

**Item:**

2

Date:

9/10/20

Applicant:

Brad Morgan

Location:

768 S 1600 W

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

GC-1

Attachments:

1. Application
information.

REQUEST

Consideration of a request to amend a Project Plan approval for building #1 of the Harvest Park Commercial development located at 768 S 1600 W in the GC-1 zone. The applicant is also requesting approval of a conditional use permit to allow six residential apartments on the upper floors of the building.

BACKGROUND & DESCRIPTION

On January 27, 2011 the Planning Commission approved a project plan for the Harvest Park Commercial development consisting of seven buildings. All but two of the buildings have been built, several of which have residential units on the upper floors. A conditional use permit application has been submitted to construct building #1 located at the southeast corner of the site, which will include ground floor commercial office space and six residential apartment units on the upper floors.

EVALUATION

A conditional use permit application is considered an administrative permit. If an application complies with City standards, the City is obligated to approve the request. The City may apply conditions when necessary to ensure compliance with City standards and/or to address reasonably anticipated detrimental effects.

General Plan: The property is designated as "Commercial" in the General Plan. This designation allows commercial and mixed use developments. Goal #4 of the Land Use Element encourages a wide range of housing options and price points, and Goal #5 encourages a diverse amount of commercial along Highway 89.

The proposed application will provide a mix of commercial and residential uses and will increase opportunities for rental housing within the City. The application is consistent with the General Plan.

GC-1 Zone: Conditional Use Permit: Mapleton City Code (MCC) chapter 18.64.040 requires a conditional use permit for mixed-use structures. Below are the requirements outlined in chapter 18.64.040 followed by a staff response to each requirement.

1. Single-family residential dwelling units shall be located directly above the commercial use on the second or third story of the building. No basement units shall be permitted. No residential units shall be permitted above or below another residential dwelling unit.

Response: The applicant is proposing to have commercial space on the main level with residential units on the second and third levels. The application complies with this requirement.

2. All residential dwelling units must meet all applicable requirements of the International Residential Building Code as adopted by Mapleton City. Each dwelling unit will be of sufficient size to provide for a salubrious environment for the enjoyment of the residents who will occupy it. Each dwelling unit shall have a kitchen suitable for cooking and preparing meals, a bathroom with shower and bathing facilities, a living room and a bedroom. Studio apartments are permitted so long as they provide space for the amenities as described in this section.

Response: The proposed units comply with these requirements.

3. There shall be no density restrictions for single-family residential dwelling units. Rather, the site and parking requirements will be the limiting factor to the overall number of residential dwelling units. However, the Planning Commission, based on concern for health, safety and welfare, may limit the total number of proposed residential dwelling units in excess of ten (10).

Response: When the original project plan was approved, it was assumed that this building would require 63 parking spaces. With the revisions to the proposed uses, the parking requirement will be reduced to 31 spaces. Also, residential and commercial uses typically do not have peak parking demand during the same hours, which will also help to ensure adequate parking on site. The building out of the remaining parking in the complex should ensure sufficient parking.

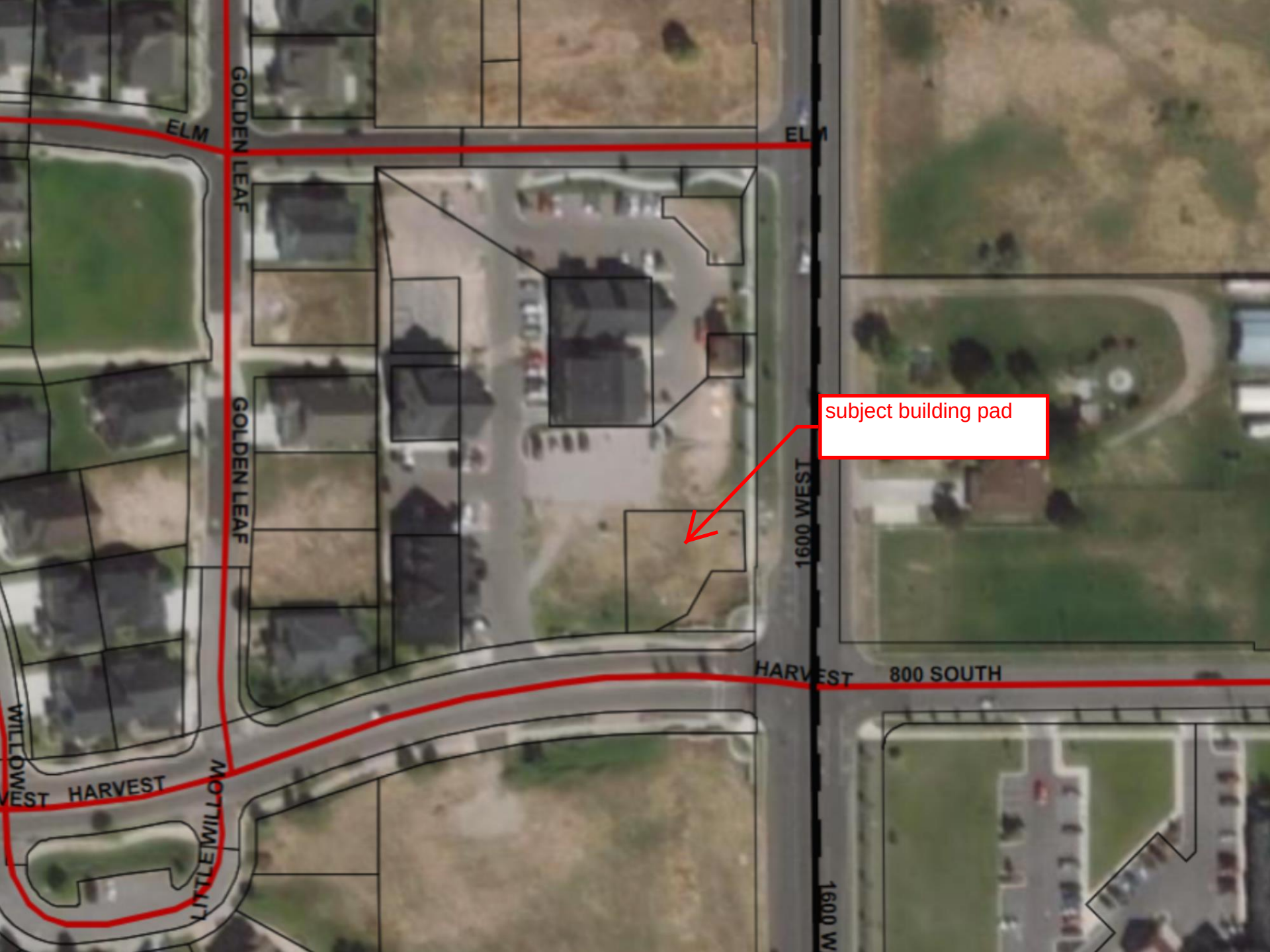
Project Plan: Mapleton City Code (MCC) Chapter 18.92.070.D requires a project plan review for all new structures in the commercial zones. The purpose of the project plan review is to ensure that new commercial development is consistent with the City's commercial design standards. This project was originally approved prior to the City's Commercial Design Standards, which were adopted in 2017. However, the revised plans are consistent with the Commercial Design Standards requiring quality building materials, parking to be at the side or rear of the structure, having a covered entrance connection to the street, etc. The applicant is proposing an attractive building that is consistent with the original theme of the development and with City standards.

RECCOMENDATION

Approve the amendments to the original project plan approval and a conditional use permit for a mixed use building with the attached special conditions.

SPECIAL CONDITIONS

1. The residential units shall comply with the requirements of MCC Section 18.64.040.
2. The applicant shall construct the remaining 42 parking stalls for the Harvest Park Commercial project as shown on the site plan.
3. The trash enclosure shall be constructed of materials consistent with the proposed building. The enclosure wall and gate shall be a minimum of 12" taller than the trash receptacle bin.



GOLDEN LEAF

GOLDEN LEAF

ELM

ELM

subject building pad

1600 WEST

HARVEST

800 SOUTH

WILLOW
WEST HARVEST

WILLOW

1600 W

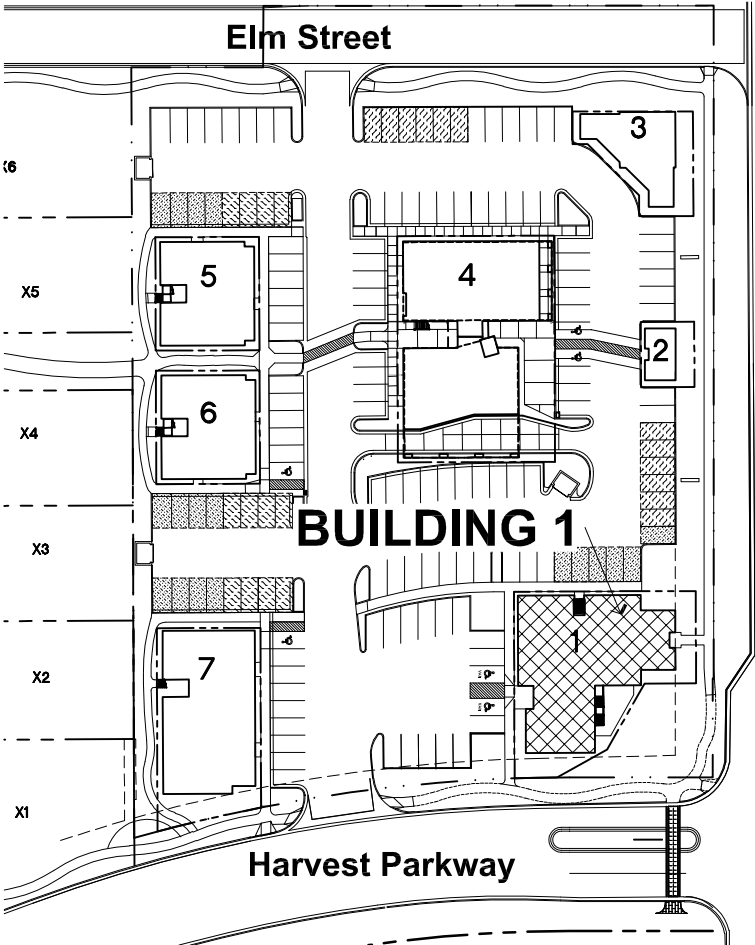
HARVEST PARK COMMERCIAL - CENTRAL SECTION

BUILDING 1

768 South 1600 West Mapleton, Utah 84664

ART CITY INVESTMENT L.L.C.

HARVEST PARK COMMERCIAL
CENTRAL SECTION



JWRA
Architects

PROJECT DESCRIPTION

THE HARVEST PARK COMMERCIAL BUILDING #1 IS A 3-STORY MIXED-USE BUILDING THAT IS PART OF THE HARVEST PARK COMMERCIAL CENTRAL SECTION. THE GROUND FLOOR INCLUDES OFFICE SPACE AND ITS ACCOMPANYING COMMON AREA AND SERVICE AREAS. THE SECOND AND THIRD FLOORS INCLUDE (6) 2-LEVEL RESIDENTIAL UNITS.

MARKETING & APPRAISAL FLOOR AREAS

AREA BY FLOOR	SQUARE FEET
GROUND FLOOR	
OFFICE AREA (EXTERIOR OF EXTERIOR WALLS; CENTER OF INTERIOR WALLS)	4,317
COMMON AREA (EXTERIOR OF EXTERIOR WALL; CENTER OF INTERIOR WALLS)	403
TOTAL GROUND FLOOR AREA (EXTERIOR OF EXTERIOR WALLS)	4,720

SECOND FLOOR	
RESIDENTIAL UNITS (EXTERIOR OF EXTERIOR WALLS, COMMON HALL, & STAIRS)	3,809
EXTERIOR COMMON HALL (HALL-SIDE OF WALLS)	266
EXTERIOR COMMON STAIRS (STAIRS-SIDE OF WALLS)	229
TOTAL SECOND FLOOR AREA (EXTERIOR OF EXTERIOR WALLS)	4,304

THIRD FLOOR	
RESIDENTIAL UNITS (EXTERIOR OF EXTERIOR WALLS)	3,360
TOTAL BUILDING AREA (INCLUDING COMMON HALL & STAIRS)	12,384

RESIDENTIAL AREA BY UNIT	SQUARE FEET
UNIT A	1,052
UNIT B	1,062
UNIT C	1,174
UNIT D	1,276
UNIT E	1,276
UNIT F	1,282

(NOTE: ALL UNITS MEASURED TO EXTERIOR OF EXTERIOR WALLS, EXTERIOR OF COMMON HALL & STAIRS, AND MID-POINT BETWEEN COMMON WALLS)

PARKING CALCULATIONS

PARKING REQUIRED	NUMBER OF STALLS
GROUND FLOOR OFFICE = 4,720 SQ.FT. (1 STALL PER 250 SQ.FT.)	19 STALLS
UPPER LEVEL RESIDENTIAL UNITS = 6 (1 STALL PER UNIT)	6 STALLS
TOTAL PARKING STALLS REQUIRED	25 STALLS
PARKING PROVIDED	NUMBER OF STALLS
NEW STALLS	31 STALLS
EXISTING AVAILABLE STALLS (HARVEST PARK COMMERCIAL)	22 STALLS
TOTAL PARKING STALLS PROVIDED	53 STALLS

(EXCEEDS PARKING REQUIREMENTS BY 26 STALLS)

SYMBOLS

---	PROPERTY LINE
---	BLDG. SECTION
---	PARTIAL SECTION
---	DETAIL
---	INTERIOR ELEV.
---	WALL TYPE
---	DATUM ELEV.

MATERIALS

---	CONCRETE BLOCK
---	STUD WALL
---	CONCRETE
---	EARTH, SOIL
---	GRANULATED GRAVEL FILL
---	INSULATION BOARD
---	BATT INSULATION
---	GYPSON BOARD
---	WOOD, FRAMING (CONTINUOUS)
---	WOOD, FRAMING (INTERRUPTED)
---	PLYWOOD
---	WOOD, FINISH

HARVEST PARK COMMERCIAL #1
LOT 1 HARVEST PARK, MAPLETON, UTAH 84604
TITLE SHEET

Job #	
Dr. By	SLB
Ch. By	
Rev. By	
Revisions	
Date:	AUG 7, 2020

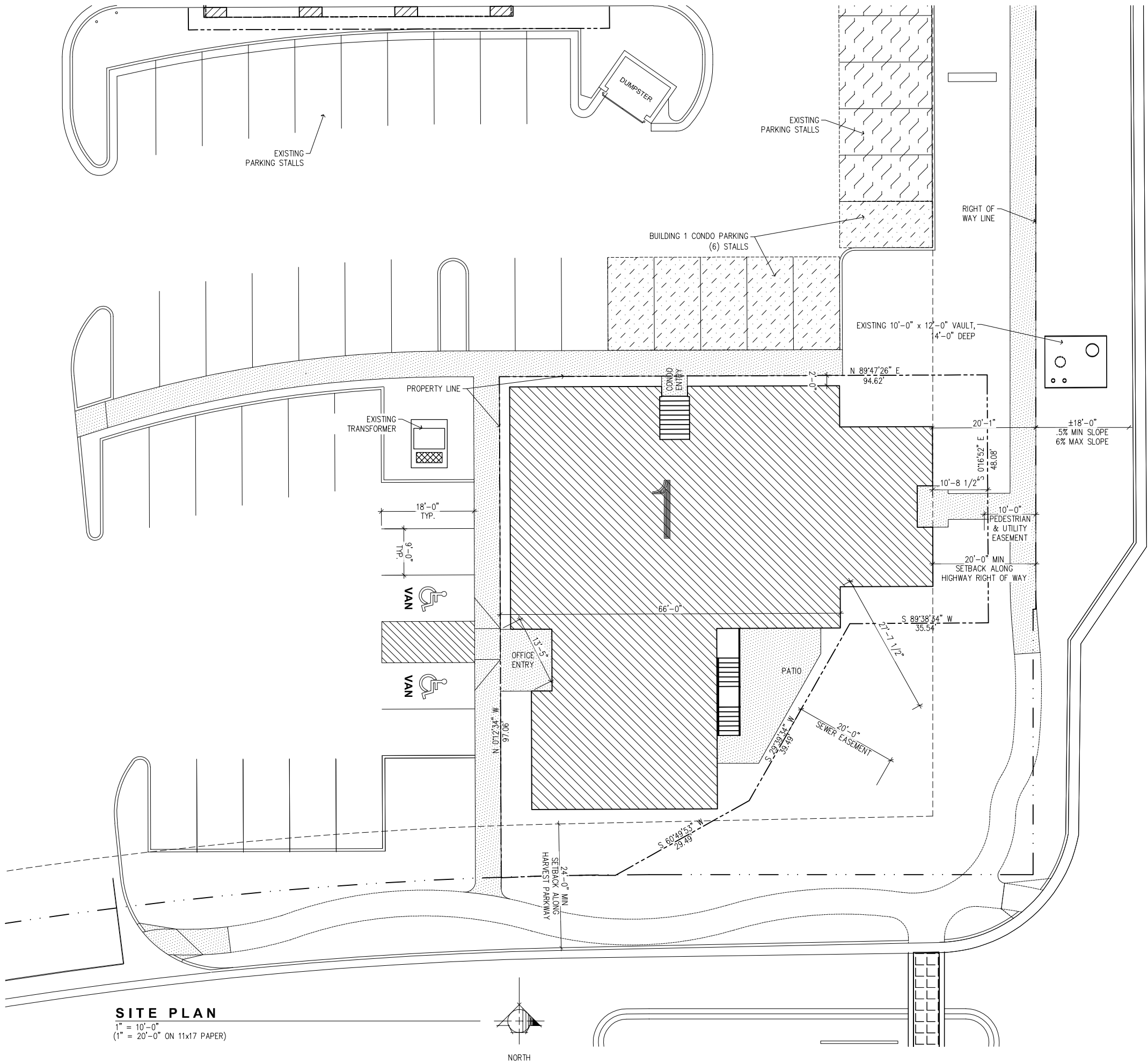
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-/-/-



SITE PLAN
1" = 10'-0"
(1" = 20'-0" ON 11x17 PAPER)

GRID LINES
OR X
- STANDARD GRID LINE
LOCATED ALONG THE EXTERIOR
FACE OF THE FOUNDATION WALL
UNLESS NOTED OTHERWISE (U.N.O.)

SYMBOLS
--- PROPERTY LINE
--- BLDG. SECTION
--- PARTIAL SECTION
--- DETAIL
--- INTERIOR ELEV.
NOTE
ELEV. 100'-0" --- DATUM ELEV.

MATERIALS
--- CONCRETE BLOCK
--- STUD WALL
--- CONCRETE
--- EARTH, SOIL
--- GRANULATED GRAVEL FILL
--- INSULATION BOARD
--- BATT INSULATION
--- GYPSUM BOARD
--- WOOD, FRAMING (CONTINUOUS)
--- WOOD, FRAMING (INTERRUPTED)
--- PLYWOOD
--- WOOD, FINISH

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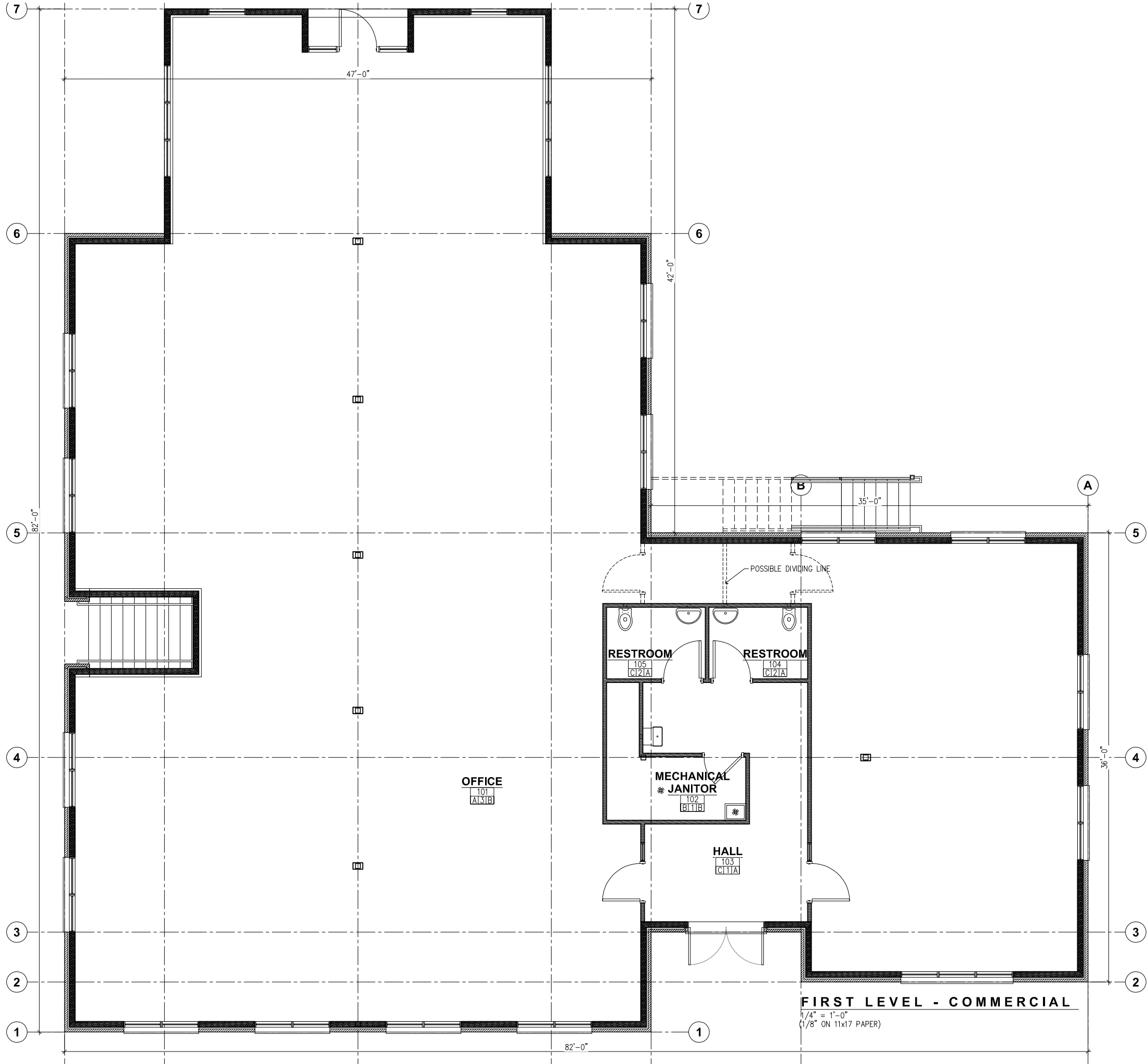
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HARVEST PARK COMMERCIAL #1
LOT 1 HARVEST PARK, MAPLETON, UTAH 84604
SITE PLAN
CENTRAL COMMERCIAL BUILDING 1 SHELL + RESIDENTIAL

Job #	
Dr. By	SLB
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Rev. By	
Revisions	
Date:	AUG 7, 2020
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8/14/2020 10:08 AM Z:\HP\04- SUBDIVISION COMMERCIAL\02- CENTRAL SECTION\LOTS 1 - 7\LOT C-C1 MORGAN SHELL\VP\CC1- A101- GROUND LANDING Plot8/14/2020 10:09 AM

NORTH



SOUTH

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HARVEST PARK COMMERCIAL #1

LOT 1 HARVEST PARK, MAPLETON, UTAH 84604

FIRST LEVEL FLOOR PLAN (GROUP B)

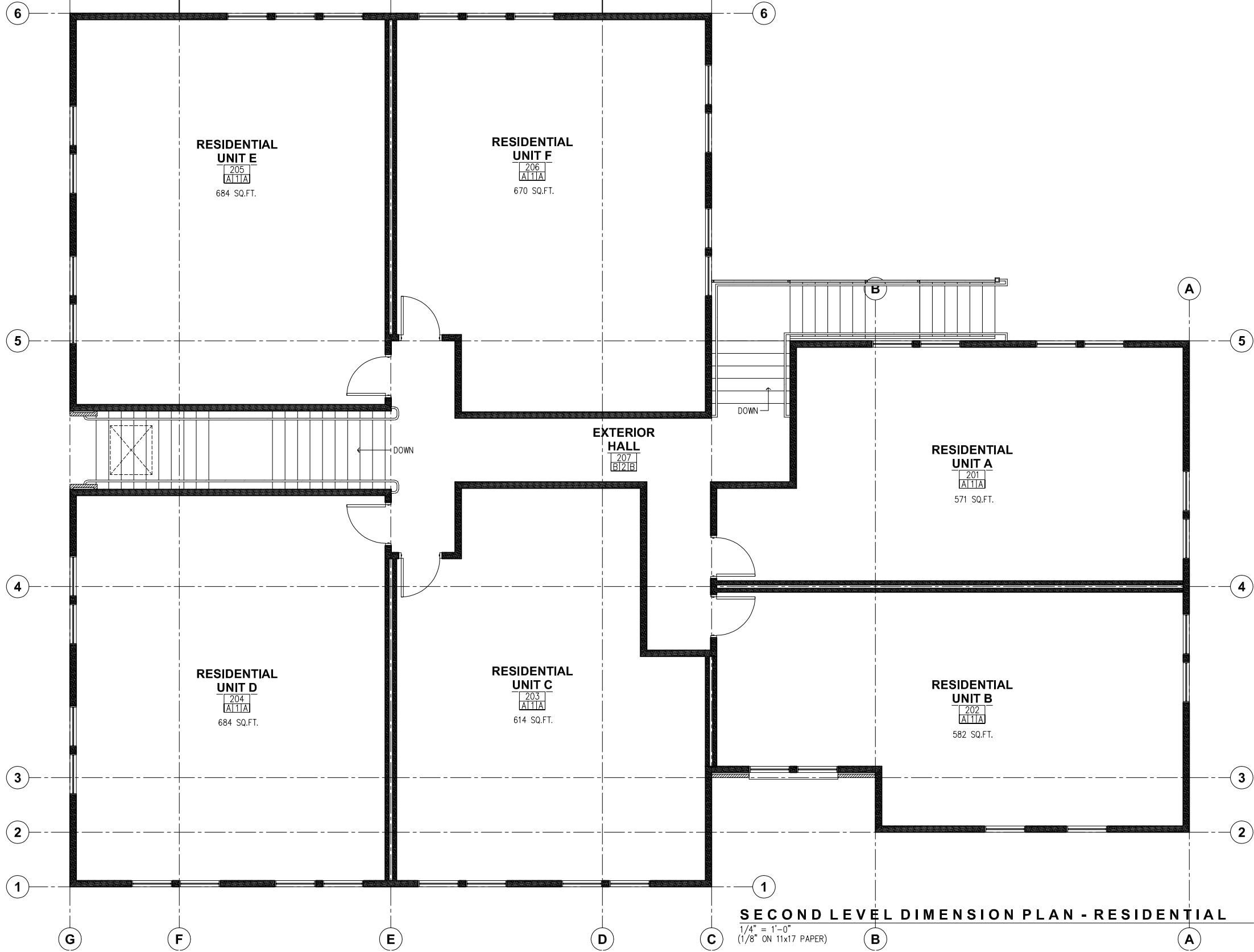
CENTRAL COMMERCIAL BUILDING 1 SHELL + RESIDENTIAL

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8/7/2020 11:24 AM 2\NP\A4- SUBDIVISION\COMMERCIAL\B2- CENTRAL SECTION\LOTS 1 - 7\LOT 1-C-1 MORGAN SHELL\WP01- A102- FIRST RES PLANNING Plot6/14/2020 12:28 PM

NORTH



SOUTH

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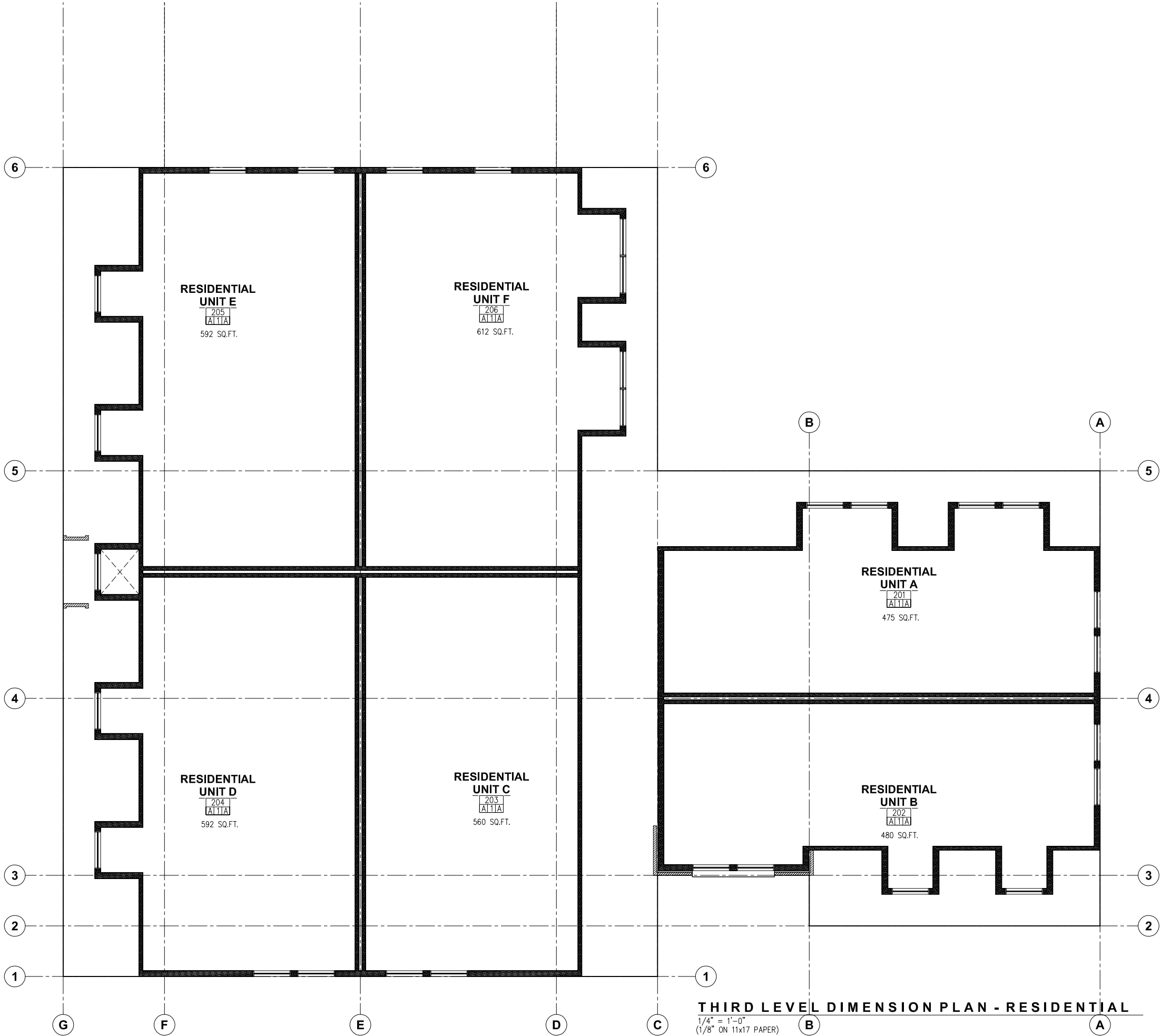
HARVEST PARK COMMERCIAL #1
LOT 1 HARVEST PARK, MAPLETON, UTAH 84604
SECOND LEVEL FLOOR PLAN (GROUP R-2)

CENTRAL COMMERCIAL BUILDING 1 SHELL + RESIDENTIAL

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NORTH



THIRD LEVEL DIMENSION PLAN - RESIDENTIAL

1/4" = 1'-0"
(1/8" ON 11x17 PAPER)

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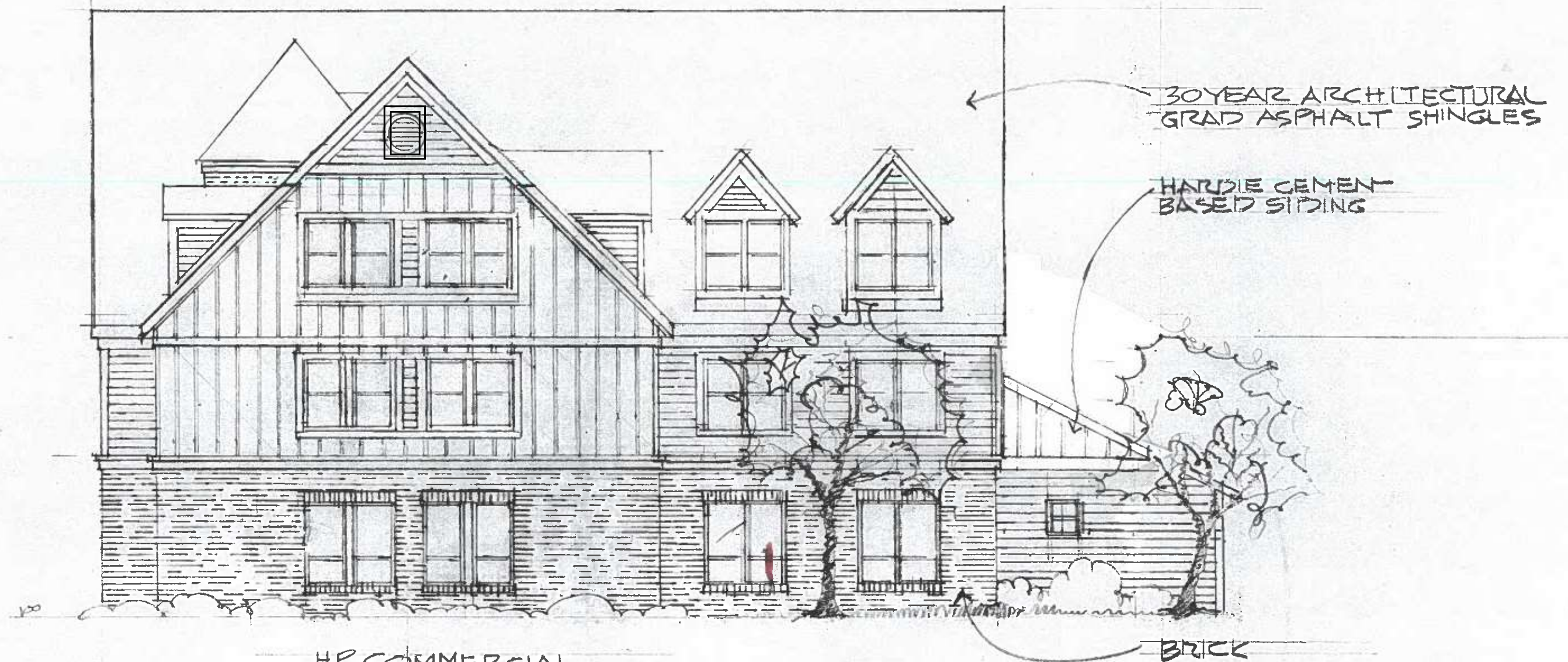
HARVEST PARK COMMERCIAL #1
LOT 1 HARVEST PARK, MAPLETON, UTAH 84604
THIRD LEVEL FLOOR PLAN (GROUP R-2)
CENTRAL COMMERCIAL BUILDING 1 SHELL + RESIDENTIAL

Job #	
Dr. By	JAP
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Proposed Elevations



HP COMMERCIAL
LOT C-1
WEST ELEVATION
1/8" = 1'-0"



HP COMMERCIAL
LOT C-1
SOUTH ELEVATION

1/8" = 1'-0"

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NORTH ELEVATION

3/16" = 1'-0"
(3/32" = 1'-0" ON 11x17 PAPER)

30-YEAR ARCHITECTURAL GRADE
ASPHALT SHINGLES

HARDIE CEMENT BASED BOARD
AND BATT

BRICK



EAST ELEVATION

3/16" = 1'-0"
(3/32" = 1'-0" ON 11x17 PAPER)

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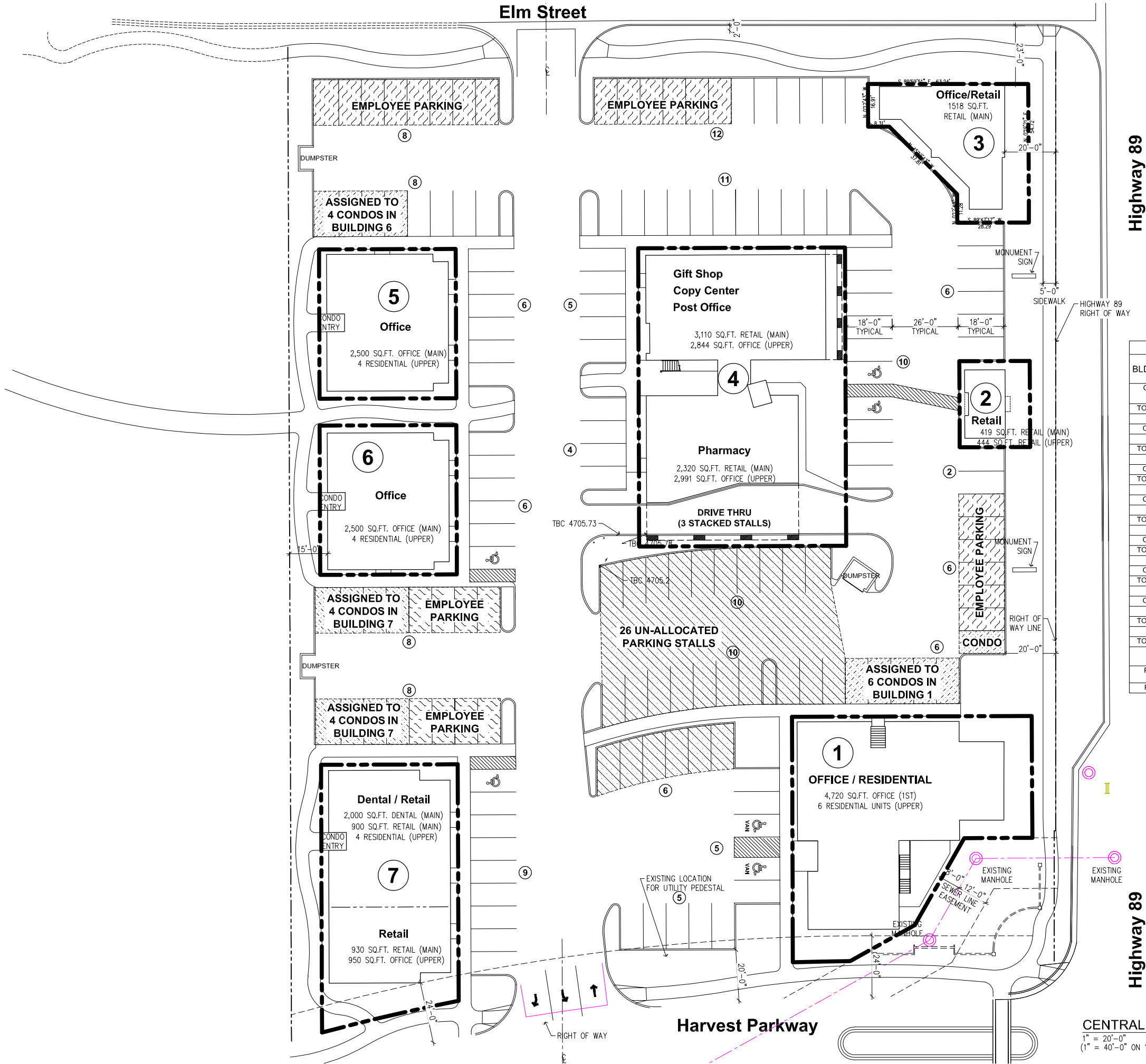
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HARVEST PARK COMMERCIAL #1
LOT 1 HARVEST PARK, MAPLETON, UTAH 84604
EAST & NORTH ELEVATIONS

CENTRAL COMMERCIAL BUILDING 1 SHELL + RESIDENTIAL

Job #	
Dr. By	JAP
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CENTRAL SECTION BUILDINGS & PARKING							
BLDG #	LEVEL	COMMERCIAL			RESIDENTIAL		
		TOTAL AREA	OFFICE	MEDICAL DENTAL	RETAIL	QTY.	
C-1	1	4720	4720	0	0	0	0
	2	0	0	0	0	6	0
TOTAL		4720	4720	0	0	6	0
C-2	1	419	0	0	419	0	0
	2	444	0	0	444	0	0
TOTAL		863	0	0	863	0	0
C-3	1	1518	1518	0	0	0	0
	2	0	0	0	0	0	0
TOTAL		1518	1518	0	0	0	0
C-4	1	5430	0	0	5430	0	0
	2	5835	5835	0	0	0	0
TOTAL		11265	5835	0	5430	0	0
C-5	1	2500	2500	0	0	4	0
	2	0	0	0	0	4	0
TOTAL		2500	2500	0	0	4	0
C-6	1	2500	2500	0	0	4	0
	2	0	0	0	0	4	0
TOTAL		2500	2500	0	0	4	0
C-7	1	3830	0	2000	1830	0	0
	2	950	950	0	0	4	0
TOTAL		4780	950	2000	1830	4	0
TOTAL		28146	18023	2000	8123	18	0
PARKING CODE REQUIREMENTS		1 SPACE/ 250 S.F.	1 SPACE/ 150 S.F.	3 SPACES /1000 S.F.	1 SPACE/ UNIT		TOTAL
PARKING REQUIRED		72.09	13.33	24.37	18		127.79
PARKING PROVIDED		(153 STALLS + 3 STACKED STALLS)					154

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COMMERCIAL- CENTRAL- SITE

Master Plan

PARKING PLAN

COMMERCIAL AREA- CENTRAL SECTION SITE

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Previously Approved Elevations



MAPLETON CLINIC (BUILDING #1)
NORTH ELEVATION
1/8" = 1'-0"



MAPLETON CLINIC (BUILDING #1)

EAST ELEVATION

1/8" = 1'-0"