

Planning Commission Staff Report

April 23, 2020

Item 2

Applicant: Sunrise Ranch
Mapleton LLC

Location: 2600 W Maple St

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: N

Zone: SDP-2

Attachments:

1. Application
information.

REQUEST

Consideration of a Project Plan application for the Sunrise Ranch town home design located at approximately 2600 West Maple Street.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is approximately 171 acres in size. On March 21, 2018 the City Council approved a development agreement and concept plan for the Sunrise Ranch project. The project includes 540 residential lots, including 104 town homes. On October 10, 2018 the City Council approved the preliminary plat for the project. The applicant is now requesting project plan approval for the 104 town homes.

EVALUATION

Project Plan Review and Design Standards: Mapleton City Code (MCC) section 17.12.090.B indicates that project plan review is required for all town home projects by the Planning Commission and final approval by the City Council. Both MCC section 17.12.090 and section 18.56B.090 include design standards that apply to this project. These standards are summarized below followed by a brief staff response:

- *At least 50% of the town home units shall be rear loaded (garage parking is in the rear of the building, not facing the street).*

Response: 64 of the 104 total town homes are rear loaded. The application complies with this requirement.

- *Building materials shall be approved by the city.*

Response: The proposed materials include a variety of styles of wood/hardy board and stone. Each unit will have a different material pallet than the adjacent unit to reduce redundancy and to create visual interest. The building materials are appropriate for the project.

- *Garages shall not be the main feature of the home. The massing of the front façade of each unit shall be broken into smaller components to avoid unrelieved vertical walls.*

Response: The garages of the rear loaded units will not be visible from the street and the design of the front elevations avoid unrelieved vertical walls. The garages of the front loaded units will certainly be visible from the street but the garage setbacks vary from unit to unit to avoid seeing a continuous wall of garages. The front facades are also broken into smaller components to avoid unrelieved vertical walls. The designs comply with this standard.

- *Front elevations of every building shall face a street or park.*

Response: Each unit faces a public street as required.

- *Building height shall not exceed 40'.*

Response: The proposed units will be less than 40' in height.

STAFF RECCOMENDATION

Recommend approval of the Sunrise Ranch Town Homes Project Plans to the City Council.



SUNRISE RANCH TOWNHOMES

Mapleton Sunrise Ranch Townhomes

There will be 2 townhome types a 'Front Load' and a 'Rear Load', both with share the same architectural language.

Designs for the townhomes will reflect the Mapleton Sunrise Ranch Quads which includes the Mountain Style, the Craftsman Style, and the Prairie Style.

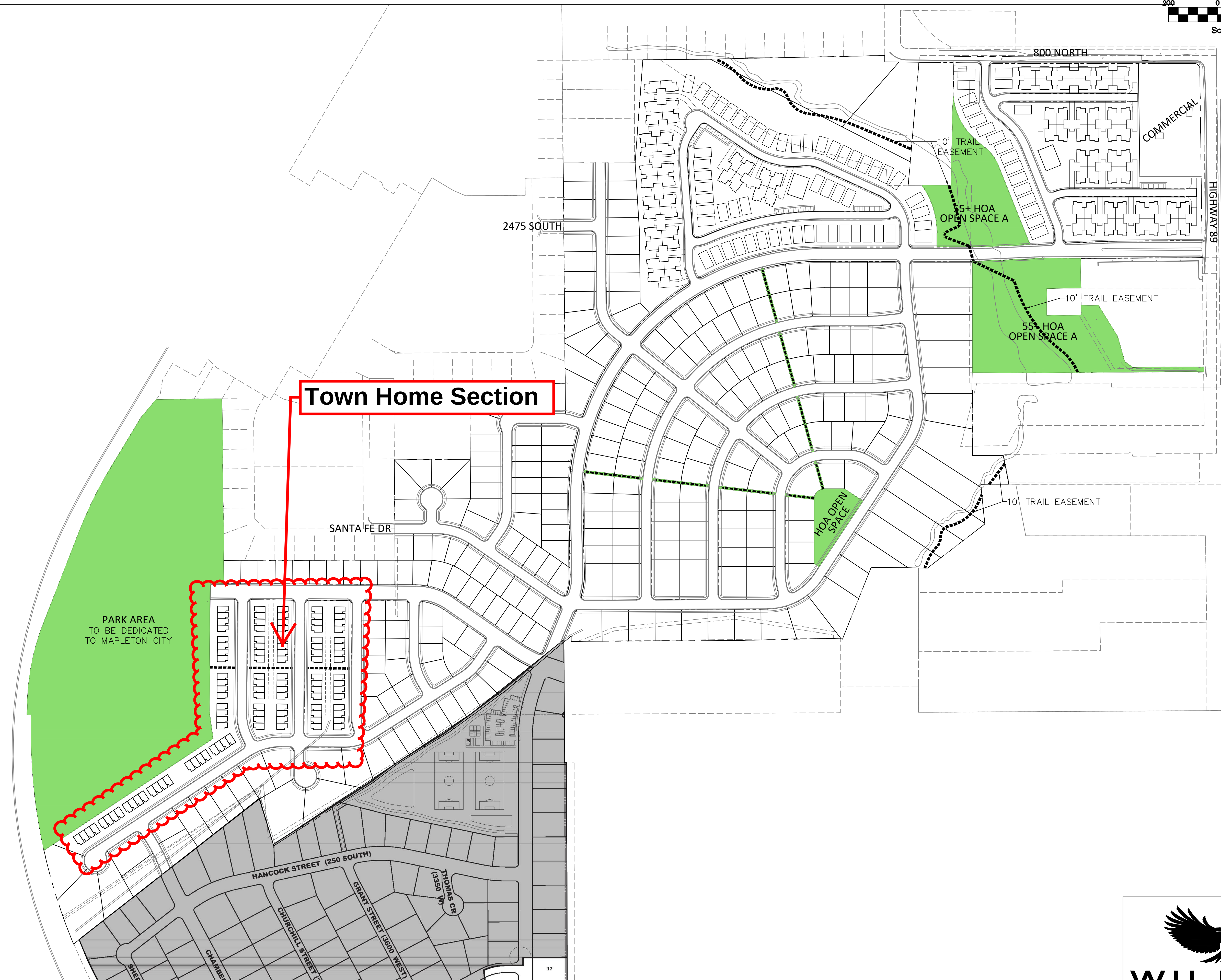
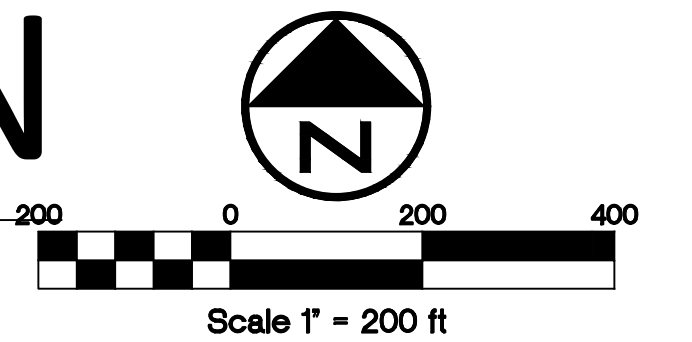
We will use the 3 design styles to differentiate the units from one another, while keeping a continuous theme throughout the development.

Mountain Style: Stone with wood columns, rustic siding with board and batten, stucco.

Craftsman: Brick with tapered hardi columns, hardie shakes with horizontal siding, stucco.

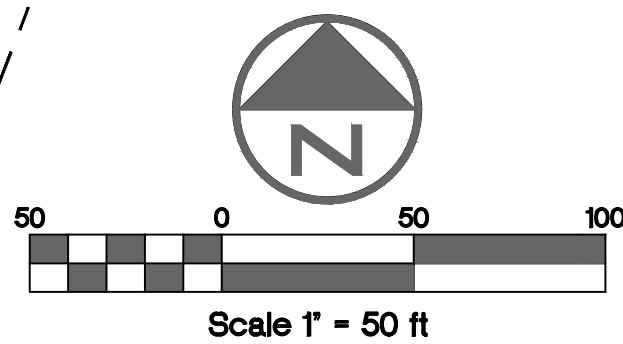
Prairie: lighter stone, with lap siding and stucco and hipped roofs.

MAPLETON SUNRISE RANCH PROPERTY CONCEPT PLAN



ACREAGE= 171.05 ACRES
 PARK AREA= 23.63
 AREA W/O ROADS= 143.3
 UNITS ALLOWED= 143.3x4 = 573
 UNITS SHOWN= 539
 COMMERCIAL PARCEL= 2.65 ACRES







WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

Front Loaded

Rear Loaded

FUTURE MAPLETON CITY PARK

AURORA AVE

MAPLE STREET

MOONLIT ROAD

STARLIGHT LANE

LUNAR WAY

FRONT LOAD
28'x49'

REAR LOAD
24'x49'

TABULATIONS:

TOTAL TOWNHOMES= 104
REQUIRED OFFSTREET PARKING= 26 (1 PER 4 UNITS)
TOTAL OFFSTREET PARKING SHOWN= 41

NO.	REVISION	DATE

PROJECT INFORMATION

SUNRISE RANCH

TOWNHOME LAYOUT

MAPLETON CITY, UTAH

DRAWN
MEC

CHECKED
-

PROJECT #
17053.03

DATE
4/6/2020

SCALE
1" = 50'

SHEET
1 OF 1

ENGINEER'S STAMP

G:\DATA\17053 Ridge Point Misc Concepts\03 Mapleton Sunrise Ranch\dwg\Exhibits\Sunrise Ranch Townhomes.dwg
PLOT DATE: Apr 06, 2020

Rear Loaded Plans



1
A202
EXTERIOR ELEVATION - REAR
SCALE: 1/4"=1'-0"



2
A202
EXTERIOR ELEVATION - LEFT SIDE
SCALE: 1/4"=1'-0"

PROGRESS
SET

PRINTED DATE
12.20.2019

LAYTONDAVIS
ARCHITECTS

2005 EAST 2700 SOUTH | SUITE 200
SALT LAKE CITY, UTAH 84109
P.801.487.0715 | WWW.LAYTONDAVISARCHITECTS.COM

SUNRISE RANCH
TOWNHOME

Mapleton, UT

CHRONOLOGY

PROJECT NO
18.193

DWN BY/ CHK BY
CWL / CWL

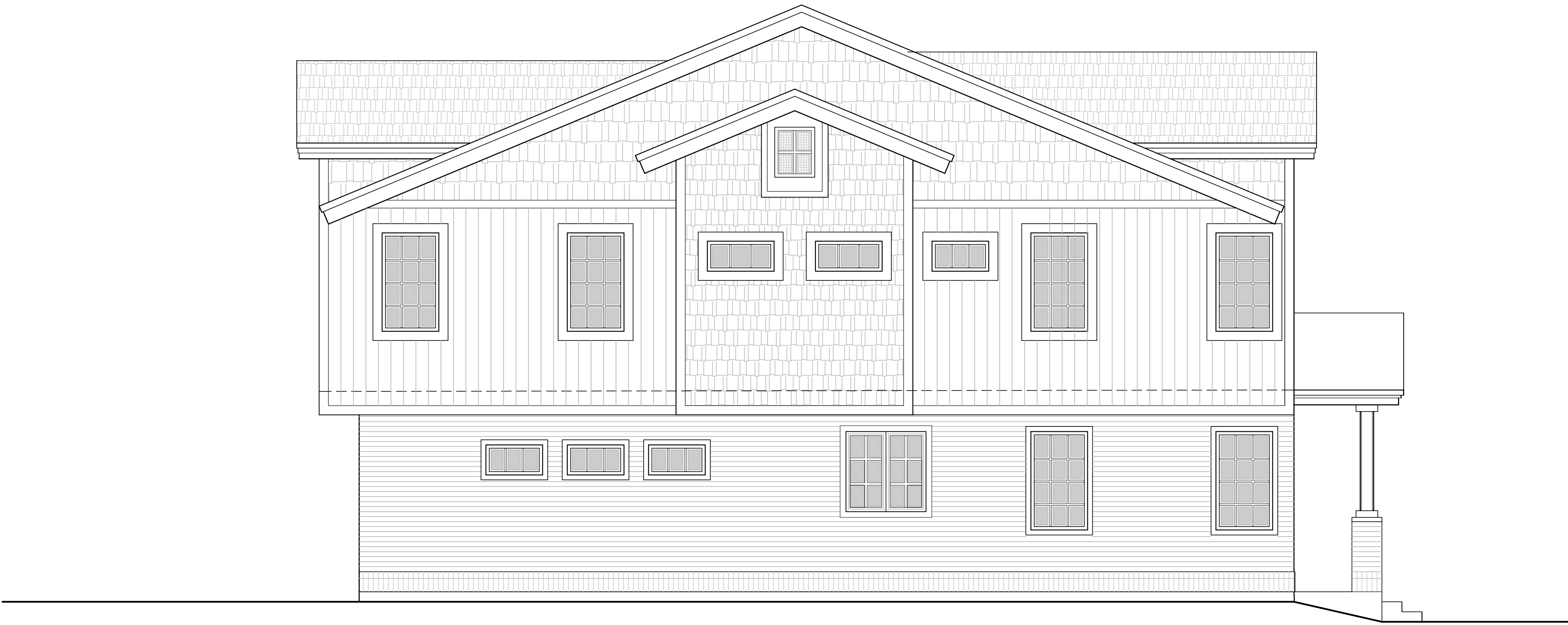
TITLE
EXTERIOR
ELEVATIONS

24X36 SHEET #

A202



1
A201
EXTERIOR ELEVATION - FRONT
SCALE: 1/4"=1'-0"



2
A201
EXTERIOR ELEVATION - RIGHT SIDE
SCALE: 1/4"=1'-0"

PROGRESS
SET

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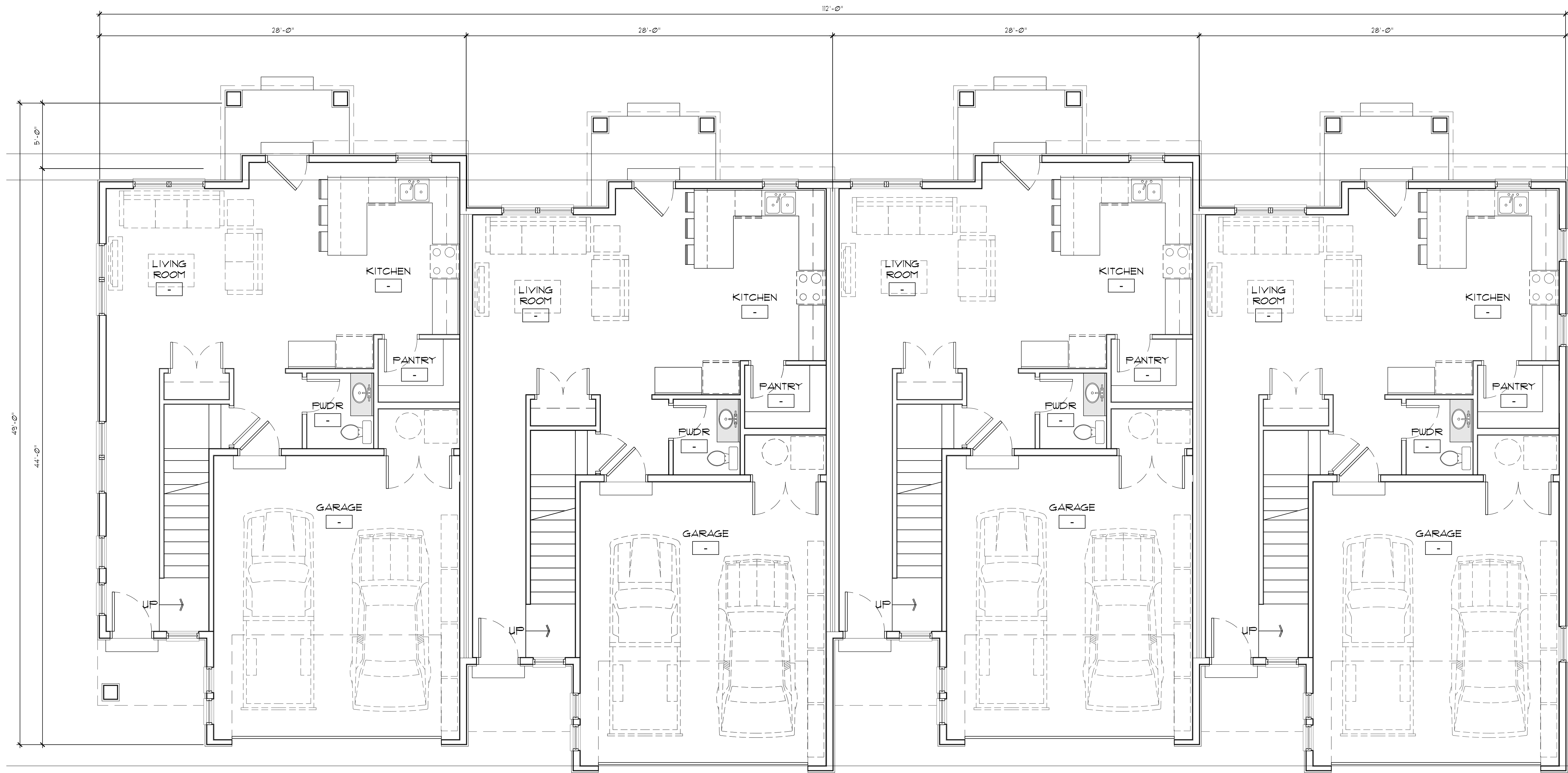
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A201

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1 MAIN LEVEL - FRONT LOAD - OVERALL FLOOR PLAN
A102 SCALE: 1/4"=1'-0"

PROGRESS SET

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SUNRISE RANCH
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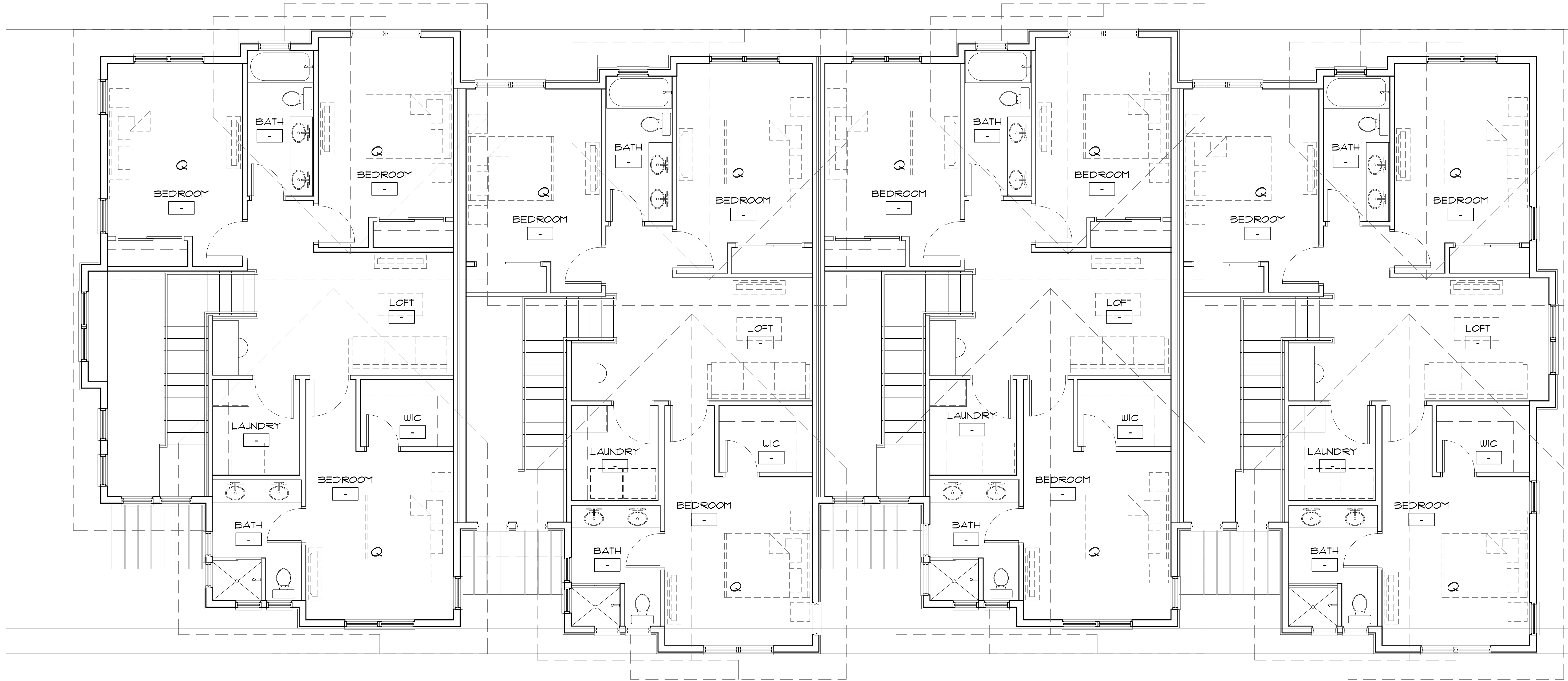
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DWN BY/ CHK BY
___/___

TITLE
MAIN LEVEL
OVERALL FLOOR
PLAN

24X36 SHEET #
A102

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1 UPPER LEVEL - FRONT LOAD - OVERALL FLOOR PLAN
A103 SCALE: 1/4"=1'-0"

PROGRESS SET

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TOWNHOME

Mapleton, UT

CHRONOLOGY

PROJECT NO
18.193

DWN BY/ CHK BY
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TITLE
UPPER LEVEL
OVERALL FLOOR
PLAN

24X36 SHEET #
A103

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Front Loaded Plans



1
A201
EXTERIOR ELEVATION - FRONT
SCALE: 1/4"=1'-0"



2
A201
EXTERIOR ELEVATION - RIGHT SIDE
SCALE: 1/4"=1'-0"

PROGRESS
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