

Planning Commission Staff Report

May 28, 2020

Item 2

Applicant: Northridge Holdings, LLC

Location: 875 E 1600 N

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: N

Zone: RA-2, A-2 Zone

Attachments:

1. Application information.

REQUEST

Consideration of a revision to the planter strip and sidewalk cross section for the Northridge Estates subdivision located at 875 E 1600 N.

BACKGROUND AND PROJECT DESCRIPTION

On August 16, 2019 the City Council approved the preliminary plat for the Northridge Estates subdivision consisting of 19 lots. The plans include a U-shaped road coming off of 1600 North. The approved cross section includes an eight-foot planter strip and a five-foot sidewalk behind the curb.

The applicant is proposing to modify the planter strip and sidewalk location in front of lots 1 and 18 to preserve some existing mature trees. The sidewalk would meander to avoid the existing trees creating varying widths of the street planter.

EVALUATION

Mapleton City Code (MCC) section 17.12.040 allows the City Council to modify the standard cross sections, with a recommendation from the Planning Commission if it more effectively achieves the policies, goals, and objectives of the City. Goal #6 of the existing Land Use Element of the General Plan encourages the preservation and planting of trees and Policy 6A encourages developers to preserve as many trees as possible within a project.

Staff supports the proposed amended cross section provided a condition of approval be added requiring that the trees be maintained by the new lot owners and not removed as part of new construction.

RECOMMENDATION

Recommend approval of the revised cross section to the City Council with the condition that the trees shall be preserved by the new lot owners.





