

**Item:**

2

Applicant:

Brady Young

Location:

1050 S Hwy 89

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Zone:

A-2, CE-1

Attachments:

1. Application
information.

REQUEST

Consideration of a request to rezone approximately 7.5 acres from General Commercial (GC-1) and Agricultural Residential (A-2) to Residential Agricultural (RA-2) and the review of a concept plan for 17 residential lots.

BACKGROUND & DESCRIPTION

The project site consists of three separate vacant parcels totaling approximately 7.5 acres. The five acre northern parcel is currently zoned A-2 and the two southern parcels are zoned GC-1. The site has frontage on Highway 89 to the west and abuts the future alignment of 1200 South to the south. The Pheasant View and Whiting Cove subdivisions abut the project site to the east.

The applicant is requesting approval of the following:

- Rezone the entire property to RA-2;
- Review of a concept plan that includes 17 lots ranging in size from a 1/3 of an acre to just over 1/2 of an acre.

EVALUATION

Rezone requests are considered legislative in nature. The Planning Commission and City Council generally have broad discretion when acting on legislative matters, provided it can be reasonably debated that the action taken (to approve or deny) will promote or protect the general welfare of the community.

Mapleton City Code Section 18.12.010.B provides the following list of guidelines to be used in reviewing amendment requests:

- 1. Public purpose for the amendment in question.*
- 2. Confirmation that the public purpose is best served by the amendment in question.*
- 3. Compatibility of the proposed amendment with general plan policies, goals, and objectives.*
- 4. Potential adverse effects to the city by creating "leapfrog" development or areas away from the existing "core" or center of the city.*

5. *Potential of the proposed amendment to hinder or obstruct attainment of the general plan's articulated policies.*

6. *Adverse impacts on adjacent landowners.*

7. *Verification of correctness in the original zoning or general plan for the area in question.*

8. *In cases where a conflict arises between the general plan map and general plan policies, precedence shall be given to the plan policies.*

General Plan and Zoning The Future Land Use Map of the Land Use Element of the General Plan designates the majority of this site as "Flex Use". The flex designations occur primarily in areas along Highway 89 between important commercial intersections. The Flex designation is meant to allow for either commercial uses or residential uses. If a residential zone is proposed, it shouldn't be no more than a single step increase in density from the residential zones in the vicinity. The northeastern 1.6 acres is designated as Low Density Residential.

The applicant is requesting a rezone to RA-2. The RA-2 zone requires a minimum of 1/3 acre per lot. The Whiting Cove subdivision to the southeast is also zoned RA-2 and the Pheasant View Subdivision to the east is zoned PRC. The applicant's request for the RA-2 zone is consistent with the Flex Use designation from the General Plan. Staff does not believe it would be reasonable to require the northeastern 1.6 acres to be zoned RA-1, which is what the Low Density Designation would suggest. However, as discussed below, staff is recommending an adjustment to the lot size of the two lots that will be located within the Low Density designation.

Concept Plan: When the Planning Commission has reviewed concept plans associated with rezone applications in the past, one of the issues it typically looks at is compatibility of lot sizes. This is consistent with Goal #3 of the Land Use Element that encourages new development to be compatible with existing land uses. Two of the three lots in the Pheasant View subdivision that abut the subject site are ½ acre in size and one lot is just over an acre in size. The concept plan proposes just two lots that will abut these existing three lots, one that is just under ½ an acre in size and one that is just over 1/3 of an acre in size. Staff recommends that lot 11 and 12 be combined or that the concept plan be amended so that both lots abutting the Pheasant View subdivision are at least ½ an acre in size.

1200 South: 1200 South runs east to west and terminates at the southeast corner of the subject site. 1200 South is intended in the City's Transportation Plan to extend west and connect to Highway 89. The alignment places most of the road on the properties to the south of the subject property. Therefore, the applicant will either need to acquire property from the neighbors to the south or leave the southern two lots out of the subdivision until such time as 1200 South is installed by the neighbors.

Highway 89 Improvements: The following improvements will be required along the frontage of Highway 89:

- A 10' asphalt trail;
- A planter strip between the trail and the curb that will include 1 London Plane Sycamore tree for every 30' of frontage; and
- Installation of one street light for every 150' of frontage.

RECOMMENDATION

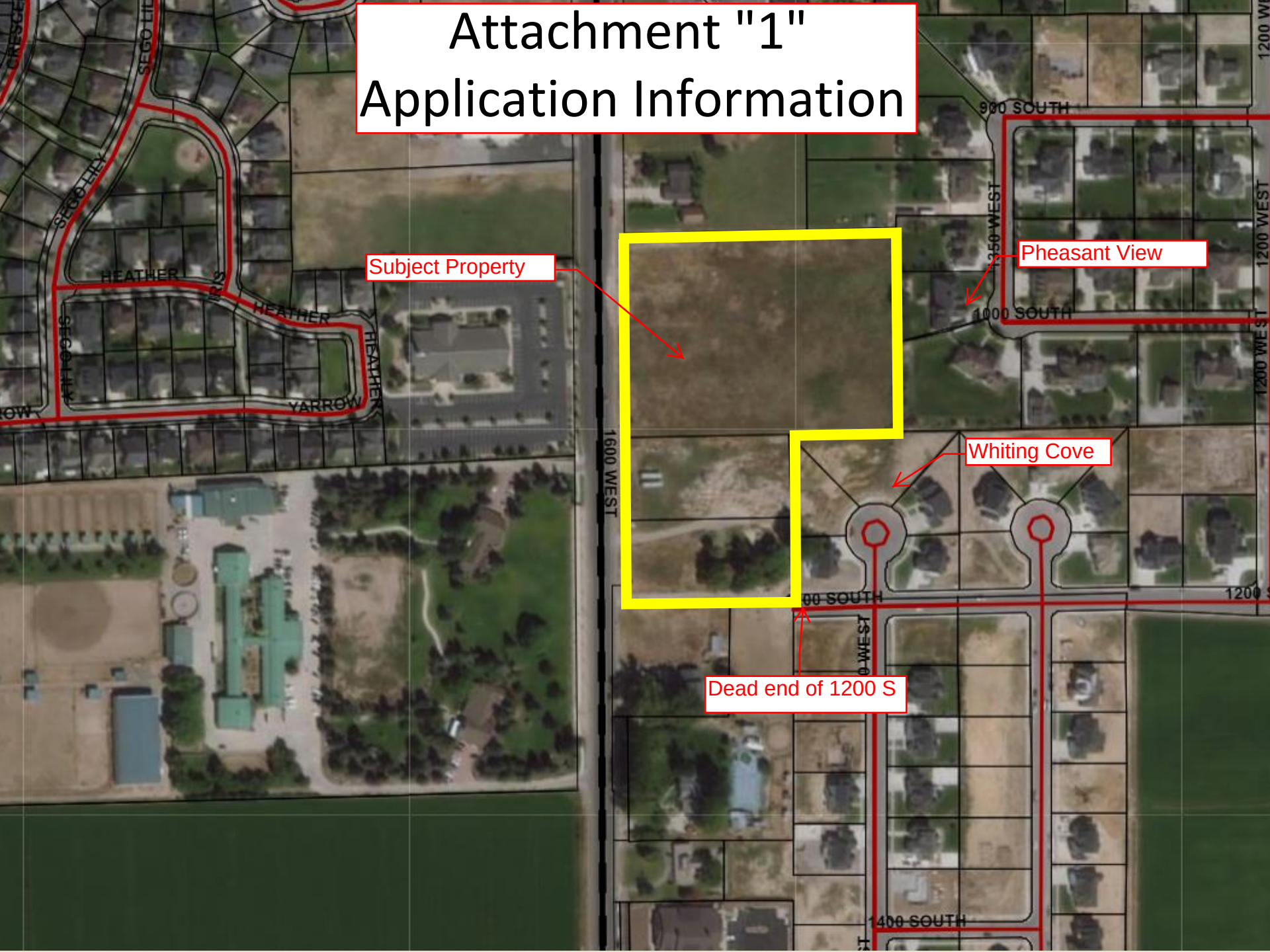
Recommend approval of the rezone request to the City Council with the attached special conditions:

Special Conditions:

1. Lot 11 and 12 shall be combined or the concept plan be amended so that both lots abutting the Pheasant View subdivision are at least $\frac{1}{2}$ an acre in size.
2. The applicant will either need to acquire property from the neighbors to the south or leave the southern two lots out of the subdivision until such time as 1200 South is installed.
3. The improvements along Highway 89 specified in the staff report shall be required as part of the subdivision application.

Attachment "1"

Application Information



Subject Property

Pheasant View

Whiting Cove

Dead end of 1200 S

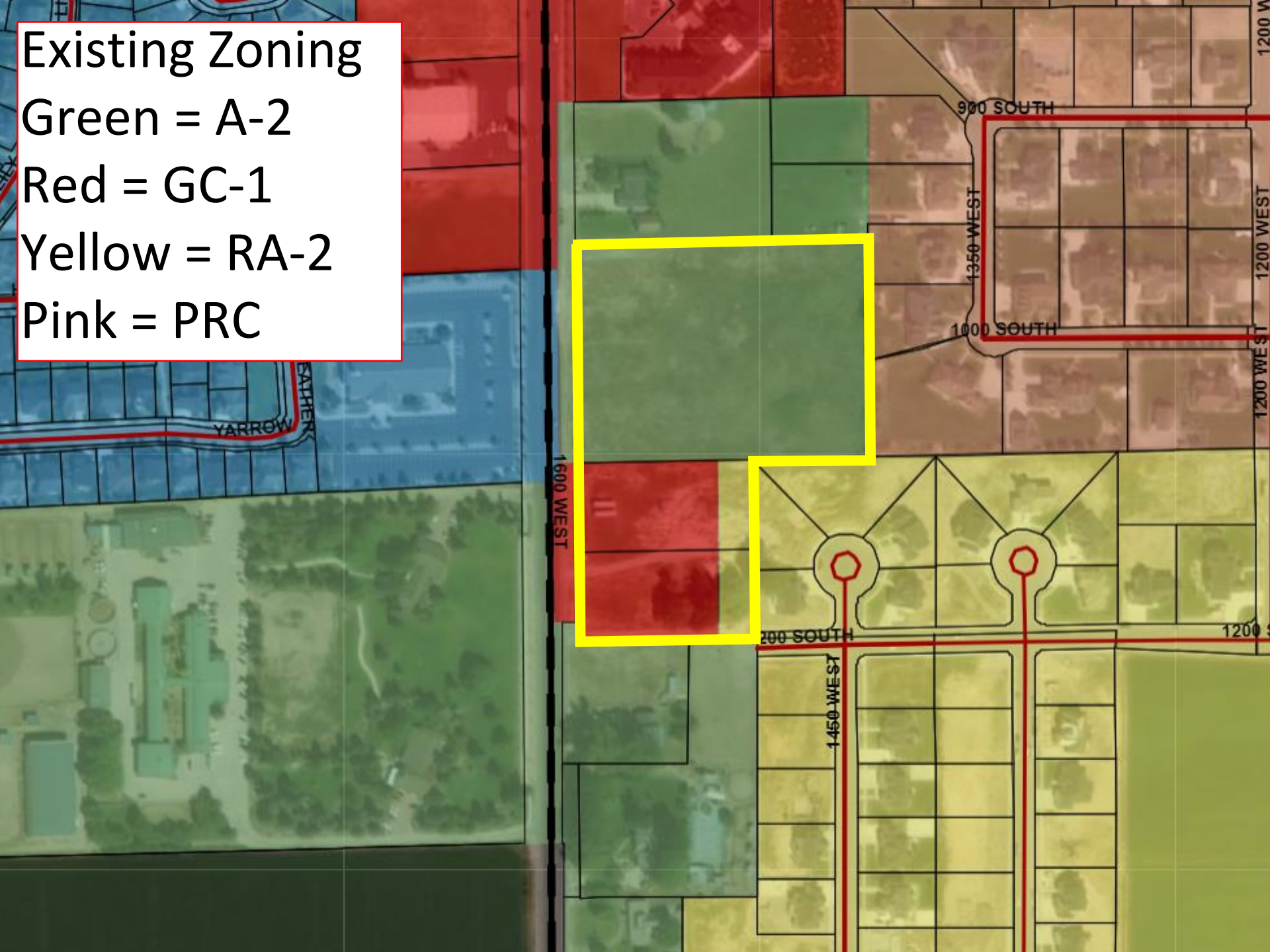
Existing Zoning

Green = A-2

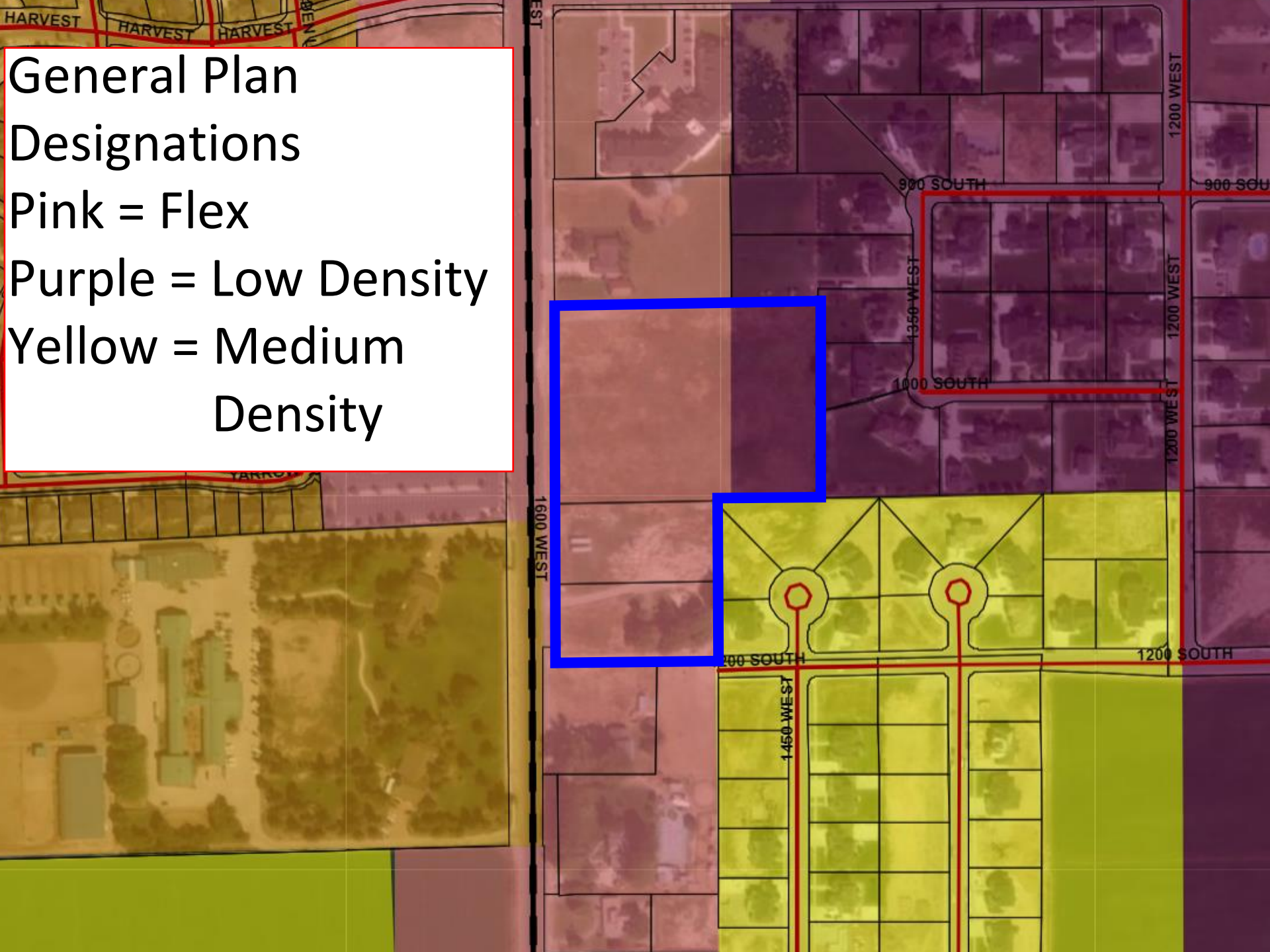
Red = GC-1

Yellow = RA-2

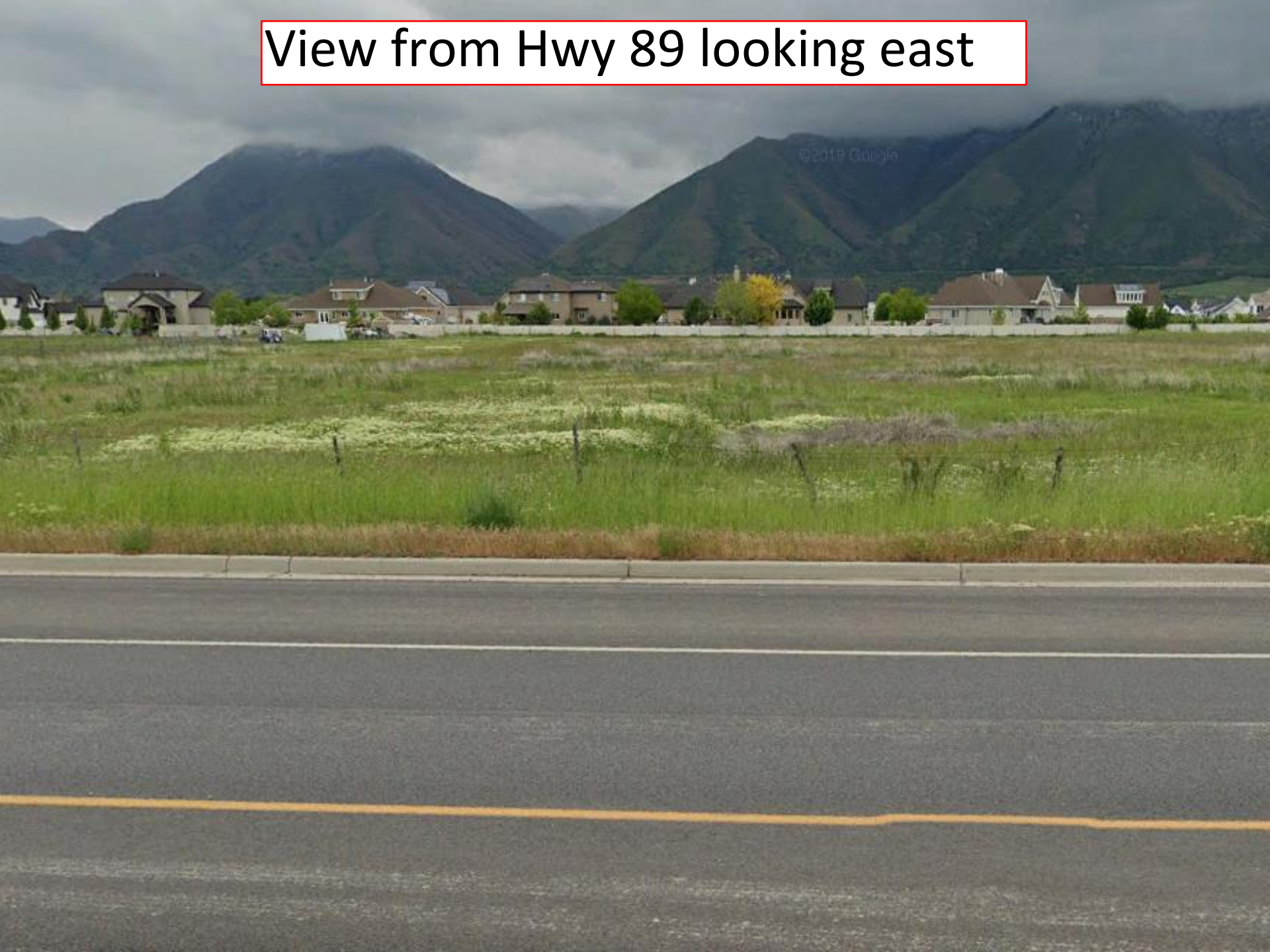
Pink = PRC



General Plan
Designations
Pink = Flex
Purple = Low Density
Yellow = Medium
Density



View from Hwy 89 looking east



IMPROVEMENTS ALONG HIGHWAY 89:
1. DECORATIVE WALL ALONG THE LOT PROPERTY LINES
2. 10' WIDE ASPHALT TRAIL
3. 1 LONDON PLANE SYCAMORE TREE FOR EVERY 30' OF FRONTAGE IN PARK STRIP
4. 1 STREET LIGHT FOR EVERY 150' OF FRONTAGE

PHASE 1
PHASE 2

- 1

15,086 sq. ft.
0.35 acres
- 2

15,134 sq. ft.
0.35 acres
- 3

15,008 sq. ft.
0.34 acres
- 4

14,713 sq. ft.
0.34 acres
- 5

14,726 sq. ft.
0.34 acres
- 6

17,497 sq. ft.
0.40 acres
- 7

14,897 sq. ft.
0.34 acres
- 8

14,500 sq. ft.
0.33 acres
- 9

17,026 sq. ft.
0.39 acres
- 10

20,148 sq. ft.
0.46 acres
- 11

15,351 sq. ft.
0.35 acres
- 12

24,822 sq. ft.
0.57 acres
- 13

16,096 sq. ft.
0.37 acres
- 14

16,332 sq. ft.
0.37 acres
- 15

15,136 sq. ft.
0.35 acres
- 16

15,123 sq. ft.
0.35 acres
- 17

15,152 sq. ft.
0.35 acres

Whiting Cove

Pheasant View



MAPLETON - YOUNG
ATLAS
ENGINEERING
L.L.C.

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95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

CONCEPT PLAN

MAPLETON, UTAH

SHEET NO.

1

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			