

# Mapleton City Planning Commission Staff Report

Meeting Date: March 28, 2013

**Item:** 3

**Applicant:** Ryan McDougal

**Location:** Approximately 250 E and 400 N (parcel # 26:064:0322)

**Prepared by:** Brian Tucker, Planner

**Public Hearing Item:** Yes

**Zone:** R-2

## **REQUEST**

Consideration of Preliminary approval for the Meadows at Mapleton Subdivision consisting of twelve (12) lots located in the Residential (R-2) zone.

## **BACKGROUND AND PROJECT DESCRIPTION**

The project site is approximately 4.35 acres in size located in the R-2 zone. The applicant is requesting preliminary approval for a twelve (12) lot subdivision. The twelve lots vary in size from 10,000 sf to 16995 sf in size. The property has frontage on both 400 and 600 East and the proposed road that would serve these future lots would connect those two streets. The property does not contain any significant trees or vegetation that should be preserved. The project requires preliminary and final approval from the Planning Commission and final approval from the City Council. The DRC reviewed this application and issued the attached minutes on February 21, 2013.

## **EVALUATION**

**Zoning:** The R-2 zone allows for a minimum lot size of 10,000 square feet with a minimum width of 80 feet. The proposed lots comply with these standards.

**Streets and Roads:** The proposal includes a city street, built to the Mapleton City specification of a local class street with a 56' right of way, connecting 400 south and 600 south and providing access to all of the proposed lots. The proposed street meets the standards as found in Chapter 17.12.

**Development Code:** Mapleton City Code (MCC) Chapter 17.04.050 outlines several issues the Commission should review. These are outlined in the attached findings. The application, as conditioned, appears to comply with City standards.

## **STAFF RECCOMENDATION**

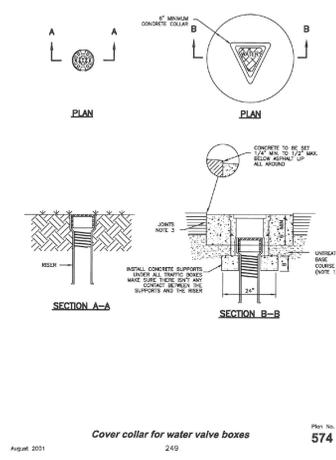
Approve the Preliminary Plat for the Meadows at Mapleton Plat "A" subdivision with the attached findings and special condition.

## **SPECIAL CONDITION**

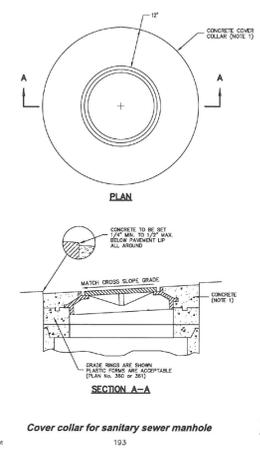
1. All outstanding issues raised in the DRC minutes dated February 21, 2013 shall be addressed prior to plat recording.

## **ATTACHMENTS**

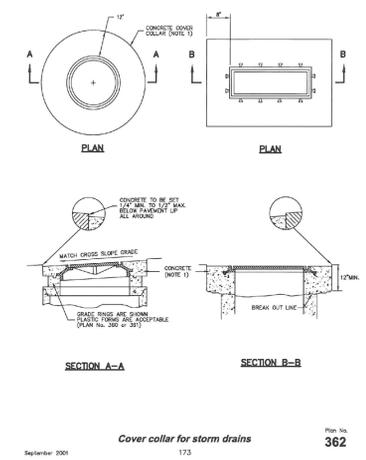
1. Findings for Decision.
2. Application Materials.
3. DRC Minutes 2/21/13.



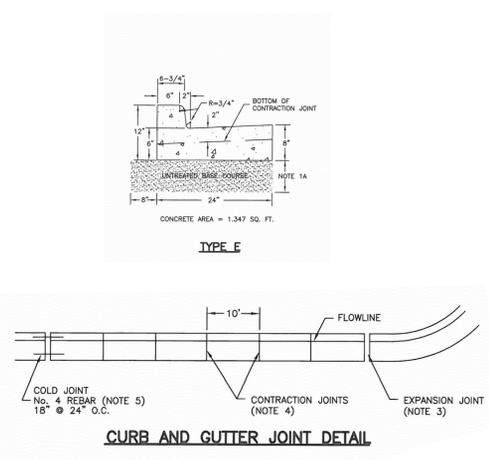
Cover collar for water valve boxes  
Plan No. 574



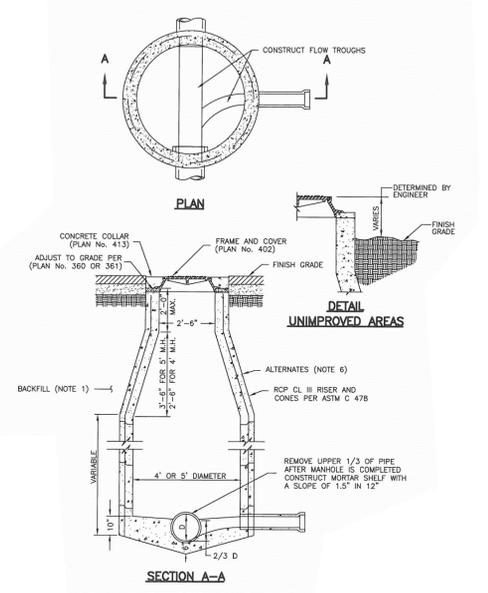
Cover collar for sanitary sewer manhole  
Plan No. 413



Cover collar for storm drains  
Plan No. 362

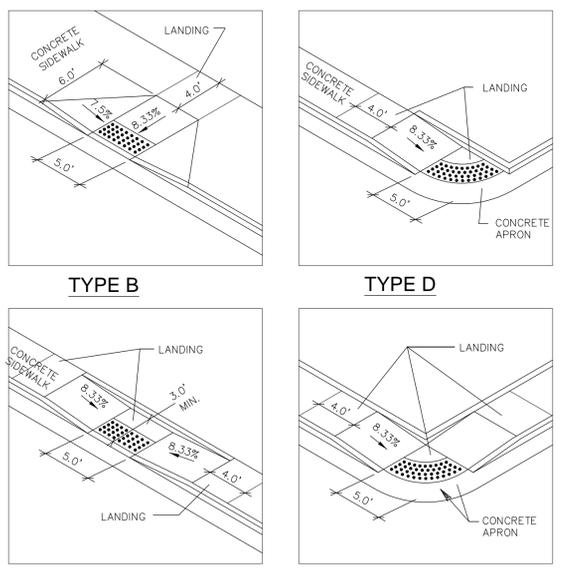


CURB AND GUTTER JOINT DETAIL



Sanitary sewer manhole

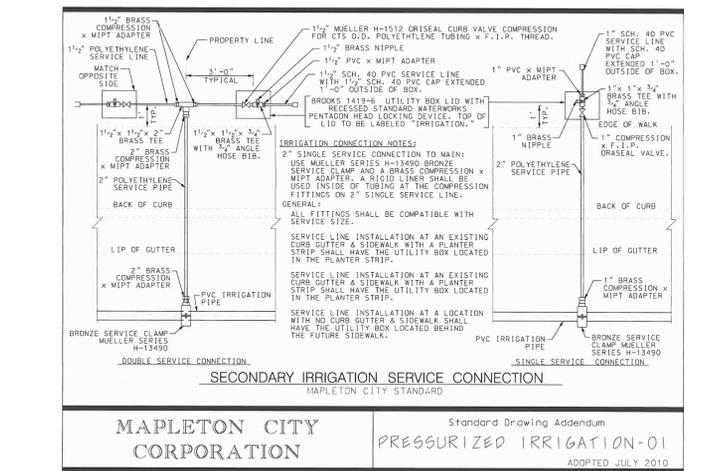
- NOTES:
- PROVIDE DETECTABLE WARNING PANELS PER ADA REQUIREMENTS. (MINIMUM OF 2' DEEP BY THE WIDTH OF RAMP).
  - ALL LANDINGS MUST HAVE 1:48 GROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
  - CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
  - COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20.



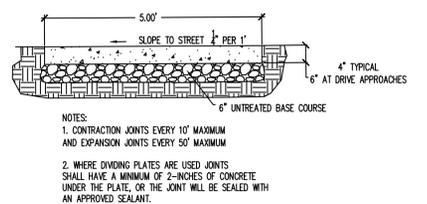
TYPE A  
Curb Ramps

TYPE B  
TYPE C  
TYPE D  
TYPE E

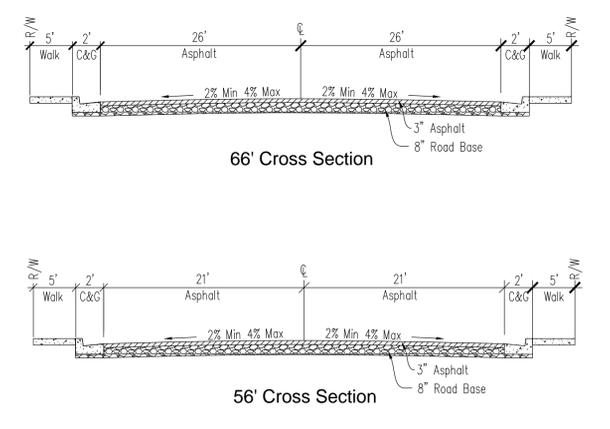
18 ADA Ramps



MAPLETON CITY CORPORATION  
Standard Drawing Addendum  
PRESSURIZED IRRIGATION-01  
ADOPTED JULY 2010

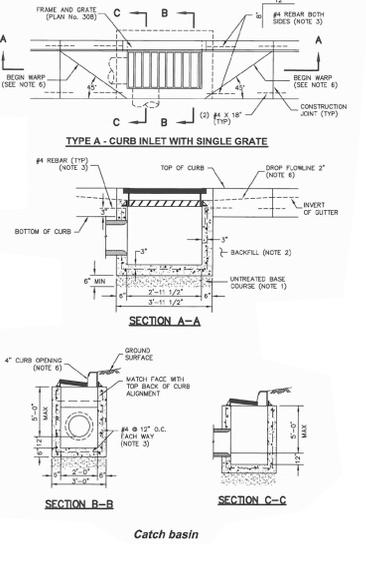


SIDEWALK SECTION



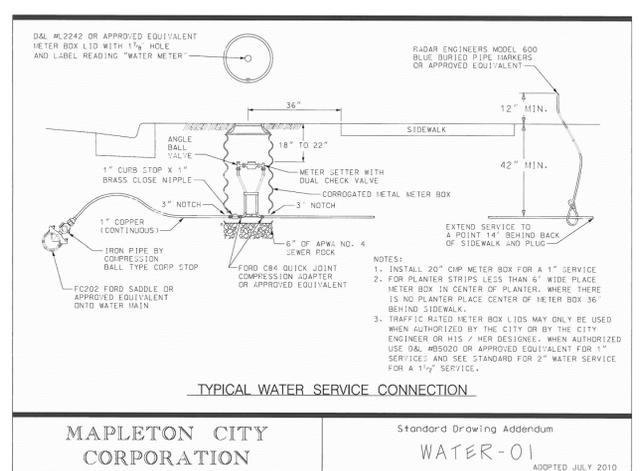
66' Cross Section

56' Cross Section

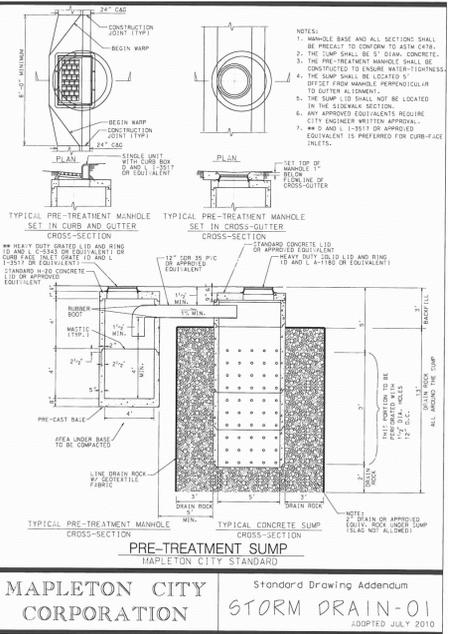


TYPE A - CURB INLET WITH SINGLE GRATE

Catch basin



MAPLETON CITY CORPORATION  
Standard Drawing Addendum  
WATER-01  
ADOPTED JULY 2010



MAPLETON CITY CORPORATION  
Standard Drawing Addendum  
STORM DRAIN-01  
ADOPTED JULY 2010

Dudley and Associates, Inc.  
Engineers Planners Land Surveyors  
353 East 1200 South  
Orem, Utah 84058  
801-224-1252

Utah  
Meadows @ Mapleton  
Detail Sheet  
Mapleton City

REVISIONS
DATE 10-5-2012
SCALE None
BY BHT
TRACING NO. L-13579
SHEET No. C - 2



<b>Attachment "1" Findings for Decision</b>		
<b>No.</b>	<b>Findings</b>	
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.	✓



Subject Property looking North from 400 North.



Subject Property looking South from 600 North.

