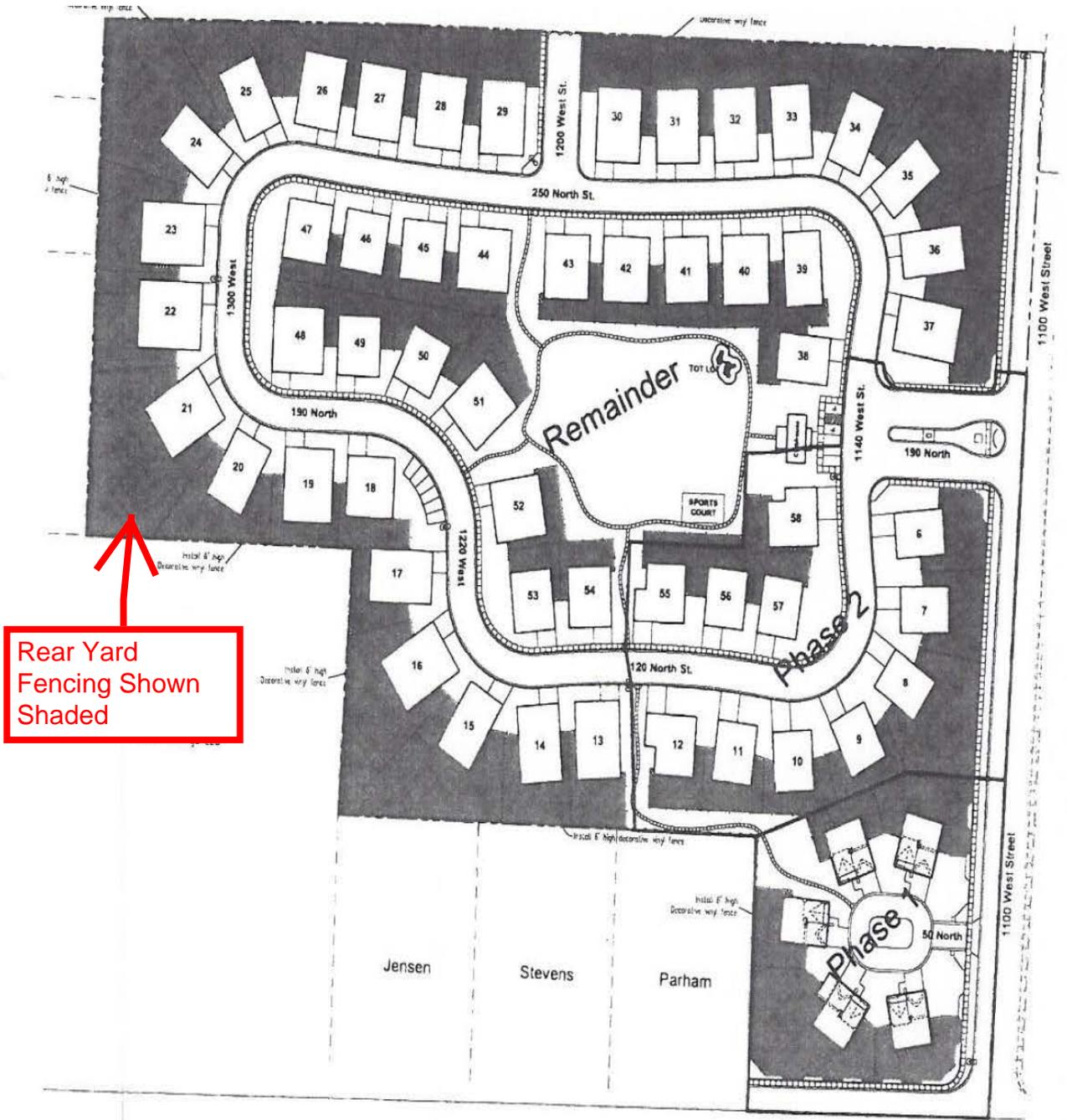
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Site & Fencing Plan



Rear Yard
Fencing Shown
Shaded