

Planning Commission Staff Report

October 10, 2019

Item 3

Applicant: Utah Valley

Senior Living LLC

Location: 1507 W 800 S

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: N

Zone: GC-1

Attachments:

1. Standard Findings.
2. Application information.
3. DRC Comments.

REQUEST

Consideration of a Preliminary Plat application for the Pheasant View Plat “D” subdivision consisting of two lots located in the General Commercial (GC-1) zone.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is a 1.29 acre commercial lot located directly west of the Abbington assisted living facility. When the Abbington was approved in 2014, the subdivision plat included a 1.29 acre commercial parcel along Highway 89 that was to be used for future commercial pad sites. The applicants are proposing to split the 1.29 acre lot into two separate lots.

The applicant has submitted a conceptual site plan for two commercial buildings on these two lots. Once the subdivision has been approved, the applicant will return with site plan applications for the proposed buildings on these lots.

EVALUATION

General Plan & Zoning: The general plan designation for this site is “General Commercial” and the zoning is GC-1. The applicant intends on using the property for commercial uses that are consistent with these designations. The GC-1 zone does not have a minimum lot size, but does require a minimum of 75 feet of frontage. The application is consistent with the general plan and GC-1 zones.

Subdivision Review Criteria: MCC Chapter 17.04.050.B outlines the review standards that shall be used by the Planning Commission in making its determination. These standards are shown in attachment “1”. The proposed project complies with these standards.

RECOMMENDATION

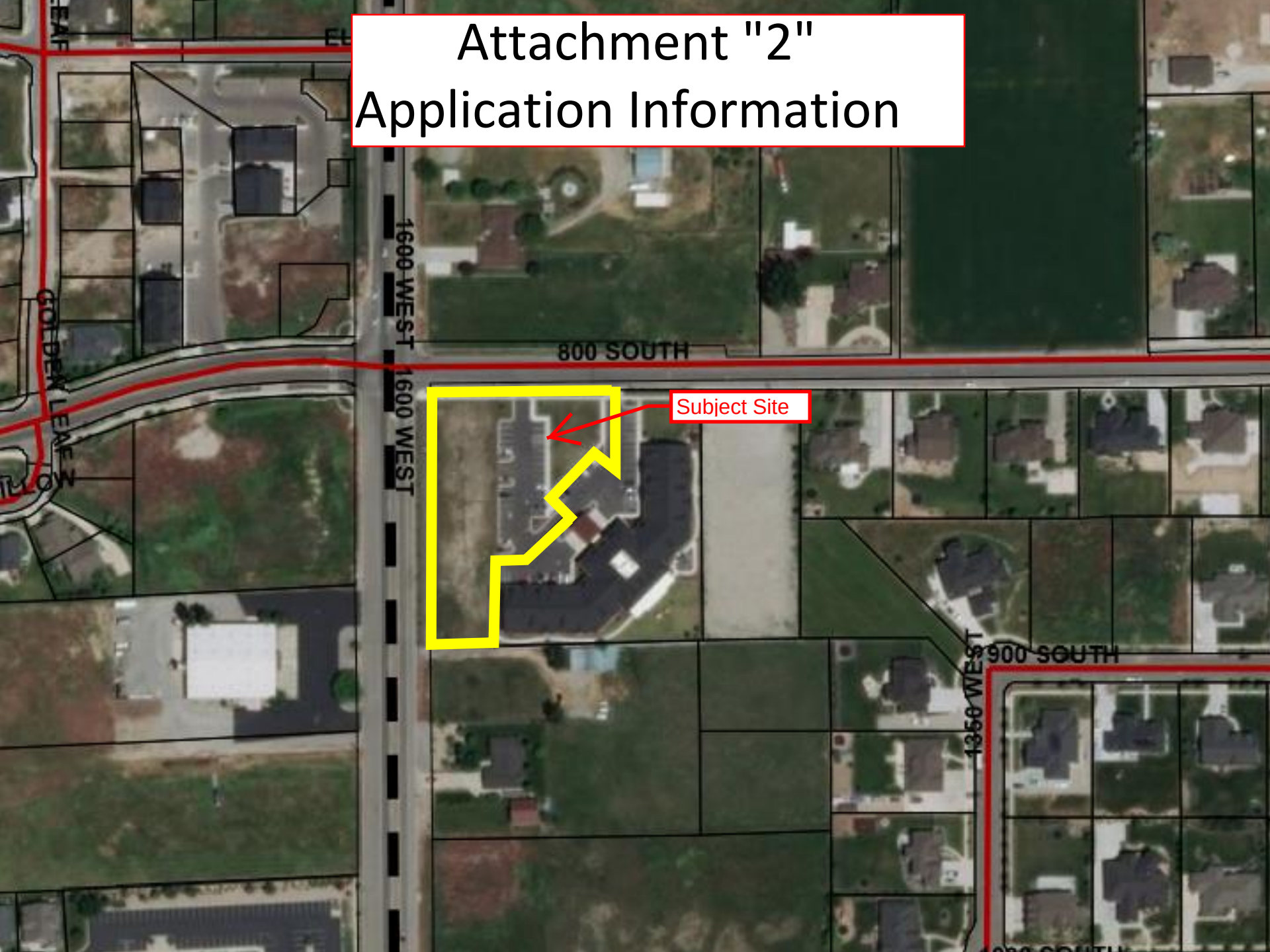
Approve the Preliminary Plat application with the following special condition:

1. The application shall comply with all outstanding DRC comments prior to plat recording.

Attachment “1” Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✓
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✓
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✓
6.	The project does not impose an undue financial burden on the City.	✓
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✓
8.	The project plan recognizes and accommodates the existing natural conditions.	✓
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✓
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✓

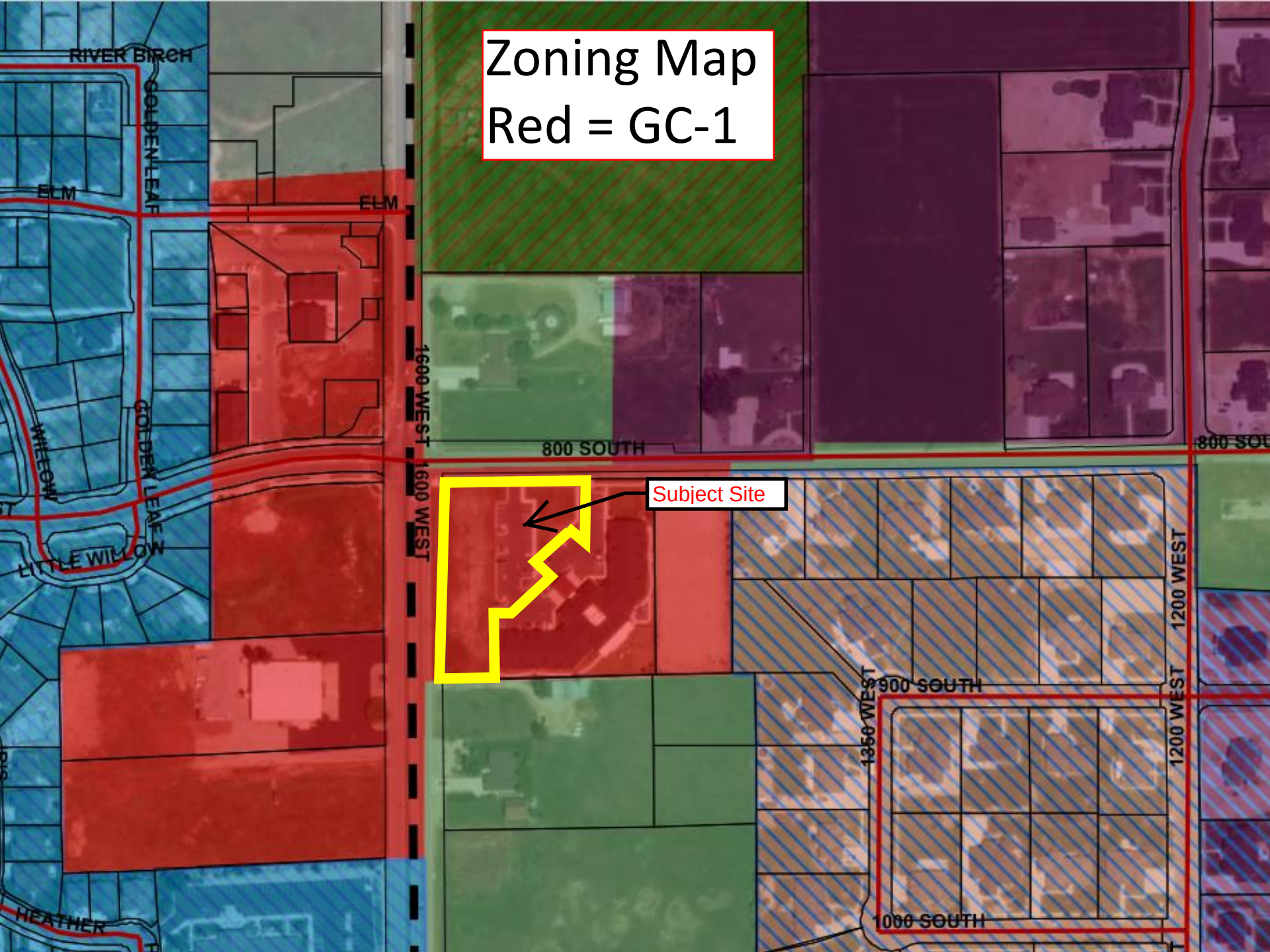
Attachment "2"

Application Information



Zoning Map

Red = GC-1

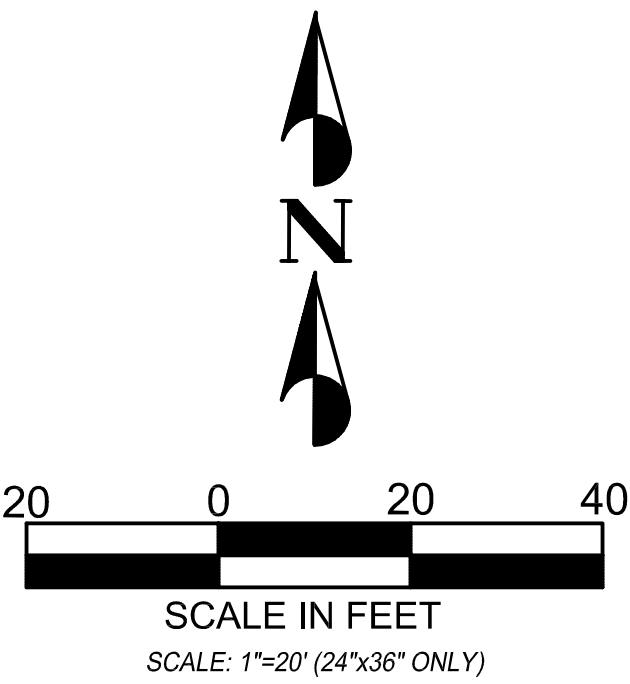
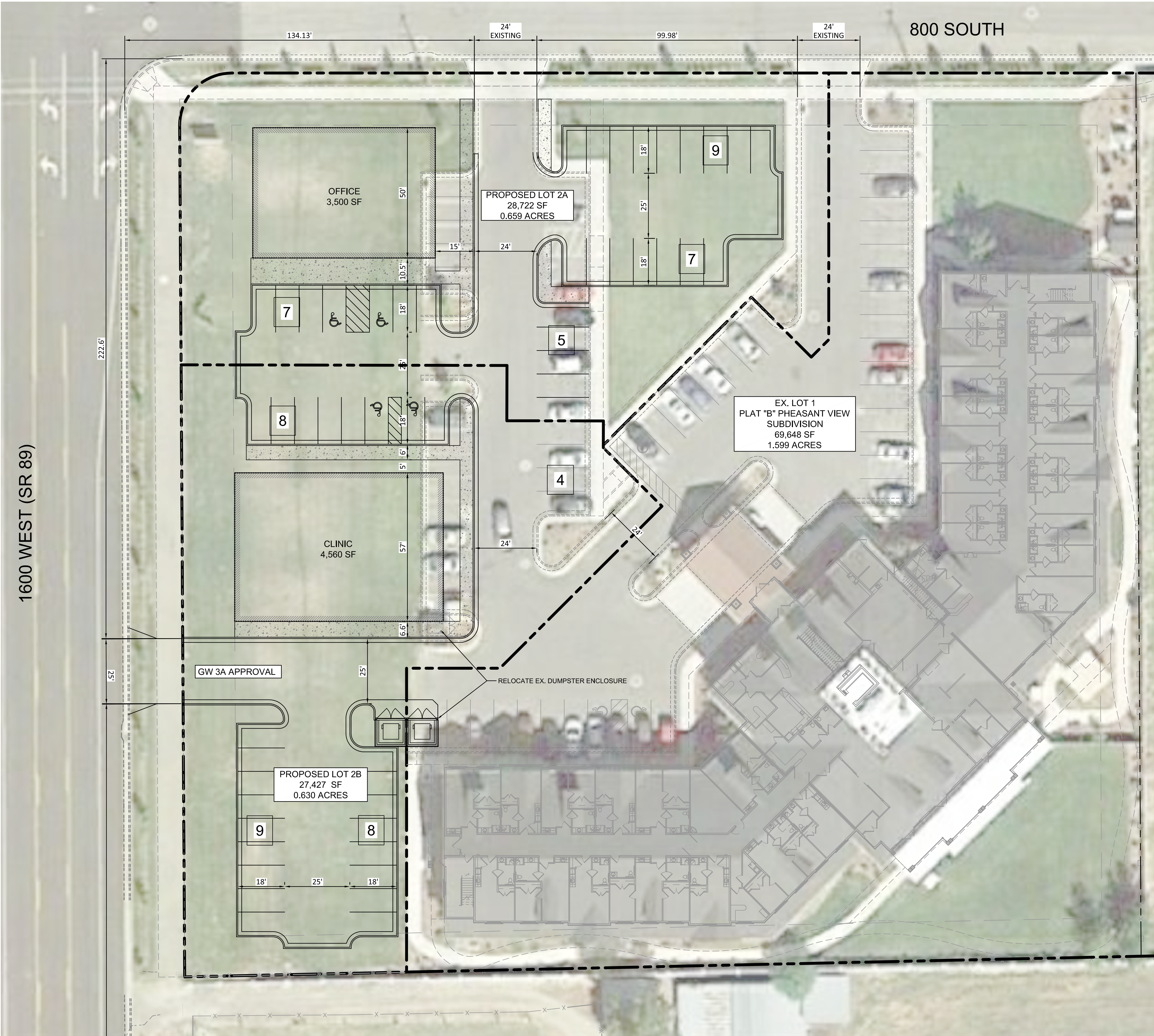


Concept Site Plan

PLOTTED BY: BEAU PETTIT 9/6/2019 3:31 PM

P:\U\SL (ABBINGTON-ASSISTED-LIVING-MAPLETON)- 5213\CIVIL 2018 WARREN ORTHODONTICS\BASE PHEASANT 5213.DWG

1600 WEST (SR 89)



LEGEND	
---	LOT LINES
- - - -	EXIST. CURB & GUTTER
-X-X-	EXIST. FENCE LINE
==	PROP. CURB & GUTTER

PARKING SUMMARY	
DENTAL OFFICE	
BUILDING SIZE:	3,500 SF
CITY PARKING REQUIRED:	23 STALLS
PARKING PROVIDED:	28 STALLS
PARKING RATIO PROVIDED:	8.0 / 1,000 SF
RETAIL	
BUILDING SIZE:	4,560 SF
CITY PARKING REQUIRED:	30 STALLS
PARKING PROVIDED:	29 STALLS
PARKING RATIO PROVIDED:	6.5 / 1,000 SF

TOTAL REQ'D = 53 STALLS
TOTAL PROVIDED = 57 STALLS
ADA TOTAL REQ'D = 3 STALLS
TOTAL PROVIDED = 4 STALLS

GENERAL SITE NOTES

1. ZONING: GC-1 GENERAL COMMERCIAL
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL SITE DRAINAGE WILL REMAIN ON SITE.

UDOT NOTES

1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHTOUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 - 9:00 AM AND 3:30 - 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE 'STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS' ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE IX SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB.
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC, 03575.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC, 2056 AND 2721.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS, OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18' BEHIND CURB.

SITE PLAN
PHEASANT VIEW PHASE 2

MAPLETON, UTAH



DATE

REVISION DESCRIPTION

PROJECT #: 5213
DATE: 09/06/2019
DRAWN BY: BDP
SCALE: AS NOTED

C101

Attachment "3"

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

September 19, 2019 at 8:30am

125 West Community Center Way (400 North), Mapleton, Utah 84664

On August 27, 2019 a preliminary plat application was submitted for the Pheasant View Plat "D" subdivision consisting of two lots. Please address the following comments with revised drawings.

Community Development Division

Sean Conroy, Community Development Director, Phone: (801) 806-9101

Email: sconroy@mapleton.org

Plat

1. Change address of lot 2 to 851 S.

Site Plan

While the site plan is not being reviewed as part of this application, please be aware of the Mapleton City Design Standards for when a formal site plan application is submitted. The standards can be reviewed at:

<https://www.mapleton.org/departments/community-development/commercial-district-rfp/>

Engineering and Public Works Division

Steven Lord, P.E. Public Works Director/City Engineer, Phone (801) 489-6253

Email: slord@mapleton.org

Missing Items

- Geotech report. Our file on the Abbington references a Geotech report prepared by Earthtec, but we don't have a copy of it.
- Parking lot grading.
- Drainage plan. The applicant must submit a Storm Drain report certifying that the proposed Storm Drain design will accommodate the 100-year storm.
- Utility plan, including location of existing utilities. Also include 1 street light per 150' of frontage on Hwy 89 and 800 S (RMP to Install).
- UDOT striping plan.
- Please submit the plans to RB&G Engineering to be included in the City's water model.

General

(These items are intended for reference purposes only. Notice to proceed with construction will not be given until these items are either noted on the plans or discussed in a pre-construction meeting).

1. An excavation permit, available online at www.mapleton.org will be required for all work performed in the city right-of-way.
2. All utility crossings will be marked with etchings in the back of curb.

3. Please follow APWA standards and specifications unless otherwise identified in the Mapleton City Supplement to APWA Standards and Specifications available online at www.mapleton.org.
4. A Storm Water Pollution Prevention Plan (SWPPP) permit will be required. Please contact JD Shepherd at Mapleton City Public Works with questions.
5. Any work on Mapleton Irrigation Company ditches will be approved by the Irrigation Company.
6. Any work on dry utilities including but not limited to power, gas, and communications will be coordinated and approved by the relevant utility company and must be installed within the public utility easement.
7. Concrete Collars will be required on all valves and manholes in the roadway.
8. Any work in UDOT Right-of-Way will require a separate UDOT access and encroachment permit.
9. Please ensure 10' separation between culinary water and sanitary sewer lines.
10. A maintenance plan and agreement will be required and recorded for all storm drain retention basins.
11. A note must be placed on the plans to identify any existing fences and/or improvements on adjacent properties. If construction requires the removal of or results in damage to these items, they must be replaced before the final development inspection can be completed.
12. A stamped and signed plan set will be delivered electronically to the City Engineer prior to commencement of any construction.

Prior to plat recording:

- ☐ Receive final plat approval from DRC.
- ☐ Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (amount to be determined by City Engineer) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements.
- ☐ Payment of impact fees will occur with building permit issuance based on the attached schedule
- ☐ Water right dedication will be required at the time of building permit issuance based on the proposed uses.
- ☐ Payment of engineering inspection fees of \$400.
- ☐ Payment of street light fee (\$1,000 per light).
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for \$54.00 (\$50 per page and \$2 per lot).
- ☐ Contact Post Office regarding cluster mail boxes.