

Planning Commission Staff Report

April 11, 2019

Item 6

Applicant: Twerl Meyer,

Jake Lake

Location: 875 E 1600 N

Prepared by: Sean Conroy,

Community Development

Director

Public Hearing: Y

Zone: A-2

Attachments:

1. Application materials.

REQUEST

Consideration of a request to rezone approximately 10.5 acres of land from the Agricultural-Residential (A-2) zone to the Residential-Agricultural (RA-2) zone located at 875 E 1600 N, and review of a conceptual development plan for the property.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is approximately 17.6 acres in size and is developed with a single-family residence and two accessory buildings. The property fronts on 1600 North on the south side and the Hobble Creek bluff on the north side.

The applicants are requesting to rezone the southern 10.5 acres from A-2 to RA-2, and to leave the remaining 6.2 acres, including the existing residence and accessory buildings, in the A-2 zone. The applicant has included a subdivision concept plan showing how they intend to subdivide the property. The subdivision concept includes a potential for 23 lots ranging in size from 1/3 of an acre to five acres.

The concept plan is not being approved or denied at this meeting, it has been provided to demonstrate the applicant's intent if the rezone application is approved. If the rezone request is approved, the applicant would return to the Commission with a formal preliminary plat application.

EVALUATION

A rezone request is considered a legislative action. The Planning Commission and City Council generally have broad discretion when acting on legislative matters, provided it can be reasonably debated that the action taken (to approve or deny) will promote or protect the general welfare of the community, and is supported by city ordinances and policies.

General Plan: The general plan land use map is meant to demonstrate the City's long-term vision for how properties may develop over time. The subject property is designated as Medium Density Residential (MDR). This designation typically equates to lot sizes of approximately 1/3 of an acre or larger. The applicant's request to rezone the property to RA-2 is consistent with the general plan.

Zoning: The property is currently zoned A-2, which requires a minimum lot size of two acres per lot. If rezoned to RA-2, the minimum lot size would be 14,500 square feet per lot (1/3 acre). Land to the south of the property is also zoned RA-2, the land to the west is zone R-2 and the land to the east is zoned A-2. The rezone request is consistent with zoning on

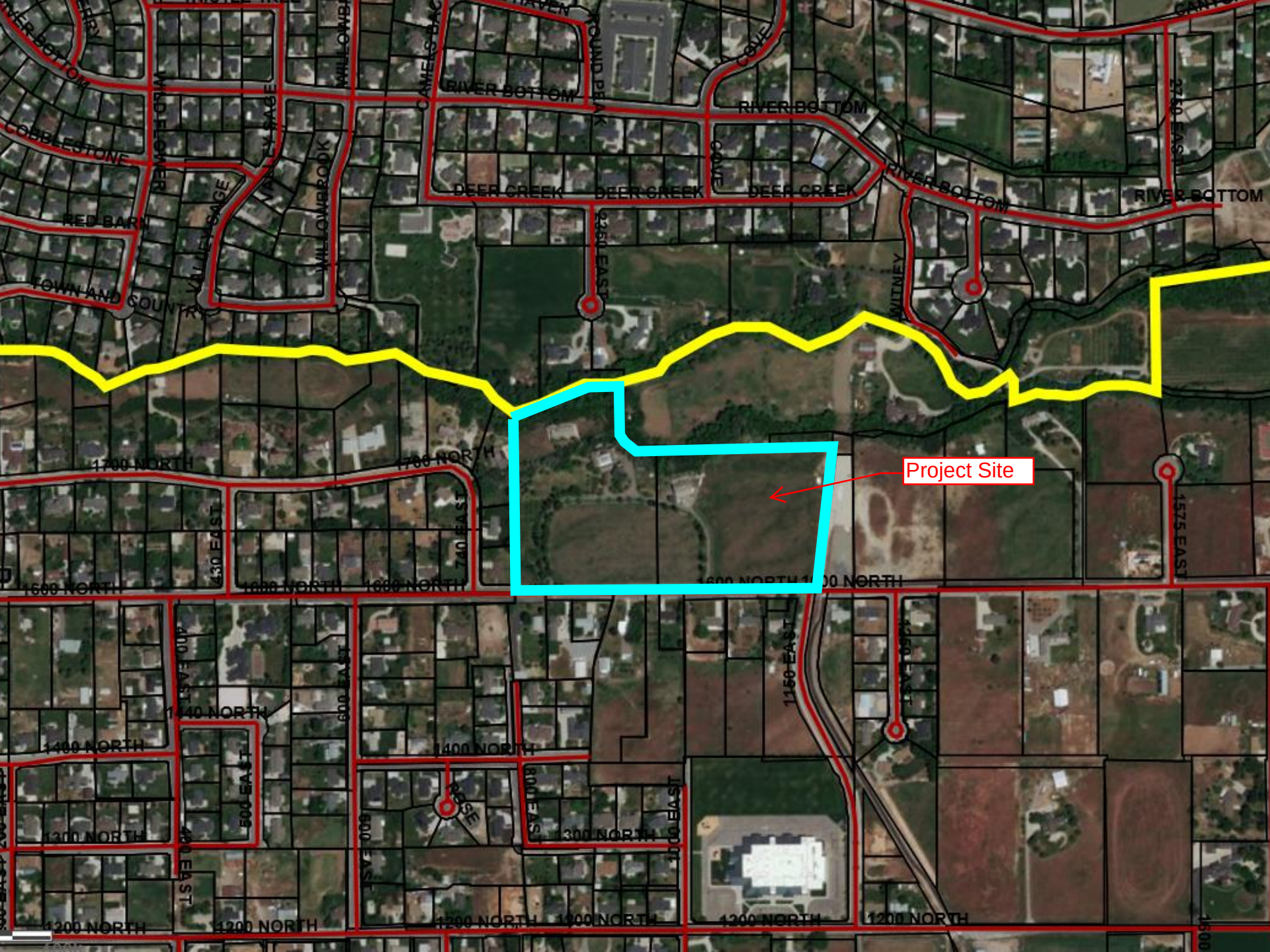
adjacent property and with the general plan. Staff notes that while the entire 16.7 acre property is eligible to be rezoned to RA-2, the applicant is only requesting that 10.5 acres be rezoned at this time.

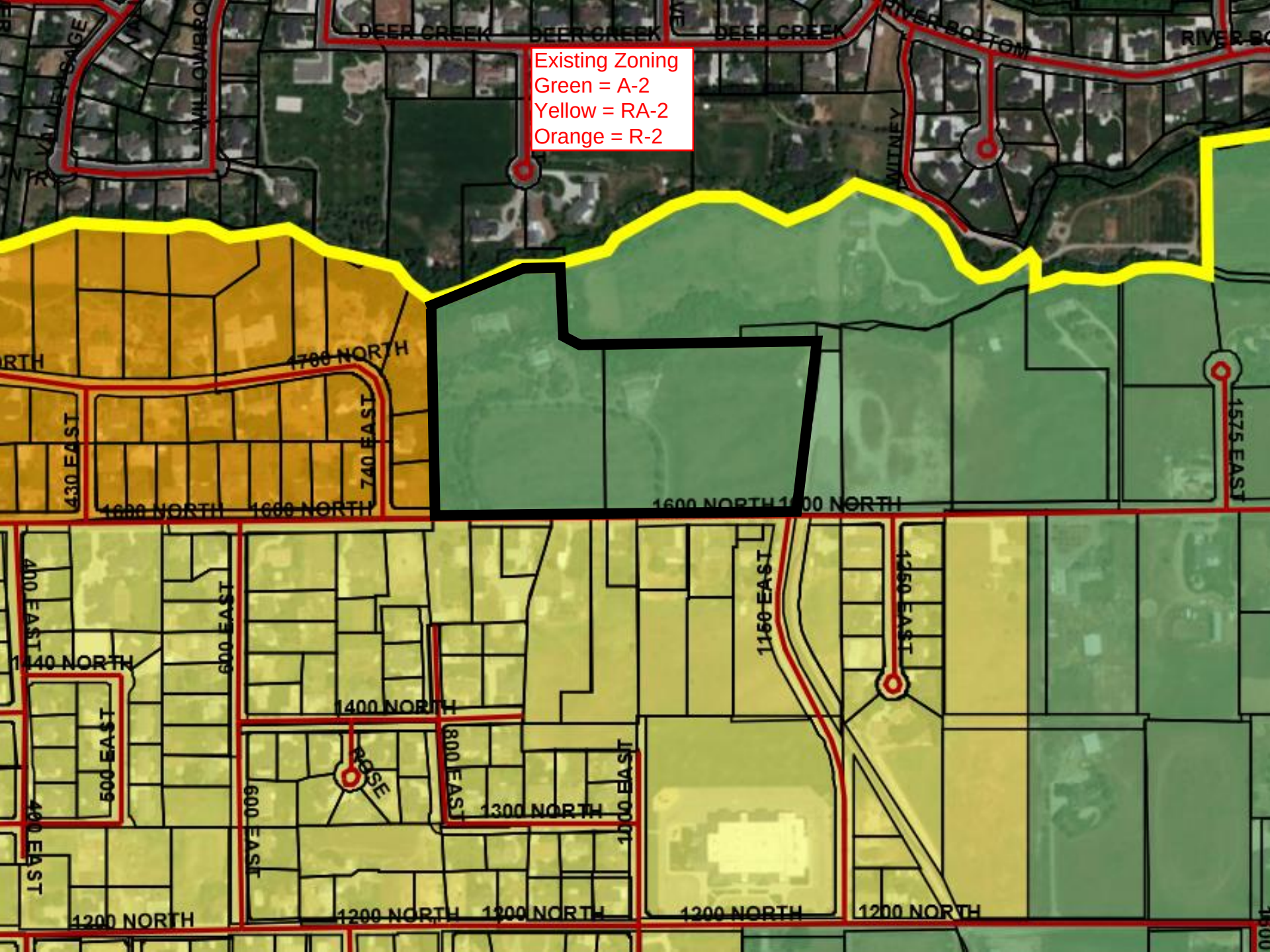
Mapleton City Code Section 18.12.010.B indicates that the following guidelines should be considered when reviewing a rezone request:

- 1. Public purpose for the amendment in question.*
- 2. Confirmation that the public purpose is best served by the amendment in question.*
- 3. Compatibility of the proposed amendment with general plan policies, goals, and objectives.*
- 4. Potential adverse effects to the city by creating "leapfrog" development or areas away from the existing "core" or center of the city.*
- 5. Potential of the proposed amendment to hinder or obstruct attainment of the general plan's articulated policies.*
- 6. Adverse impacts on adjacent landowners.*
- 7. Verification of correctness in the original zoning or general plan for the area in question.*
- 8. In cases where a conflict arises between the general plan map and general plan policies, precedence shall be given to the plan policies.*

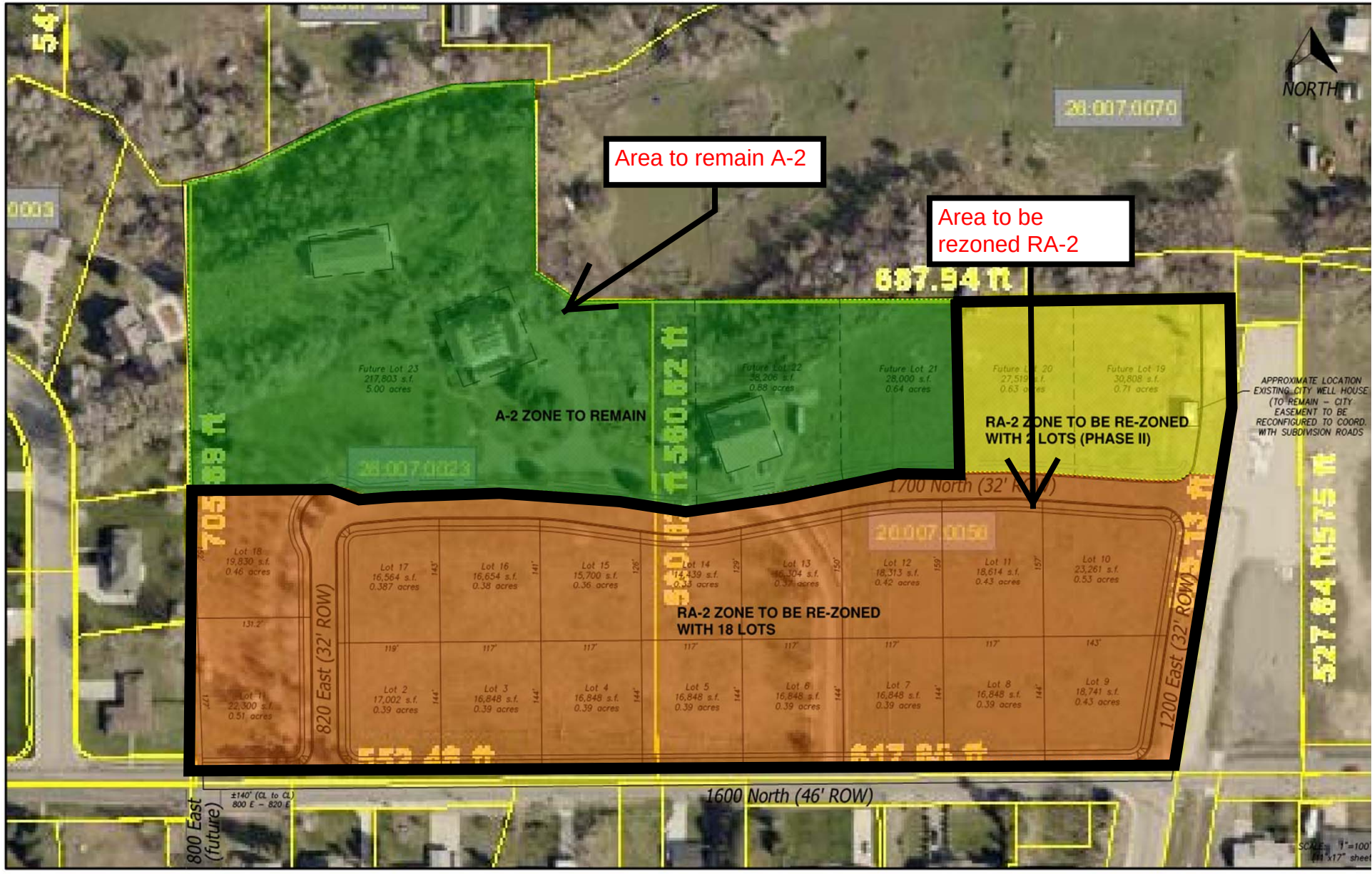
STAFF RECCOMENDATION

Recommend approval of the rezone request to the City Council.





Existing Zoning
Green = A-2
Yellow = RA-2
Orange = R-2



Concept Development Plan
with aerial

800 East
(future)

±140' (CL to CL)
800 E - 820 E

820 East (32' ROW)

1600 North (46' ROW)

1700 North (32' ROW)

1200 East (32' ROW)

SCALE: 1"=100'
(11"x17" sheet)



APPROXIMATE LOCATION
EXISTING CITY WELL HOUSE
(TO REMAIN - CITY
EASEMENT TO BE
RECONFIGURED TO COORD.
WITH SUBDIVISION ROADS)

Lot 1
22,300 s.f.
0.51 acres

Lot 18
19,830 s.f.
0.46 acres

Lot 17
16,564 s.f.
0.387 acres

Lot 16
16,654 s.f.
0.38 acres

Lot 15
15,700 s.f.
0.36 acres

Lot 14
14,439 s.f.
0.33 acres

Lot 13
16,304 s.f.
0.37 acres

Lot 12
18,313 s.f.
0.42 acres

Lot 11
18,614 s.f.
0.43 acres

Lot 10
23,261 s.f.
0.53 acres

Lot 2
17,002 s.f.
0.39 acres

Lot 3
16,848 s.f.
0.39 acres

Lot 4
16,848 s.f.
0.39 acres

Lot 5
16,848 s.f.
0.39 acres

Lot 6
16,848 s.f.
0.39 acres

Lot 7
16,848 s.f.
0.39 acres

Lot 8
16,848 s.f.
0.39 acres

Lot 9
18,741 s.f.
0.43 acres

Future Lot 21
284,010 s.f.
6.52 acres

Future Lot 20
27,519 s.f.
0.63 acres

Future Lot 19
30,808 s.f.
0.71 acres

Concept Development Plan



NORTH

APPROXIMATE LOCATION
EXISTING CITY WELL HOUSE
(TO REMAIN – CITY
EASEMENT TO BE
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WITH SUBDIVISION ROADS

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284,010 s.f.
6.52 acres

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0.63 acres

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0.71 acres

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0.53 acres

131.2'

119'

117'

117'

117'

117'

117'

117'

143'

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1600 North (46' ROW)

±140' (CL to CL)
800 E – 820 E

800 East
(future)

SCALE: 1"=100'
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