City Council Staff Report

MAPLETON

Date:
11/18/20

Applicant:
Steve Wilson

Location:
Sunrise Ranch Subdivision

Prepared By:
Sean Conroy, Community Development Director

Public Hearing:
Yes

Attachments:
1. Application information.

REQUEST

Consideration of an Ordinance amending Mapleton City Code (MCC) Section 18.56B.070 related to property setbacks in the SDP-2 zone.

BACKGROUND/DESCRIPTION

In 2018 the City approved the Sunrise Ranch master planned development consisting of 540 residential lots on the northwest side of the City. The City also approved the Specific Development Plan (SDP-2) zone for the project. Section 18.56B.070 of the SDP-2 zone outlines the setback requirements for single-family dwellings, and states:

> *"For dwellings that have garage doors that face the street, the garage shall be set back a minimum of five feet (5') from the front of the dwelling or covered entry way."*

The applicant owns Plat "D" of the Sunrise Ranch project consisting of 37 lots. The applicant is requesting that the garage setback requirement stated above be eliminated for Plat "D" (see exhibit "A" with changes shown in strikeout and underline). The applicant has provided some examples of quality home designs within the City that could not be built in the SDP-2 zone based on the garage setback requirement.

EVALUATION

Text amendment requests are considered legislative matters. The 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.

Most of the single-family detached lots within the Sunrise Ranch project range in size from 6,000 to 10,000 square feet. With smaller lots and narrower frontages than exist in most areas of the City, the ordinance in question is meant to avoid having garage doors becoming the most prominent feature of the homes and from dominating the streetscape. This setback requirement doesn't exist in most other zones in the City that require larger and wider lots.

The lots within Plat "D" are much larger (approximately 17,000 square feet) and wider on average than the rest of the single-family

lots within the project. Since the lots in Plat “D” are more similar to what can be found in most other residential zones in the City, staff can support the proposed amendments for Plat “D” only. The amendments would also allow for a wider variety of home designs within the project as a whole.

RECOMMENDATION

Adopt the attache ordinance.

ORDINANCE NO. 2020-

AN ORDINANCE AMENDING MAPLETON CITY CODE (MCC) SECTION 18.56B.070 RELATED TO PROPERTY SETBACKS IN THE SDP-2 ZONE.

WHEREAS, Mapleton City Code (MCC) Title 18 is the City's zoning ordinance; and

WHEREAS, section 18.56B.070 establishes the setback requirements in the SDP-2 zone; and

WHEREAS, the proposed ordinance would eliminate the garage setback requirement for lots within Plat "D" of the Sunrise Ranch Development; and

WHEREAS, text amendments are considered legislative matters. The Commission and City Council generally have broad discretion when acting on legislative matters; and

WHEREAS; the Planning Commission reviewed this application on November 12, 2020.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to amend Mapleton City Code to include Section 18.56B.070 as described in Exhibit "A".

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 18th Day of November, 2020.

_____
Dallas Hakes
Mayor

ATTEST:

_____
Camille Brown
City Recorder
Publication Date:
Effective Date:

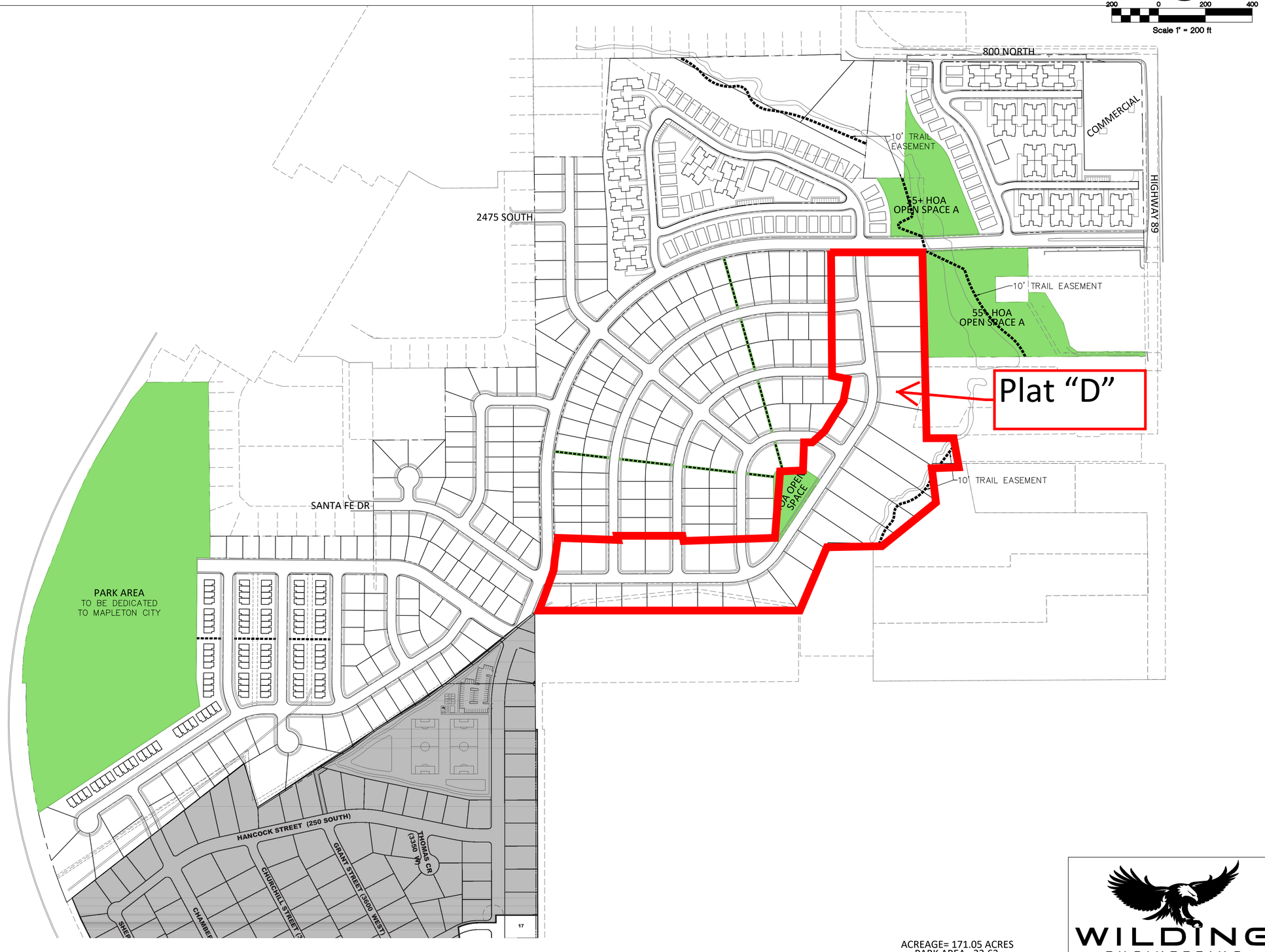
Exhibit "A"
Proposed Ordinance Shown Highlighted and Underlined

18.56B.070: SETBACK REQUIREMENTS:

A. Single Family Detached Estate Lots: The following setback standards apply to single family detached estate lots:

1. Front Yard/Garage Requirements: No dwelling shall have a front yard setback of less than twenty five feet (25') measured from the front property line to the foundation of the dwelling. With the exception of lots in Plat "D", For dwellings that have garage doors that face the street, the garage shall be set back a minimum of five feet (5') from the front of the dwelling or covered entry way.

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

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PLOT DATE: Mar 29, 2018

Examples of homes with garages that are not setback 5' from front of the home



