Planning Commission Staff Report

MAPLETON

Item:
5

Date:
3/25/2021

Applicant:
Mesquite Presidio

Location:
3200 S Hwy 89

Prepared By:
Sean Conroy, Community Development Director

Public Hearing:
Yes

Zone:
PD-1

Attachments:
1. Application information including proposed preliminary plat and design guidelines.
2. Original Concept Plan.
3. Proposed revisions to PD-1 zoning text.

REQUEST

Consideration of a request to amend Mapleton Code Section 18.78A, review of a Preliminary Plat for the Mapleton Village subdivision located at 3200 South Highway 89 and the application of a TDR-Receiving Site Overlay to the property.

BACKGROUND & DESCRIPTION

On September 11, 2006 the City entered into a Memorandum of Understanding with Mesquite Presidio, LLC. The City agreed to annex property owned by Mesquite Presidio and to process a development application for the Mapleton Village project that would include 565 units. After the property was annexed into the City, the applicant proceeded with preliminary plats and a request for a Planned Development (PD-1) zone, which also included the Twin Hollow Project, for a total density of 617 lots.

The concept plan on approximately 230 acres included a high density center near highway 89 that included 261 lots, approximately 203 of which were proposed to be attached units (see attachment "2"). Aproximately 99 units were located on a 30 acre parcel that is separated from the rest of the project by a parcel owned by Utah Power and Light. The remaining lots were located east of the City's Parkway trail. The project included 35% of the site as dedicated open space.

The applicant is now proposing the following:

- Preliminary plat approval for the redesigned lower village portion of the project to include 331 units. While this is an increase from the previous concept plan, the revised plan contains fewer attached units (184 compared to 203).
- The high density center includes a six acre park and a trail connection from Highway 89 to the City's existing parkway trail.
- No units are being proposed on the 30 acre parcel that is separated from the rest of the site. The applicants are offering to dedicate that land to Mapleton City.
- With the dedication of the 30 acre parcel to the City, the open space would increase to 38.5%
- The applicant is requesting to apply a TDR-R overlay to the site and us of up to 24 TDRs for the increased density.

On January 6, 2021 the applicant presented a concept plan of this proposal to the City Council to receive feedback prior to moving forward with more detailed drawings. The City Council was generally

supportive of the revisions to the concept plan and with the idea of using TDRs for a slight increase in overall density.

EVALUATION

General Plan: The General Plan encourages "conservation subdivisions" on large parcels within the city. The proposed project clusters much of the density into the lower village, which allows for the preservation of approximately 38.5% of the site as dedicated open space. The overall density of the project is approximately 2.5 units per acre. The project is consistent with the goals of preserving open space through a conservation subdivision design.

TDRs: The applicant owns approximately 47 TDRs, and would like to use 24 as part of the Mapleton Village project. Mapleton City Code (MCC) Section 18.76.040 identifies the PD zone as eligible to become a TDR-R. Staff is supportive of the request to use TDRs for this project as it will reduce the number of TDRs that would be available to be used in the center of town, where citizens tend to be more concerned about their use. The proposed amendment to the PD-1 zoning text would allow for no more than 24 additional lots with the use of TDRs.

High Density Area: As mentioned previously, the applicant is proposing to increase the number of total units west of the City's parkway trail, but reduce the number of attached units. Staff is supportive of the proposed changes for the following reasons:

- The revised road alignment will allow for improved traffic flow and circulation through the project to the east;
- The revised plan allows for a wider variety of housing options;
- The Mapleton Heights development to the north includes single family detached lots abuting the Mapleton Village project. The revised plan shifts the attached housing units to the south and is proposing single family detached lots abutting the single family detached lots of Mapleton Heights to the north;
- The proposed trail will connect the Highway 89 trail with the City's existing Parkway Trail; and
- The proposed park will create a quality recreation amentity for the development.

Open Space Dedication: The applicant is proposing to dedicate a 30 acre parcel to Mapleton City. The parcel would be difficult to develop with its topographical features. The parcel is similar to other open space parcels that have been dedicated to the City as part of the TDR program. The City has discussed the possibility of developing a bike park or mountain biking trails at some point in the future. This parcel would be a good candidate to be used in that way.

Design Guidelines: The PD-1 zone requires architectural review of all structures within the project. Staff has worked with the applicant to revise their original design standards to ensure a quality, cohesive project. The HOA will be required to review the building plans for consistency with the design guidelines prior to submittal to the City.

Parking Standard for Attached Housing: MCC Section 18.84.270 requires one vistor parking space for every four units. The applicant is proposing 184 attached units, which would require 46 visitor parking spaces. The plan includes significantly more visitor parking, which will help ensure that congestion, particularly within the town home areas, will be kept to a minimum.

PD-1 Zoning Text: The proposed changes shown in strikeout and underline to the PD-1 text are meant to accommodate the changes to the preliminary plat as presented. The zone will continue to require a minimum of 35% open space and will establish a maximum density with the use of 24 TDRs.

Private Streets: The applicant is proposing some private streets that will be maintained by an HOA. MCC Section 17.12.050.B allows for private streets within the PD-1 zone if there is no public interest for traffic circulation or connectivity. A note on the plat is required indicating that the City has no responsibility to improve or maintain the private streets. The applicant is also required to provide a maintenance plan outlining how the private streets will be maintained. The proposed private streets are not important for City-wide connectivity and comply with the subdivision ordinance requirements.

RECOMMENDATION

Recommend approval of the TDR-R Overlay, Preliminary Plat and PD-1 zoning text to the City Council with the following conditions:

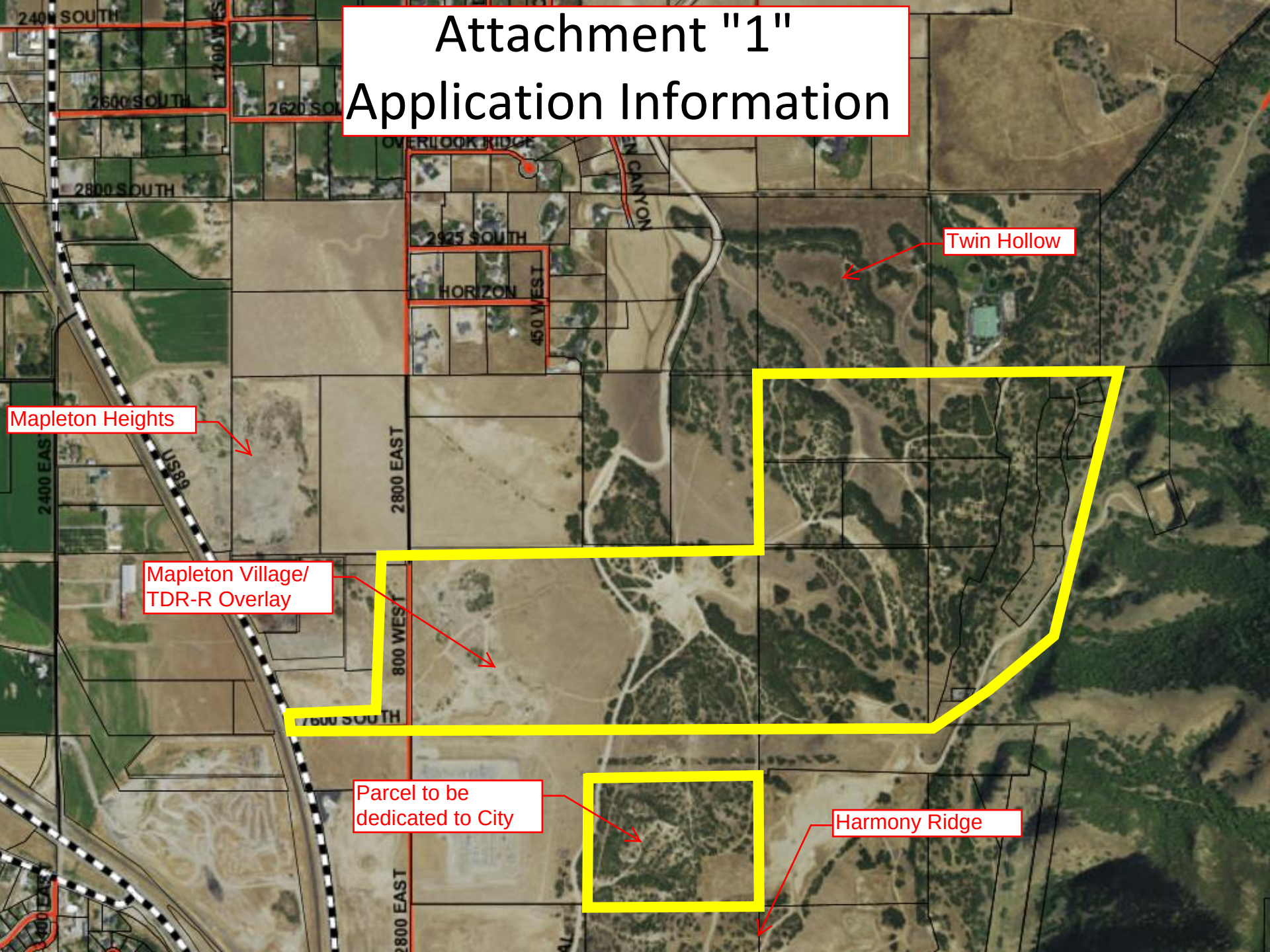
1. Submit final plat and address any outstanding issues in the DRC comments prior to plat recording.

2. When fencing is proposed along roadways, fencing shall be a consistent style. All fencing along roadways must step down to 3' if solid or 4' if open within 30' of the intersection.

3. The 30 acre open space parcel shall be dedicated to Mapleton City with first recorded plat.

4. A note shall be added to the final plat indicating that Mapleton City has no responsibility to improve or maintain the private streets contained within, or private streets providing access to, the property described in the plat, nor does the City have responsibility for any of the infrastructure associated with the roadway such as sidewalks, drainage facilities, streetlights, curbs, and/or landscaping.

Attachment "1"
Application Information



MAPLETON VILLAGE PRELIMINARY PLAN
VILLAGE AREA

JANUARY 2021

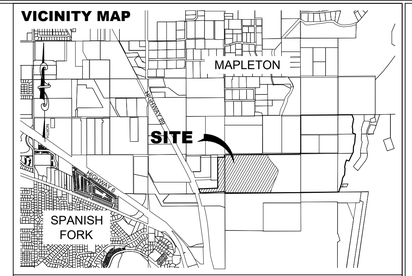
PRELIMINARY DESCRIPTION

A portion of Section 27, Township 8 South, Range 3 East, Salt Lake Base & Meridian, Mapleton, Utah, more particularly described as follows:

Beginning at a point on the west line of the Strawberry Canal Right-of-Way, said point being located S0°03'08"E along the section line 1366.58 feet and West 1294.75 feet from the Northeast Corner of Section 27, T8S, R3E, S.L.B.& M.; thence along said line the following nine(9) courses: S17°59'00"E 5.85 feet; thence N89°44'32"E 24.63 feet; thence S17°59'00"E 33.17 feet; thence along the arc of a 754.46 foot radius curve to the left 303.81 feet through a central angle of 23°04'19" (chord: S29°31'09"E 301.76 feet); thence S41°10'57"E 321.59 feet; thence along the arc of a 113.13 foot radius curve to the right 124.24 feet through a central angle of 62°55'26" (chord: S9°43'14"E 118.09 feet); thence S21°39'03"W 496.33 feet; thence along the arc of a 1462.32 foot radius curve to the left 206.74 feet through a central angle of 8°06'02" (chord: S17°36'02"W 206.57 feet); thence S13°33'03"W 33.96 feet to the quarter section line; thence S89°24'59"W along said line 1519.25 feet to the Center Quarter Corner; thence N0°11'11"W along the quarter section line 55.25 feet; thence S87°18'35"W 864.43 feet to the easterly line of Highway 89; thence along said easterly line and the arc of a 5729.58 foot radius non-tangent curve (radius bears: S71°20'46"W) to the left 151.61 feet through a central angle of 1°30'58" (chord: N19°24'43"W 151.60 feet); thence N87°55'14"E 664.84 feet; thence N0°00'34"W 1079.85 feet; thence N89°29'56"E 245.72 feet to the quarter section line; thence N0°11'11"W along said line 85.76 feet; thence N89°21'40"E along the sixteenth line 1360.14 feet to the point of beginning.

Contains: 58.90+/- acres

VICINITY MAP



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SHEET 4	LOT LAYOUT - EAST
SHEET 5	LOT ANNOTATION TABLES
SHEET 6	PHASING PLAN
DT-1	DETAILS 1
DT-2	DETAILS 2

TABULATIONS

TOTAL AREA:	58.90 ACRES
# OF UNITS:	331 UNITS
STREET AREA:	13.02 ACRES

LEGEND

EXISTING		PROPOSED	
WATER METER	w⃞m	WATER	W
WATER	EX–W	WATER VALVE	
WATER VALVE		FIRE HYDRANT	
FIRE HYDRANT		SEWER	SS
SEWER	EX–SS	SEWER MANHOLE	
SEWER MANHOLE		STORM DRAIN	SD
STORM DRAIN	EX–SD	STORM DRAIN MANHOLE	
STORM DRAIN MANHOLE		STORM DRAIN CURB INLET	
STORM DRAIN CURB INLET		PI	PI
PI	EX–PI	PI VALVE	
PI VALVE		STORM BASIN	
FENCE	X	LIMITED COMMON AREA	
		PRIVATE OWNERSHIP AREA	
		COMMON AREA	

DEVELOPER

MESQUITE PRESIDIO LLC
123 W 2030 S
OREM, UTAH 84058

OWNER

MESQUITE PRESIDIO LLC
123 W 2030 S
OREM, UTAH 84058

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

MAPLETON VILLAGTE

LEI
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NOT FOR CONSTRUCTION

MAPLETON VILLAGE PRELIM - VILLAGE AREA

MAPLETON, UTAH

COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0030
DRAWN BY: TJP
DESIGNED BY: NKW
SCALE: 1"=100'
DATE: 03/03/2021

SHEET

COVER

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MATCH LINE (SEE SHEET 4)

PARCEL #1
257,004 S.F.
5.9 AC.

MAPLETON VILLAGE DRIVE (46' R-O-W)

IRONWOOD LANE (32' R-O-W)

ALDERLEAF ROAD (32' R-O-W)

CHERRY TREE WAY (32' R-O-W)

WALNUT BARK LANE (32' R-O-W)

WALNUT BARK LANE (40' R-O-W)

WOODLAND AVENUE (32' R-O-W)

WOODLAND AVENUE

SAGE WOOD AVENUE (32' R-O-W)

SAGE WOOD AVENUE (40' R-O-W)

LONE PINE LANE (32' R-O-W)

SCARLET OAK LANE (40' R-O-W)

POWDERWOOD LANE (40' R-O-W)

WALNUT BARK LANE (40' R-O-W)

JUNIPER WAY (40' R-O-W)

BUTTERNUT WAY (32' R-O-W)

WHITE ASH DRIVE (40' R-O-W)

PARCEL #2

PARCEL #3

N89°21'40"E 1360.14

S89°24'59"W 1519.25

N0°11'11"W 85.76

N89°29'56"E 245.72

N0°00'34"W 1079.85

N0°11'11"W 55.25

MATCH LINE (THIS SHEET)

NORTH

SCALE: 1"=60'

60 30 0 60

LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

MATCH LINE (THIS SHEET)

HIGHWAY 89

R=5729.58

COTTAGE UNIT

1118 S.F. (TYP.)
43.00'
26.00'

TOWNHOME UNIT

1034 S.F. (TYP.)
42.00'
25.04'

5' P.U.E.
15' REAR SETBACK
20' SETBACK TO GARAGE SIDE
5' SIDE SETBACK (TYP)
15' PORCH, LIVING SPACE SETBACK
10' P.U.E.
15' PORCH, LIVING SPACE SETBACK
10' P.U.E.
20' SETBACK TO GARAGE FRONT

CORNER & INTERIOR LOT

5' P.U.E.
15' REAR SETBACK
5' SIDE P.U.E. (TYP)
5' SIDE P.U.E. (TYP)
5' SIDE SETBACK (TYP)
10' P.U.E.
15' PORCH, LIVING SPACE SETBACK
20' SETBACK TO GARAGE FRONT

CUL-DE-SAC OR KNUCKLE LOT

TYPICAL SETBACK & P.U.E. DETAIL

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MAPLETON VILLAGE PRELIM - VILLAGE AREA

MAPLETON, UTAH

LOT LAYOUT - WEST

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2020-0030
DRAWN BY: TJP
DESIGNED BY: NKW
SCALE: 1"=60'
DATE: 03/03/2021

SHEET 3

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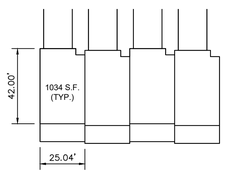
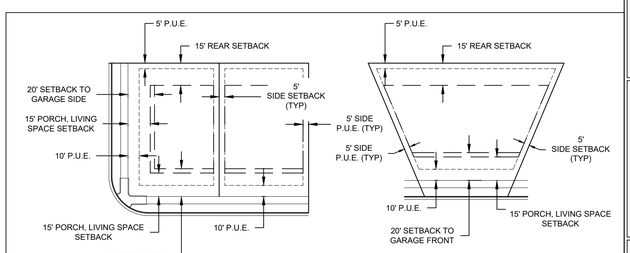


TOWNHOME UNIT



CORNER & INTERIOR LOT **CUL-DE-SAC OR KNUCKLE LOT**

TYPICAL SETBACK & P.U.E. DETAIL

LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

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MAPLETON VILLAGE PRELIM - VILLAGE AREA

MAPLETON, UTAH

LOT LAYOUT EAST

REVISIONS
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LEI PROJECT #: 2020-0030
DRAWN BY: TJP
DESIGNED BY: NKW
SCALE: 1"=60'
DATE: 03/03/2021

SHEET 4

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LEGEND

- PHASE LINE
- PHASE 1
- PHASE 2
- PHASE 3

NORTH

SCALE: 1"=100'

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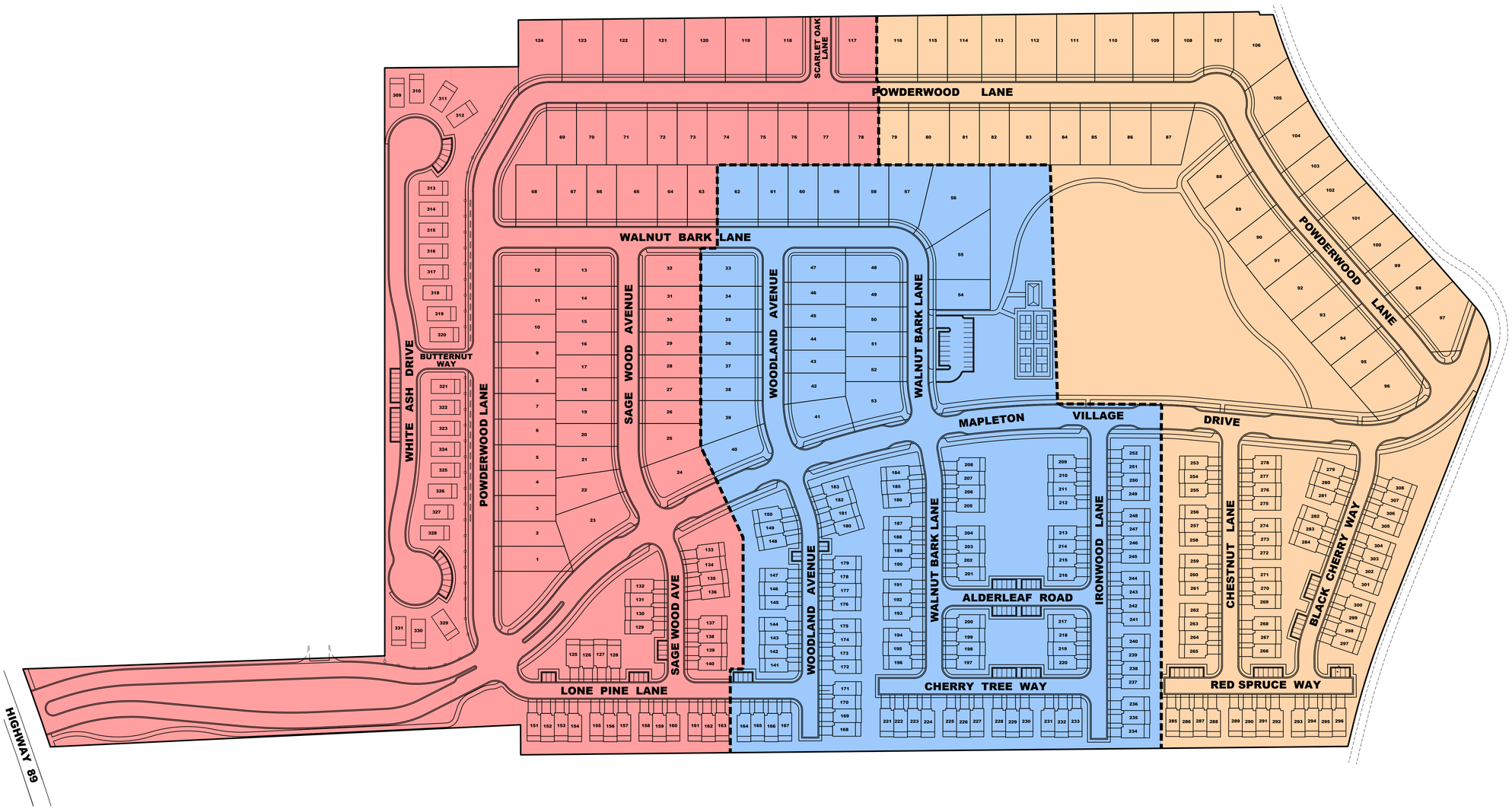

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MAPLETON VILLAGE PRELIM - VILLAGE AREA

MAPLETON, UTAH

PHASING MAP

REVISIONS

1 -
2 -
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LEI PROJECT #: 2020-0030

DRAWN BY: TJP

DESIGNED BY: NKW

SCALE: 1"=100'

DATE: 03/03/2021

SHEET 6

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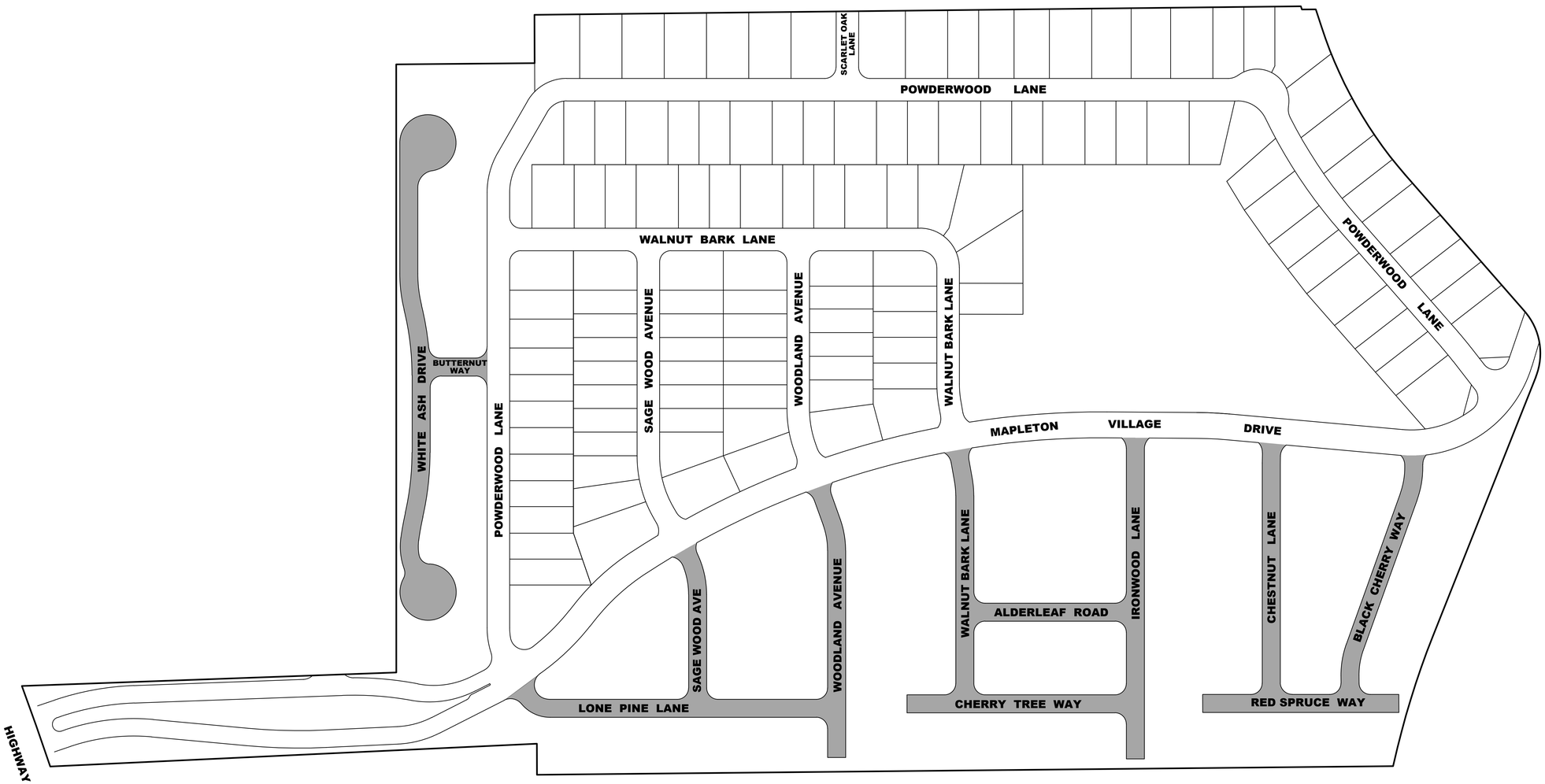

NORTH

SCALE: 1"=100'

100 50 0 100

LEGEND

PRIVATE ROADS

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MAPLETON VILLAGE

MAPLETON UTAH

PRIVATE ROAD EXHIBIT

REVISIONS

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LEI PROJECT #: 2020-0030

DRAWN BY: TJP

DESIGNED BY: NKW

SCALE: 1"=100'

DATE: 03/18/2021

SHEET 1

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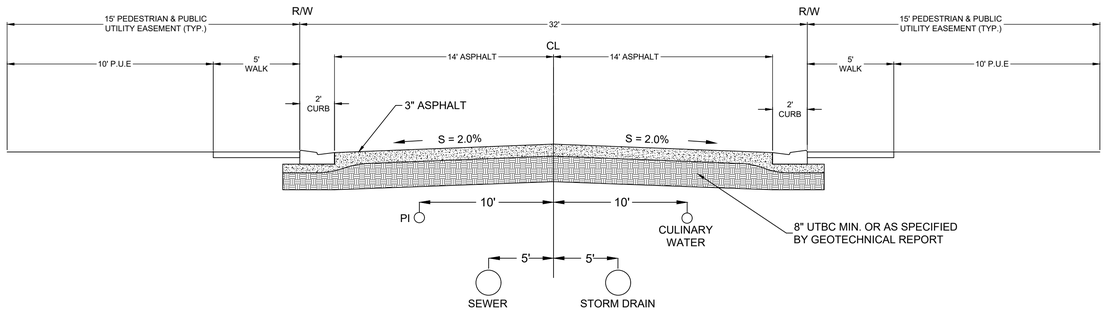
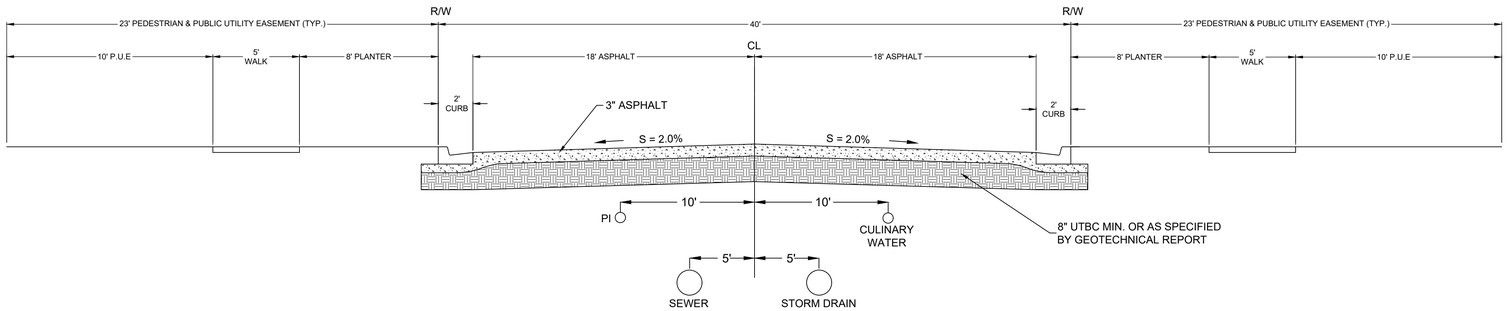
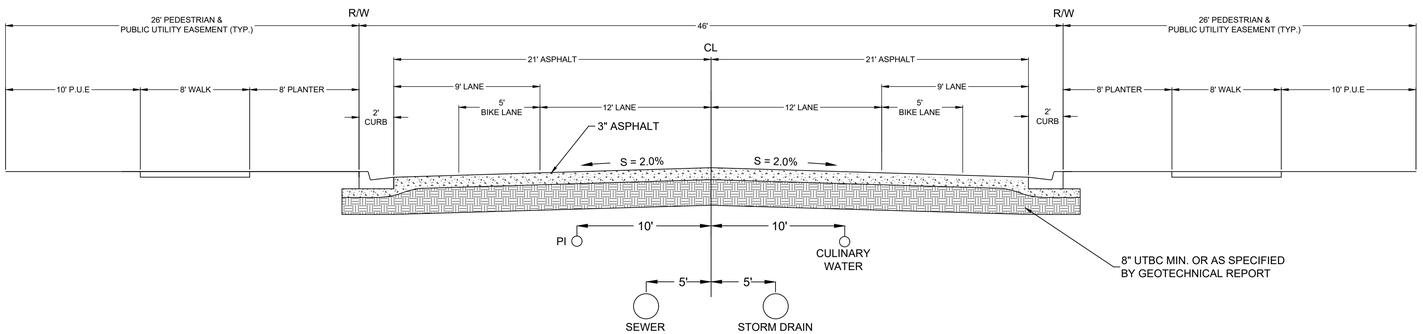


32' SECTION - PRIVATE DRIVE

(WITH MODIFICATIONS

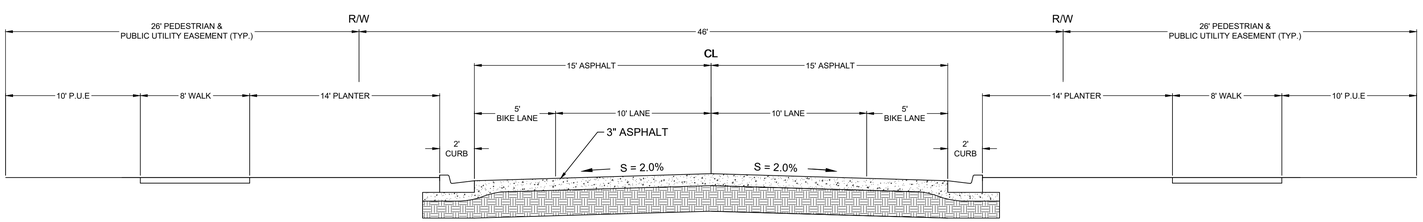


40' SECTION - MAJOR LOCAL

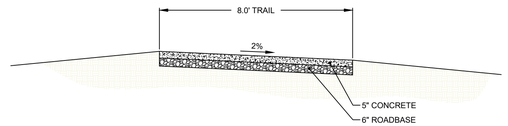


46' COLLECTOR

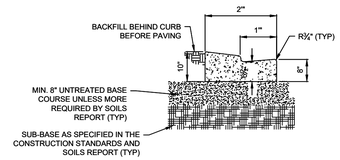
(WITH MODIFICATIONS)



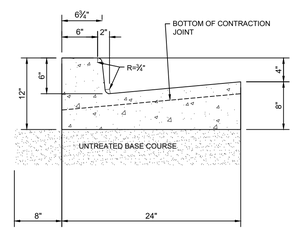
46' COLLECTOR @ BULB-OUTS



PARK TRAIL



APWA TYPE H
CURB & GUTTER



24" CURB & GUTTER

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MAPLETON VILLAGE PRELIM - VILLAGE AREA

MAPLETON, UTAH

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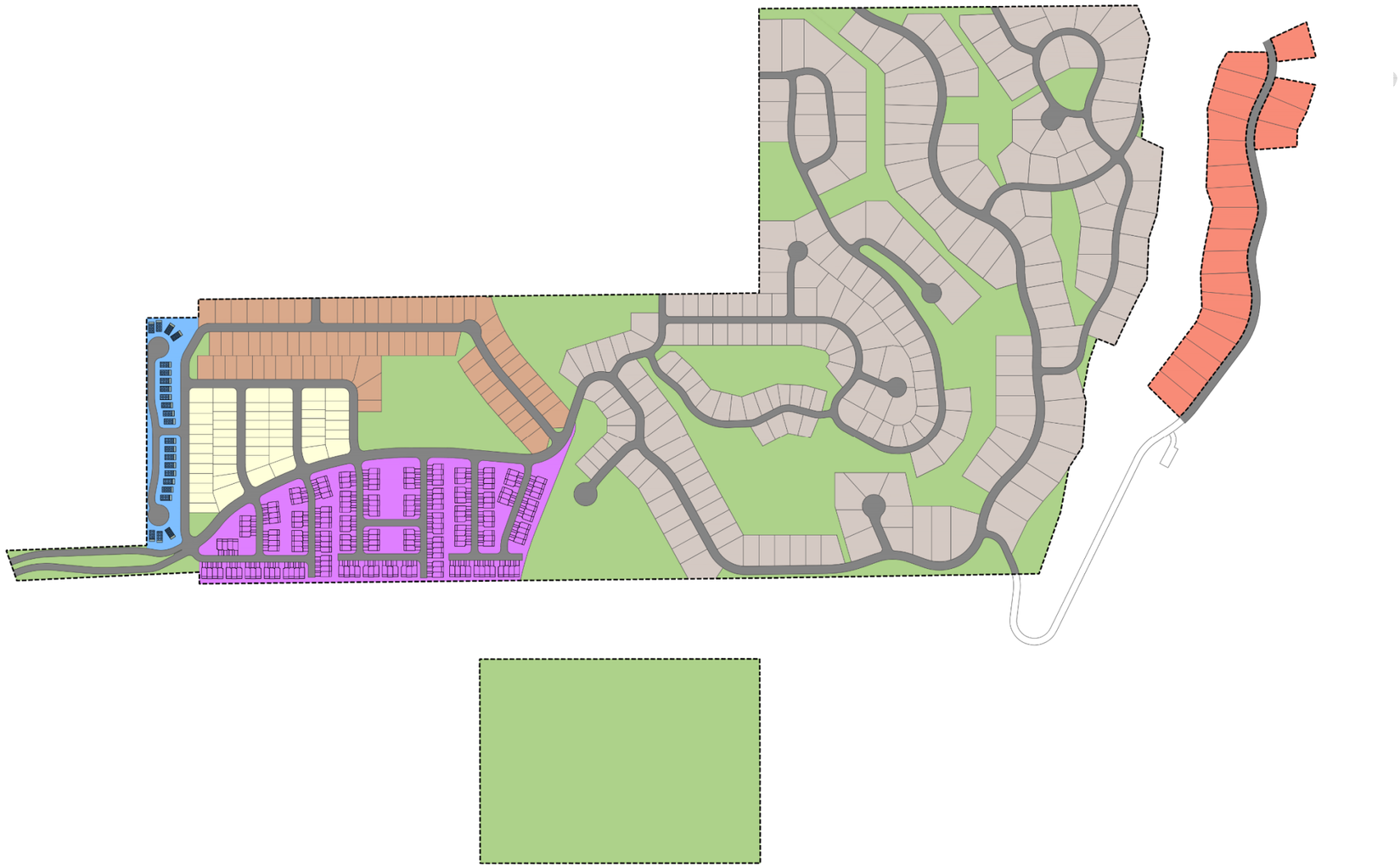
Mapleton Village Design Guidelines



For additional information, please contact:

Mesquite Presidio, LLC

Julie Smith, Project Manager

(801) 368-9552

julielynnsmith5@gmail.com

March, 2021

1A: Introduction

Mapleton Village is in a pristine location at the foot of Crowd Canyon, directly abutting the Uinta National Forest. It is a unique 235-acre development nestled among scrub oak at the base of the Wasatch Mountains. Designed with traditional neighborhood principles, walkable streets, varied architecture, and integrated parks and multiple common open space areas, Mapleton Village seeks to become the premier destination for families in Utah County.

Mapleton City has established minimum design criteria for houses within Mapleton Village. These minimum requirements are incorporated and identified within these Guidelines. While all houses must satisfy these minimums, the AC has been established to review their proper implementation to meet the intent of this document.

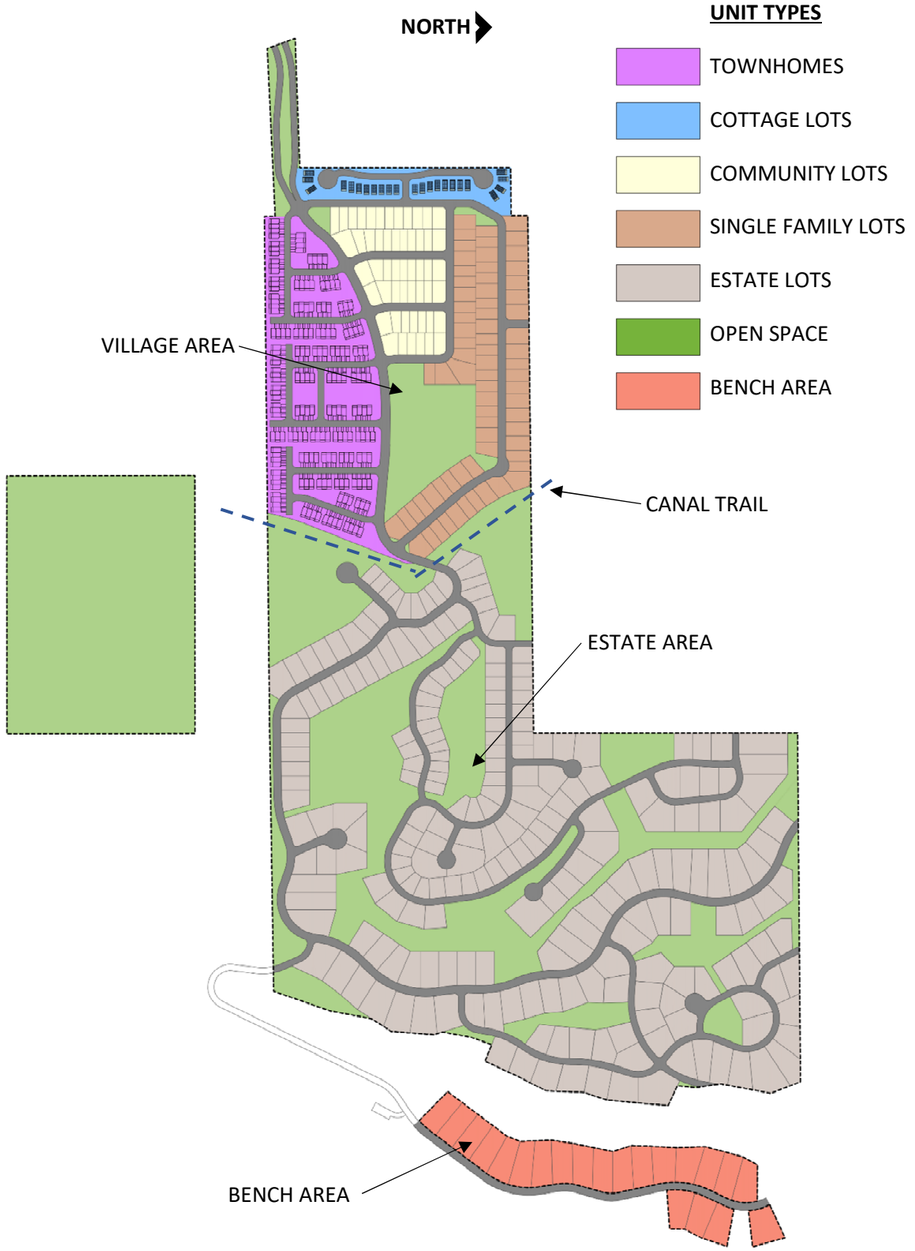
There are three different areas within the project that will vary with housing product. Area west of the canal is **Village Area**. Area east of the canal but below the dugway is the **Estate Area**. The **Bench Area** is located east of the dugway, near the base of the mountain. Mapleton Village offers a wide variety of residential unit types that included the following product types:

1. Townhomes
2. Cottage Lots
3. Community Lots
4. Single Family Lots
5. Estate Lots
6. Bench Lots

The following Design Guidelines will provide minimum design criteria and general architecture standards for each type of housing product.

1B: The Architectural Committee

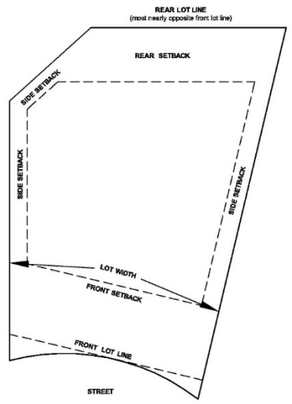
An architectural committee (AC) shall be established by the homeowners' associations to review the applicable covenants, conditions, and restrictions (CC&Rs) and to verify and enforce the established Mapleton Village Design Guidelines. No building permit application will be accepted by the city without an approval stamp from the AC. All building guidelines will meet applicable Mapleton City and international building code standards.



DRAFT

2A: General Lot Standards

The general layout of lots will vary considerably depending on the size and shape of each lot. The residential lots within Mapleton Village will be classified into four groups as previously described and will have distinct recommendations and requirements.



2B: Lot Setbacks

Lot setbacks are necessary for parking, access and utilities but they can also help dictate the character of the development. The following setbacks are defined for Mapleton Village:

- Garage Front Setback - For garages with access directly to the roadway, the garage front setback is to be the minimum required distance from back of sidewalk to the face of the garage door.
- Porch, Living Space & Side Entry Garage Front Setback - The minimum distance required from the back of sidewalk to the exterior wall of the house, side entry garage, or porch. Roof eaves and uncovered steps may extend into this setback a maximum of two (2) feet.
- Rear Setback - The minimum distance as measured parallel from the rear lot line to the exterior wall of the garage, porch, or living space. Roof eaves and uncovered steps may extend into this setback.
- Side Setback - The minimum distance as measured parallel from the back of sidewalk to the exterior wall of the garage, porch or living space. Roof eaves, uncovered steps and driveways may extend into this setback. Any use of the minimum side setback must be consistent with the setbacks shown on the recorded final plat.

The following requirements shall apply to all residential housing within Mapleton Village:

2C: Townhomes

The following requirements shall apply to all multi-family townhomes within Mapleton Village:

1. Building setbacks shall be as follows:

Garage Front Setback (Garage to Back of Sidewalk)	20’
Corner Side Setback (Foundation to Right-of-way)	15’
Side Setback (Foundation to Property Boundary Line)	10’
Rear Setback (Foundation to Rear Property Boundary Line)	15’
Distance Between Buildings - Side (Foundation to Foundation)	10’
Distance Between Buildings – Rear (Foundation to Foundation)	20’

2. All townhomes must provide a minimum finished area. For purposes of calculating required finished area, square footage in basements shall not qualify. For multi-story houses, finished area on floors that are at least 50 percent below the finished grade of the lot shall not count towards the required finished area.

Type	Rambler		Multi-Story	
	No Basement	With Basement	No Basement	With Basement
Townhome	1,000	1,000	1,200	1,200

3. Porch columns shall be larger than six (6) inch by six (6) inch if square. Round columns must be at least eight (8) inch in diameter. All columns must have a base and capitol. A six (6) inch by six (6) inch post with one (1) inch by four (4) inch trim for the base and capitol is not acceptable. Columns, base and capitols must be decorative and meet the architectural style of the home.
4. If shutters are incorporated as a detail on the house, they must be the same height as the window and must appear operable.
5. All homes must be clad in masonry, masonry based materials or a chemically-treated, wood-based, nail-on lap siding that has at least a 30 year warranty. Rough sawn timbers and other wood-based products may be used as long as they are treated. Aluminum may be used for soffit, fascia, rain gutters, downspouts and columns as recognized as industry standard.
6. Front elevations should incorporate smaller components to avoid large, unrelieved vertical walls, with units jogging every third unit at a minimum.

2D: Cottage and Community Lots

1. Lot setbacks shall be based on the frontage of the building lot and according to the following schedule:

Garage Front or Side Setback[1]	20’
Porch, Living Space & Side Entry Garage Setback (minimum)[1]	15’
Rear Setback	20’
Side Setback	5’
Corner Side Setback[1]	15’

[1] Measured from back of sidewalk.

2. All houses must provide a minimum finished area. For purposes of calculating required finished area, square footage in basements shall not qualify. For multi-story houses, finished area on floors that are at least 50 percent below the finished grade of the lot shall not count towards the required finished area.

Rambler		Multi-Story	
No Basement	With Basement	No Basement	With Basement
1,200	1,050	1,800	1,600

3. Porch columns shall be larger than six (6) inch by six (6) inch if square. Round columns must be at least eight (8) inch in diameter. All columns must have a base and capitol. A six (6) inch by six (6) inch post with one (1) inch by four (4) inch trim for the base and capitol is not acceptable. Columns, base and capitols must be decorative and meet the architectural style of the home.
4. If shutters are incorporated as a detail on the house, they must be the same height as the window and must appear operable.
5. All homes must be clad in masonry, masonry-based materials or a chemically-treated, wood-based, nail-on lap siding that has at least a 30 year warranty. Rough sawn timbers and other wood-based products may be used as long as they are treated. Aluminum may be used for soffit, fascia, rain gutters, downspouts and columns as recognized as industry standard.

2E: Single Family Lots

1. Lot setbacks shall be based on the frontage of the building lot and according to the following schedule:

Garage Front Setback[1]	20’
Porch, Living Space & Side Entry Garage Setback (minimum)[1]	15’
Rear Setback	15’
Side Setback	5’
Corner Side Setback[1]	15’

[1] Measured from back of sidewalk.

2. All houses must provide a minimum finished area. For purposes of calculating required finished area, square footage in basements shall not qualify. For multi-story houses, finished area on floors that are at least 50 percent below the finished grade of the lot shall not count towards the required finished area.

Lot Size (square feet)	Rambler		Multi-Story	
	No Basement	With Basement	No Basement	With Basement
4-7,000	1,400	1,050	1,800	1,600
7-8,000	1,600	1,250	2,000	1,800
8-15,000	1,800	1,400	2,100	1,900

3. Porch columns shall be larger than six (6) inch by six (6) inch if square. Round columns must be at least eight (8) inch in diameter. All columns must have a base and capitol. A six (6) inch by six (6) inch post with one (1) inch by four (4) inch trim for the base and capitol is not acceptable. Columns, base and capitols must be decorative and meet the architectural style of the home.
4. If shutters are incorporated as a detail on the house, they must be the same height as the window and must appear operable.
5. All homes must be clad in masonry, masonry-based materials or a chemically-treated, wood-based, nail-on lap siding that has at least a 30 year warranty. Rough sawn timbers and other wood-based products may be used as long as they are treated. Aluminum may be used for soffit, fascia, rain gutters, downspouts and columns as recognized as industry standard.

2F: Estate Lots

1. Lot setbacks shall be based on the frontage of the building lot and according to the following schedule:

Garage Front Setback[1]	22’
Porch, Living Space & Side Entry Garage Setback (minimum)[1]	15’
Rear Setback	20’
Side Setback	10’
Corner Side Setback[1]	15’

[1] Measured from back of sidewalk.

2. All houses must provide a minimum finished area. For purposes of calculating required finished area, square footage in basements shall not qualify. For multi-story houses, finished area on floors that are at least 50 percent below the finished grade of the lot shall not count towards the required finished area.

Lot Size (square feet)	Rambler		Multi-Story	
	No Basement	With Basement	No Basement	With Basement
4-7,000	1,400	1,200	1,800	1,600
7-8,000	1,600	1,400	2,000	1,800
8-9,000	1,800	1,600	2,200	2,000
9-12,000	2,000	1,800	2,400	2,200
12-15,000	2,200	1,900	2,500	2,300
Over 15,000	2,400	2,000	2,600	2,400
Townhome	1,000	1,000	1,200	1,200

3. Porch columns shall be larger than six (6) inch by six (6) inch if square. Round columns must be at least eight (8) inch in diameter. All columns must have a base and capitol. A six (6) inch by six (6) inch post with one (1) inch by four (4) inch trim for the base and capitol is not acceptable. Columns, base and capitols must be decorative and meet the architectural style of the home.
4. If shutters are incorporated as a detail on the house, they must be the same height as the window and must appear operable.
5. All homes must be clad in masonry, masonry-based materials or a chemically-treated, wood-based, nail-on lap siding that has at least a 30 year warranty. Rough sawn timbers and other wood-based products may be used as long as they are treated. Aluminum may be used for soffit, fascia, rain gutters, downspouts and columns as recognized as industry standard.

2G: Bench Lots

1. Lot setbacks shall be based on the frontage of the building lot and according to the following schedule:

Garage Front Setback[1]	22’
Porch, Living Space & Side Entry Garage Setback (minimum)[1]	15’
Rear Setback	20’
Side Setback	10’
Corner Side Setback[1]	15’

[1] Measured from back of sidewalk.

2. All houses must provide a minimum finished area. For purposes of calculating required finished area, square footage in basements shall not qualify. For multi-story houses, finished area on floors that are at least 50 percent below the finished grade of the lot shall not count towards the required finished area.

Rambler		Multi-Story	
No Basement	**With Basement**	**No Basement**	**With Basement**
2,400	2,000	2,600	2,400

3. Porch columns shall be larger than six (6) inch by six (6) inch if square. Round columns must be at least eight (8) inch in diameter. All columns must have a base and capitol. A six (6) inch by six (6) inch post with one (1) inch by four (4) inch trim for the base and capitol is not acceptable. Columns, base and capitols must be decorative and meet the architectural style of the home.
4. If shutters are incorporated as a detail on the house, they must be the same height as the window and must appear operable.
5. All homes must be clad in masonry, masonry-based materials or a chemically-treated, wood-based, nail-on lap siding that has at least a 30 year warranty. Rough sawn timbers and other wood-based products may be used as long as they are treated. Aluminum may be used for soffit, fascia, rain gutters, downspouts and columns as recognized as industry standard.

In addition to the standards listed above, the following architectural standards should be considered:

1. **Mass/Height**. Homes should not appear overly prominent or obtrusive as seen from the street, neighboring properties or off-site. One story houses are encouraged, particularly homes which are placed close to the street or which have locations which are highly visible from off-site vantage points.
2. **Use of Natural Appearing Materials.** The following building materials are encouraged; unpainted wood siding, exposed wood structural members, logs, bricks, stucco, and natural stone masonry. Roof shingles or tiles should consist of natural colored metals, class C or better wood shakes, concrete, fiberglass, asphalt or clay. For all of these materials, dark or earthtone colors are encouraged. If a hillside home is to blend in to the site, it should limit the use of large expanses of glass, exterior plastic, vinyl siding or any reflective or shiny materials.
3. **Color**. Color schemes for the both the building and roof should blend in with the natural landscape of earth toned soils, bedrock, and natural woodland, brush, and grassland vegetative growth. High contrast or bright colors should be avoided. White or other similarly bright colored homes can be seen from many miles off site and can make a house appear much larger or bulkier than it really is. Building Form - Building form should be planned to enhance to the site's natural features. The form, mass, profile, and architectural features of the structure should be designed to blend with the natural terrain and preserve the undulating profile of the hillside. Positive ratings are offered for avoidance of multi-story structures on ridgelines and on all sites lower profile homes are encouraged. Split level designs and stepped foundations which mirror the slope of a hillside are encouraged. Structures should be cut into the hillside to reduce visual bulk by being fully or partially below grade.
4. **Long Unbroken Roof Lines Should be Avoided.** Instead, roofs should be broken into smaller components to reflect the irregular natural hillside patterns. The roof should be oriented in the same direction of the slope contour and large gable ends on downhill elevations and excessive cantilevers or overhangs should be avoided.
5. **Building Planes.** Use varied and contrasting horizontal and vertical building planes to create various light, shade, and shadow patterns. Avoid large single form structures.
6. **Expanses.** Avoid large expanses of a wall in a single plane on downhill elevations.
7. **Accessory Structures.** Detached parts of dwelling, such as the garage, are encouraged, when appropriate.
8. **Decks.** Avoid using overhanging decks or decks elevated on poles.
9. **Lighting.** Limit outdoor lighting/require only down lighting.

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2H: Garage / House Relationship

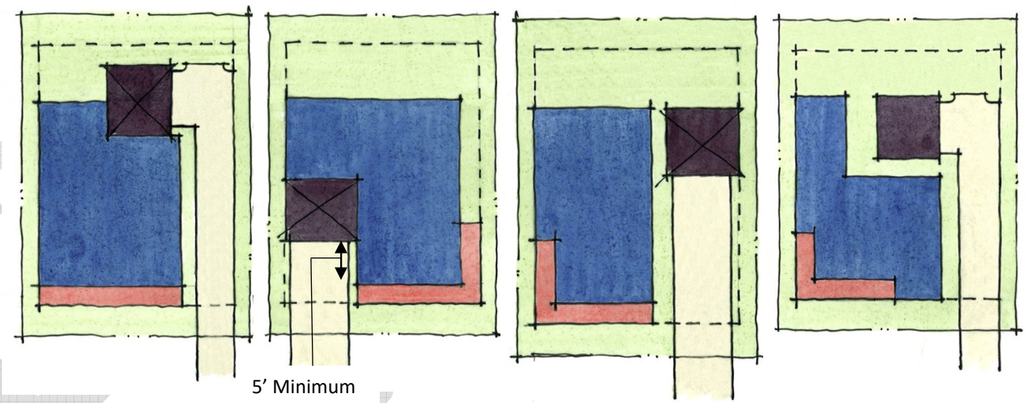
The following section applies to single family lots within the Village, Estate and Bench Areas.

The relationship between the garage and the main house is critical to maintain the character of the community and should be carefully planned. The goal is to avoid "garage dominated" street-scapes by encouraging a variety of garage locations and treatments. These variations are depicted based on general lot frontage and possible house/garage relationships. It is understood that some sites, housing products or owner preference may result in lot layouts and houses with the garage as a prominent feature of the front elevation. These prominent garage plans must incorporate mitigating measures. For specific guidelines pertaining to garages, and allowable mitigation measures refer to Section 3G.

In order to determine the type and extent of required mitigation, the house/garage relationship has been broken down to the following types, each of which is illustrated based on lot frontages:

House/Garage Relationship Key
A - Garage is ***Attached*** to house
D - Garage is ***Detached*** from house
P - Garage is a ***Prominent*** feature of the front elevation[1]
N - Garage is ***Not*** a prominent feature of the front elevation (5' minimum offset)
R - Garage door is oriented toward the ***Road***
S - Garage door is oriented toward the side.
Note 1: A maximum of twenty-five (25) percent of the single-family lots may use a prominent house/garage relationship.

71-80' Lot Frontages



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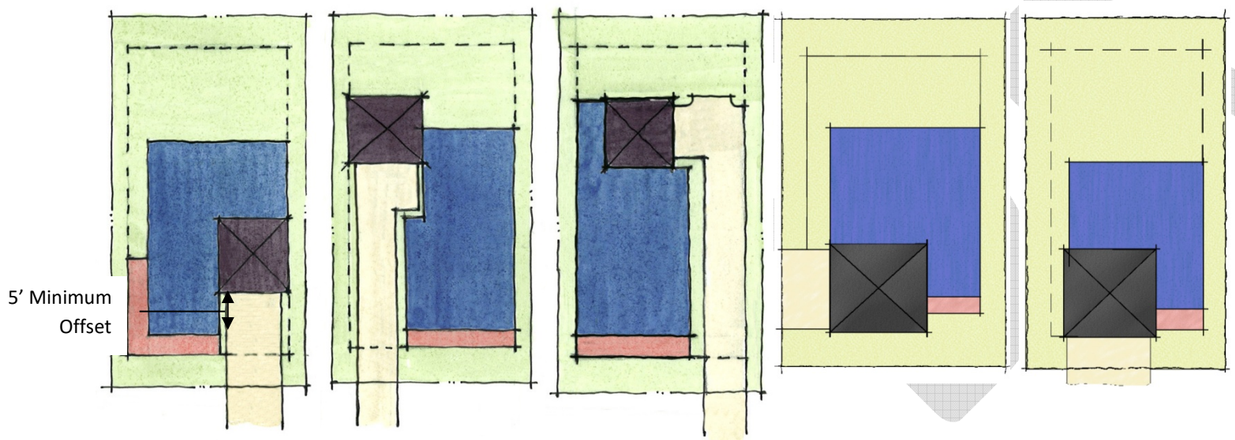
40-70' Lot Frontages



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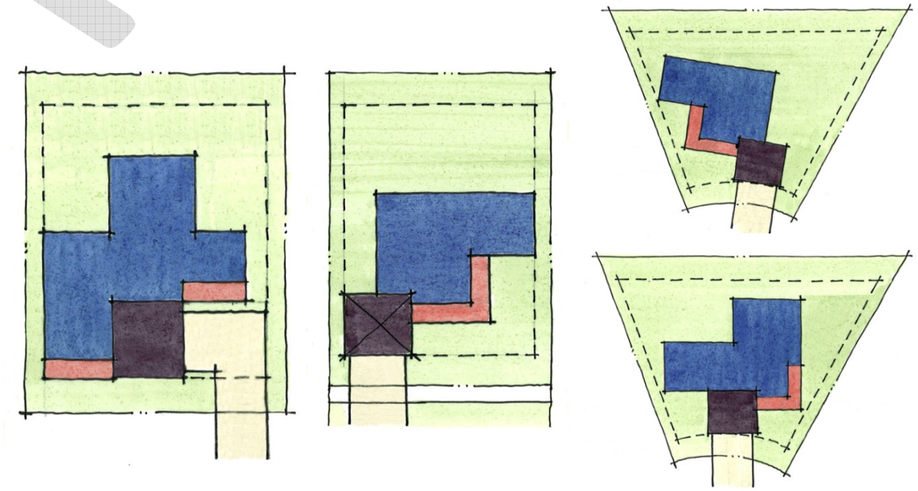
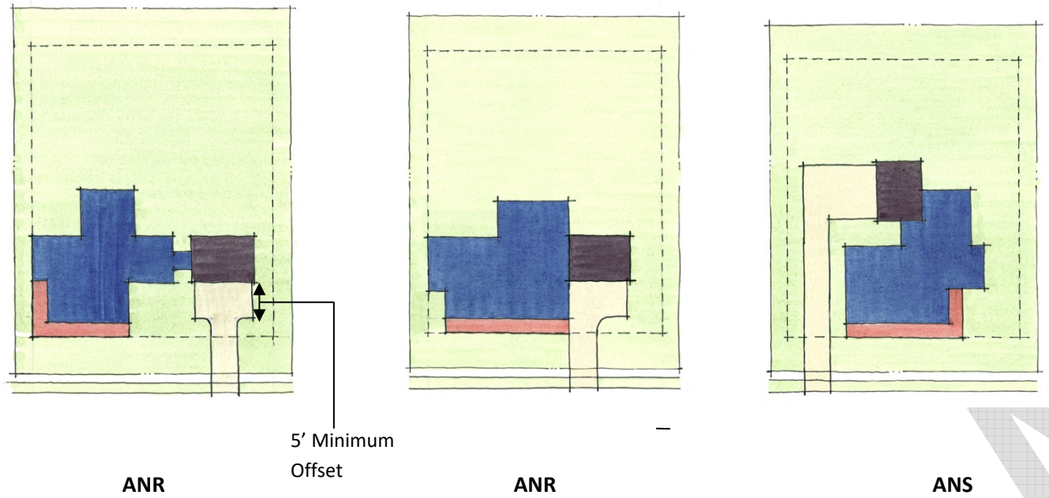


APS **APR** **APR**

81' + Lot Frontages



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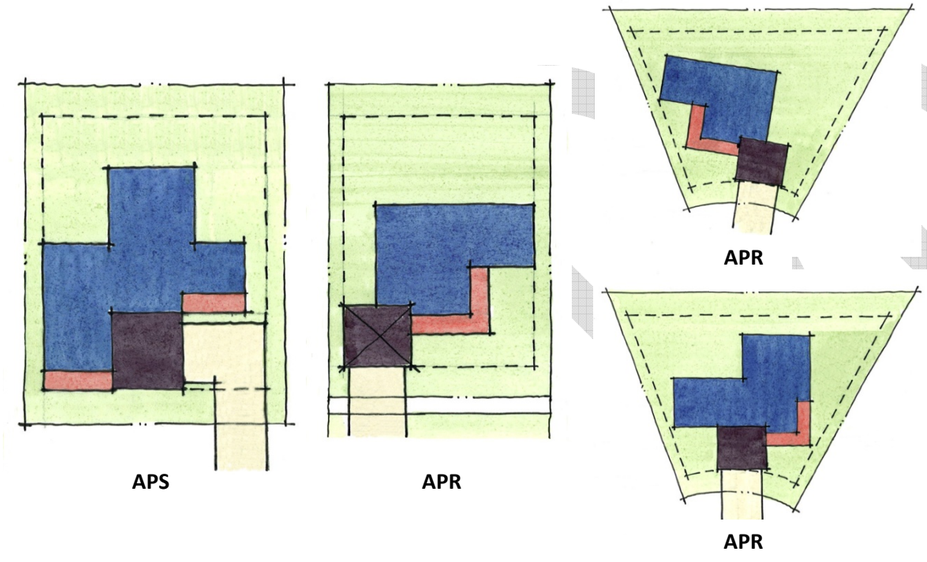

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2I: House Redundancy

Outside of Townhomes, Cottage and Community Lots, no home shall be constructed on a lot that includes the same elevation or house plan as that of an existing home on a lot directly next to, across from, or adjacent to that said lot. This criteria applies to both the house floor plan and elevations.

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3A: General Building Element Standards

The architectural goal for Mapleton Village is simple: well proportioned massing, a rich color palette and sufficient details to create a current form of traditional architecture. Each of the following major elements and components must be addressed:

3B: Garage Doors and Treatments

As discussed in Section 2G Garage House Relationship, the placement and orientation of the garage has significant impact to the character of neighborhoods within Mapleton Village. Because of this dominance, proper selection of garage door materials, facade treatments and driveway surfaces are imperative. Section 2G identified several configurations of house and garage relationships for which mitigation is required. The following features and improvements are required for the following house/garage relationships:

- **XPS**: Garage is a prominent feature of the front elevation, but is oriented to the side. This relationship must incorporate a minimum of two (2) of the outlined garage features or improvements.
- **XNR**: Garage door is not prominent, but oriented toward the road. This relationship must incorporate a minimum of two (2) of the outlined garage features or improvements.
- **XPR**: Garage is a prominent feature of the front elevation AND the garage door is oriented toward the road. This relationship must incorporate a minimum of three (3) of the outlined garage features or improvements.

The AC will review the garage design in relation to the other components of the home such as windows, doors, and color in order to ensure the various architectural components complement one another.

Separated Doors

Single, separate garage doors are encouraged rather than overall larger doors. Minimum separation is to be 18 inches.

Trellis / Treatment

A trellis, columns or offset features are encouraged to create depth and interest for the garage face. If used, these features should match or compliment other similar trim materials, style and color.

Windows and Trim

Windows and trim treatment of garage doors should be selected to compliment the architectural style, features, doors and windows of the house.

Color and Material

Numerous options for colors, materials, finishes and hardware are available to compliment the color, style or other elements of the house.

Driveway Material / Detailing

Garage doors may also be de-emphasized by the use of alternate driveway materials or detailing. These alternatives may include stamped concrete, exposed aggregate, colored concrete, unique landscaping or other approved applications.

Three Car Garage Requirements

If a third car garage is to be provided, the following criteria must be met:

1. The third car door to be placed on a different plane (two (2) foot minimum offset) or direction than the other garage doors.
2. All garage doors to be the same height unless approved by the AC.
3. All garage doors to be similar color and style unless specifically approved by the AC.

Garage Size Requirements

A minimum of a functional two car garage is required for all houses. The minimum dimensions of the garage are to be 20'x20' clear space exclusive of steps or other obstructions.

3C: Building Materials and Colors

These Design Guidelines are intended to achieve an interesting, cohesive and attractive community through implementation of proper design rather than simply a control of the building materials. Therefore, a wide variety of products are allowed, but must be implemented based on actual architectural styling. A maximum of three different wall cladding materials / types may be utilized on any house.

Wall Cladding

Exterior walls may utilize the following materials based on their applicable limitations:

- X: Acceptable application of product based on architectural style.
- Limited: The application of the product should be minimized unless approved by the AC. Such approval will be based on actual material, architectural style and integration with others elected materials.
- Review: Use of these products require specific approval by the AC. Such approval will be based on actual material, superiority of material, architectural style and integration with other selected materials.

	Main Wall			Soffit / Facia Columns	Accents Gables	Foundation Finish
	Front Elevation	Side Elevation	Rear Elevation			
Brick	X	X	X			X
Stone (natural & artificial)	X	X	X			X
Stucco	X	X	X	Review	Review	X
Hard Board						
Lap Siding	X	X	X		X	
Board & Batton	X	X	X		X	
Shake	X	X	X		X	
Plain / Beaded				X	X	
Trim / Specialty				X	X	X
Engineered Wood						
Lap Siding	X	X	X		X	
Board & Batton	X	X	X		X	
Shake	X	X	X		X	
Plain / Beaded				X	X	
Trim / Specialty				X	X	
Natural Wood (Stained)				X	X	
Aluminum		Limited	Limited	X		

Front Elevation

Particular attention must be paid to material choices for the front elevation. A suggested minimum of twenty-five percent (may as per style of home: Craftsman, Prairie, Farmhouse, Modern or any other style) of the front elevation wall area, exclusive of doors and windows, must be either brick or stone unless otherwise noted in Section 3J. Exception to this requirement may be granted by the AC based on superior architecture, use of materials and appropriate architectural styling.

Material Transitions

All material transitions are to be carefully reviewed, particularly between different elevations of the house. Material terminations to be made at natural boundaries such as corners, differing planes, fence intersections, or etc.

Roofing

Roofing may utilize the following materials based on their applicable limitations:

- ***Asphalt Shingles*:** Architectural or dimensional profiles are allowed with a minimum of a 30-year warranty. With the wide variety of available products, colors and types, the selected material should be complimentary to the overall architectural styling of the house.
- ***Cedar Shake*:** Allowed.
- ***Tile:*** Use of tile roofing to be based on the overall architectural styling of the house and as approved by the AC.
- ***Slate:*** Use of slate roofing to be based on the overall architectural styling of the house and as approved by the AC.
- ***Other Materials***: The use of other roofing materials will be based on approval by the AC.

Colors

The allowable color palette for Mapleton Village includes low-intensity colors taken directly from the natural surroundings and may include more vivid, primary colors. Fluorescent, unique or colors not typically found in the natural surroundings are prohibited. Color schemes should vary and contrast with adjacent houses. All exterior natural wood products must be painted or stained. Other materials such as stone and brick should not be painted or covered with opaque stains. No more than three (3) colors may be used on a single house unless otherwise approved: Field, accents and trim. All accessory building are to utilize the same colors as the main building.

Material and Color Board Submittal

As part of the approval process, a materials and colors "board" is to be submitted to the AC in conjunction with the Preliminary Plan Review. This submittal must include samples, "cut sheets" or detailed information concerning the following:

- Exterior materials as depicted and details on the proposed house plans;
- Details on porch columns, windows, doors trim, etc.;
- Roofing material type and color; and
- Colors for field, accents and trim.

3D: Design Elements for Single Family Lots in Village and Estate Area

The following design elements are anticipated within the Village area of Mapleton Village project. They are as follows:

Craftsman

Arts and crafts elements with low-pitched gable (triangular) roofs, square columns, and mixed materials throughout.

- 25-percent stone or brick on front façade with 2-foot returns on side walls.
- Hardboard siding (lap, board and batten, or shake) with 2-foot returns on side walls.
- 12-inch aluminum soffit overhangs (minimum).
- 6-inch aluminum fascia (minimum).
- Covered porches w/decorative columns.
- 30-year architectural shingles.
- 5:12 main span roof pitches (minimum).
- Windows may be constructed of wood or vinyl.
- Exterior doors may be constructed of wood or fiberglass.
- Garage doors to vary in color.

Prairie

Horizontally oriented materials, natural colors, flat cantilevered roofs, and linear windows.

- 15-percent stone or brick on front façade with 2-foot returns on side walls.
- Hardboard siding (lap, board and batten, or shake) with 2-foot returns on side walls.
- Stucco accents.
- 18-inch aluminum soffit overhangs (minimum).
- 6-inch aluminum fascia (minimum).
- Covered porches w/decorative columns.
- 30-year architectural shingles.
- 4:12 main span roof pitches (minimum).
- Windows may be constructed of wood or vinyl.
- Exterior doors may be constructed of wood or fiberglass.
- Garage doors to vary in color.

Farmhouse

Large, functional, transitional porches, simple materials with pitched roofs.

- Hardboard siding (lap, board and batten, or shake) with 2-foot returns on side walls.
- 18-inch aluminum soffit overhangs (minimum).
- 6-inch aluminum fascia (minimum).
- Covered porches w/decorative columns.
- 30-year architectural shingles.
- 6:12 main span roof pitches (minimum).
- Windows may be constructed of wood or vinyl.
- Exterior doors may be constructed of wood or fiberglass.
- Garage doors to vary in color.

Modern

Combination of horizontal and vertical lines, rectangular forms, use of glass, metal and concrete.

- 15-percent stone or brick on front façade with 2-foot returns on side walls.
- Hardboard siding (lap, board and batten, or shake) with 2-foot returns on side walls.
- 24-inch aluminum soffit overhangs (minimum).
- 8-inch aluminum fascia (minimum).
- Covered porches w/decorative columns.
- 30-year architectural shingles.

- 3:12 main span roof pitches (minimum).
- Windows may be constructed of wood or vinyl.
- Exterior doors may be constructed of wood or fiberglass.
- Garage doors to vary in color.

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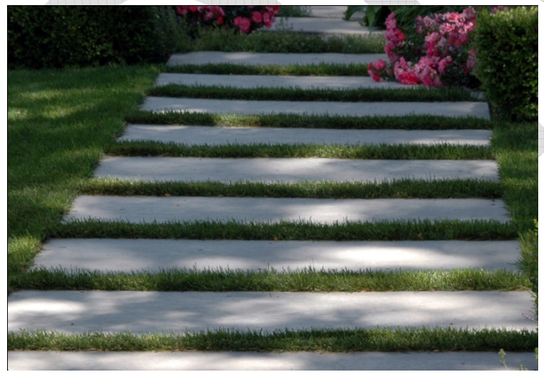


4A: Landscape and Site Planning

Introduction

This section begins by introducing the residential landscape design objectives for Mapleton Village. This section does not provide full and specific landscape design regulations. Rather it establishes an overall set of guidelines, leaving the final arrangement and design of each yard to the judgment and preference of the individual homeowners. This section also provides guidelines and suggestions for site plan preparation, grading and drainage.

General Landscape Design Guidelines

The primary objectives for all residential lots within Mapleton Village are to create a traditional neighborhood feel, to preserve the limited existing natural vegetation, and to encourage the use of native water wise plants, while maximizing outdoor living space for residents. The following general landscape design guidelines are applicable to all lot types within Mapleton Village:

1. All front and side (corner lots) yard landscaping is to be installed prior to receiving a certificate of occupancy from Mapleton City. An exception may be granted between approximately October 15 and April 15 by posting a bond according to Mapleton City Ordinance
2. A minimum 2" caliper street trees every 30-feet (depending on lot width) are to be installed within the planter strip (space between sidewalk and curb). The location of these trees are to be shown on the submitted site plan and may be altered by the AC. Street trees types shall be planted according to Mapleton City Standards.
3. All front and side (corner lots) yards are to be 100 percent irrigated with an automatic sprinkler system. It is recommended that all lawn be spray irrigated and all planter areas be drip irrigated. Suggested water times are from 10:00 p.m. to 7:00 a.m.

Site Planning

The proper layout and design of a residential lot can greatly enhance the street appeal of a house. In addition, a well designed lot helps minimize the costs of operation, energy use, and overall maintenance.

As discussed in Section 1E, the following items shall be reviewed during the initial site visit:

The following items are to be shown on the site plan:

1. All property lines with bearings and distances.
2. Required building setbacks according to these Design Guidelines.
3. Location of all existing structures on adjacent lots.
4. Location and dimensions of all existing and proposed driveways, sidewalks, patios, and retaining walls.
5. Location of all significant existing trees or vegetation.
6. Retaining walls in excess of 4 feet in height are not permitted without the prior written approval of the AC. In addition, retaining walls are not permitted between adjoining properties without the approval of the AC.

7. Existing grade contours for the entire lot at a maximum interval of 1'. In addition, include location and grade of adjoining lot improvements including driveways, landscaping and house, if available.
8. Identify finished floor(s) elevation, finished grade elevations adjacent to structure, garage floor elevation, and finished grade at all lot corners.
9. Finish grade contours and spot elevations demonstrating the ability to maintain required slope away from structure for a minimum of 10', indication of driveway slope, and drainage pattern for final lot grading.
10. Storm water and management details including handling of roof drains and adequate detail to demonstrate no drainage will discharge to adjoining lots.
11. Erosion Control details demonstrating ability to control erosion on slopes greater than 4 horizontal: 1 vertical. These controls may include landscaping according to the CC&R's, retaining walls, terracing, drainage soils, catchment areas, or other reasonable methods approved by the AC.
12. North arrow and graphic scale.

4B: Fencing

Fencing serves a dual purpose by providing both character and security to the property. Some fences are ornamental, enhancing the look of your property. Others provide a barrier, keeping strangers from your home, children from the street or pets confined to a yard. The design, materials and layout of the fence shall adhere to the following standards in order to ensure the proper selection of materials and keeping with the intended architectural character of Mapleton Village.

Material

The following materials may be used:

- **Vinyl –** All vinyl fences must be tan colored. The use of semi-private, lattice or decorative fencing is encouraged.
- **Ornamental Iron –** All ornamental iron fences to be powder coated unless consistent with a theme and approved by the AC.

Location

Fences, walls, hedges or other dividing structures are not permitted within the front yard setback. Fences, walls, hedges, other dividing structures or any other portion of the lot, shall not exceed six (6) feet in height.

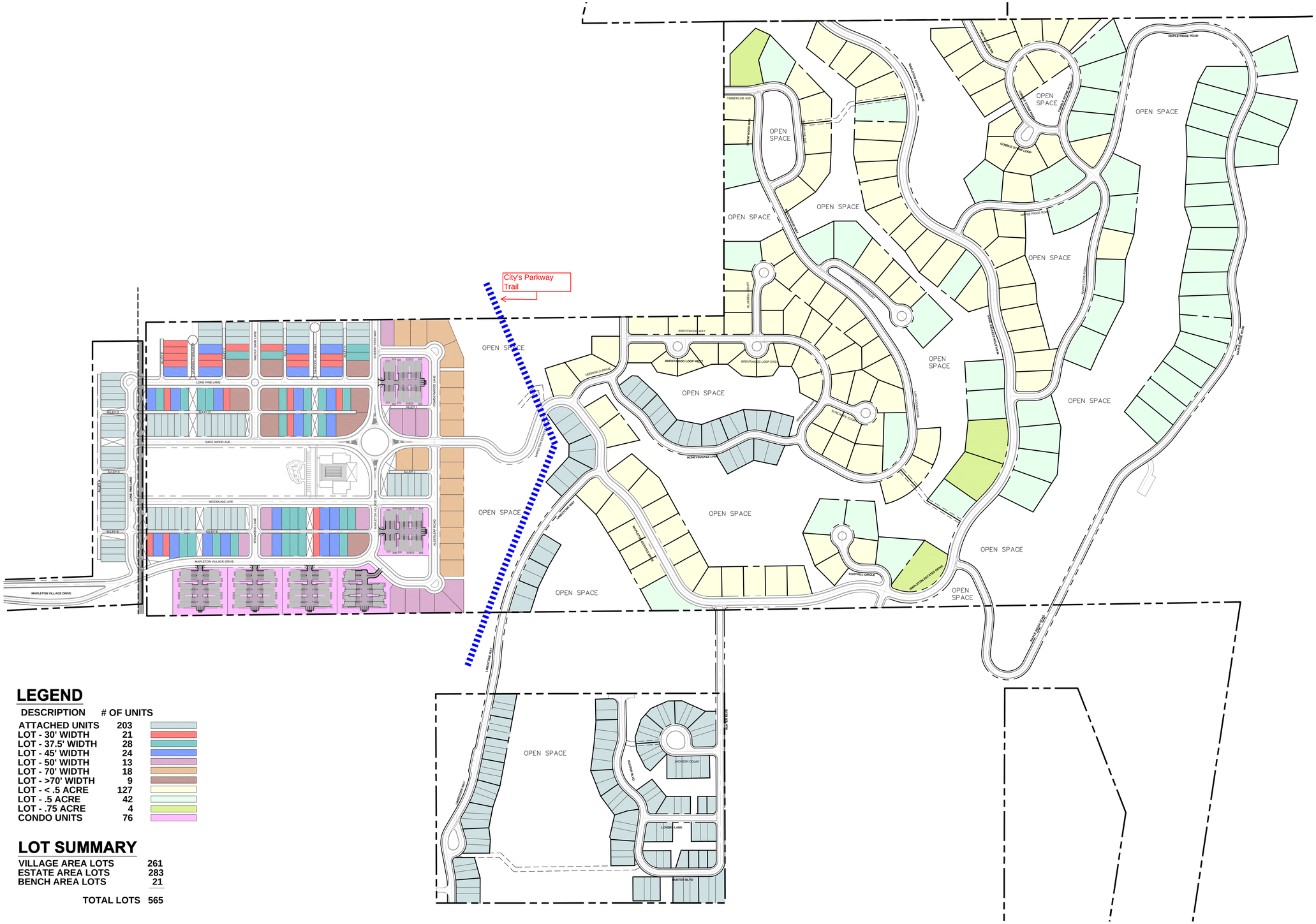
Other Restrictions

The following restrictions are required to those listed above:

- Chain link fencing is not a permitted fencing type for residential lots, but may be used as dog kennels which shall be located in the rear yard so as not to be visible from the roadway.
- Fencing proposed along roadways shall be consistent from one lot to another.
- All fencing along roadways must step down to three (3) feet if solid or four (4) feet if open within thirty (30) feet of the intersection.

DRAFT

Attachment "2"
Original Concept Plan



LEGEND

DESCRIPTION	# OF UNITS
ATTACHED UNITS	203
LOT - 30' WIDTH	21
LOT - 37.5' WIDTH	28
LOT - 45' WIDTH	24
LOT - 50' WIDTH	13
LOT - 70' WIDTH	18
LOT - >70' WIDTH	9
LOT - < .5 ACRE	127
LOT - .5 ACRE	42
LOT - .75 ACRE	4
CONDO UNITS	76

LOT SUMMARY

VILLAGE AREA LOTS	261
ESTATE AREA LOTS	283
BENCH AREA LOTS	21
TOTAL LOTS	565

N

NOTE: 11X17 PRINTS ARE 2X THE PRINTED SCALE

PRESIDIO CAPITAL

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DATE:	NOVEMBER 2007
DESIGNED BY:	LSB
DRAWN BY:	LSB/KH
REVIEWED BY:	LCL
PROJECT:	0964.0107.00
ISSUE:	R1

REVISIONS

MAPLETON VILLAGE
THE PREMIER FAMILY COMMUNITY

FINAL CD'S

LOT TYPES MAP

C202

path: X:\Art 4 Anyplace Command\Planning Engineering\04_Engineering\Civil\0964...
file name: C202 PUD LOT TYPE.dwg | plot date: November 12, 2007 | plotted by: Staff

Attachment "3"

PD1 Zoning Text Amendments
Changes shown in strikeout/underline (only those sections that are proposed to be amended have been included)

18.78A.050: LOT AREA:

There shall be no minimum lot size requirement; ~~however the total number of residential dwelling units shall not exceed six hundred seventeen (617), not counting accessory apartments permitted by this chapter~~

18.78A.070: RESIDENTIAL DENSITY:

The base ~~overall~~ residential density in the PD-1 MV shall not exceed six hundred seventeen (617) dwelling units as defined in this chapter, not counting accessory apartments permitted by this chapter. The density may be increased to a maximum of six hundred and forty-one (641) dwelling units with the use of twenty four (24) Transferable Development Right (TDR) certificates. One TDR certificate shall be required for every unit above 617.

18.78A.080: SETBACK REQUIREMENTS:

For the purpose of this chapter, the "lower village" is defined as those lands within the PD-1 MV west of the irrigation canal. The "estate" is defined as lands within the PD-1 MV east of the irrigation canal and west of the CE-1 district. The “bench” is defined as the lands above the Mapleton Bench at approximately 800 East.

A. Lower village lot setbacks:

1. Front yard setbacks shall be no less than ~~zero feet (0') and no more than~~ fifteen feet (15') measured from the back of sidewalk ~~property line~~ to the foundation of the home. ~~Front porches, stairs and other features may encroach into the setback no more than five feet (5')~~. Garages that face the street shall be setback a minimum of twenty feet (20’) from the back of sidewalk.

2. Corner lot side yard setbacks at the street side shall be treated as front yards.

3. Rear yard setbacks shall be no less than fifteen ~~ten~~ feet (15~~0~~') measured from the rear property line to the foundation of the dwelling unit or garage (whichever is closer).

~~4. Side yard setbacks shall be no less than five feet(5’).~~

~~a. 3.5 feet measured from the property line to the foundation of the single-family detached dwelling unit.~~

~~b. 7.5 feet measured from the property line to the foundation of the attached dwelling units (duplex, townhome, etc.).~~

B. Estate lot setbacks:

1. Front yard setbacks shall be no less than twenty-two ~~fifteen~~ feet (22~~15~~') measured from the back of sidewalk ~~property line~~ to the foundation of the home. Front porches, stairs and other features may encroach on the setback no more than seven ~~five~~ feet (7~~5~~'). Notwithstanding a

lesser setback for the main building, garages, whether attached or not, shall be set back at least twenty feet (20'), measured from the back of sidewalk.

2. Rear yard setbacks shall be no less than twenty ~~fifteen~~ feet (20~~15~~') measured from the rear property line to the foundation of the dwelling unit.

3. Side yard setbacks shall be no less than ten feet (10') measured from the property line to the foundation of the dwelling unit.

C. Bench lot setbacks:

1. Front yard setbacks shall be no less than twenty-two feet (22') measured from back of sidewalk, or in the case of no sidewalk, from back of curb. Front porches, stairs, living space and other features may encroach on the setback no more than seven ~~five~~ feet (7~~5~~').

2. Rear yard setbacks shall be no less than fifty feet (50') from the crest of the Mapleton Bench. The crest shall be defined as the starting point for slopes of thirty percent (30%) or greater. For bench lots located on the east side of the public road, the rear setback shall be twenty feet (20')

3. Side yard setbacks shall be no less than ten feet (10') measured from the property line to the foundation of the dwelling unit. measured from the rear property line to the foundation of the dwelling unit.

18.78A.090: BUILDING HEIGHT:

No dwelling or structure shall exceeds a height of forty feet (40') two (2) stories as defined in section 18.08.010 of this title.

~~Single-family detached dwelling units shall not exceed thirty five feet (35') maximum height from the existing grade at the foundation (as depicted on the final plat) to the highest point of the roof. Chimneys and other minor features may exceed this height but may not exceed forty feet (40').~~

~~Townhomes, other attached dwelling units and community structures shall not exceed forty five feet (45') measured from the existing grade at the foundation (as depicted on the final plat) to the midpoint of the roof. This height limit may be exceeded with the permission of the city council if site conditions warrant such a waiver. However, under no circumstance shall the height of any structure exceed fifty five feet (55') in height.~~

18.78A.100: ARCHITECTURAL REVIEW:

~~A licensed architect ("the village architect") shall be employed by the homeowners' associations in the PD-1 zone to review the applicable covenants, conditions, and restrictions (CC&Rs) and to verify and enforce design. No building permit or fence application will be accepted by the city without a stamp from the village architect. All building guidelines will meet applicable Mapleton City and international building code standards as well as the standards in the CC&Rs and any design guidelines created by the homeowners' associations. While these standards may be more strict than this code, Mapleton City shall not be involved in the review of such CC&Rs or design guidelines.~~

An architectural committee (AC) shall be established by the homeowners' associations to review the applicable covenants, conditions, and restrictions (CC&Rs) and to verify and enforce the established Mapleton Village Design Guidelines. No building permit application will be accepted by the city

without an approval stamp from the AC. All building guidelines will meet applicable Mapleton City and international building code standards.

~~18.78A.130: DESIGN STANDARDS:~~ (see architectural review above)

~~Design elements including, but not limited to, street width, curb radii, drainage facilities, sidewalks, curb and gutter, and block standards shall conform to the Mapleton Village plan. Where the Mapleton Village plan conflicts with chapter 17.12 of this code, the Mapleton Village plan shall govern.~~

~~All landscaping shall conform to the requirements found in chapter 18.90 of this title and the master landscape plan for the PD-1 MV.~~

~~Street trees shall be required, where appropriate, between the sidewalk and the curb of every street. Said trees shall be a minimum size of no less than two inch (2") caliper and one tree shall be placed at least every twenty feet (20') and no closer than is recommended by a landscape architect for each specific species of street tree. Tree species shall be the same as required in the adopted street tree list for the city of Mapleton City or as otherwise approved by the city council. (Ord. 2007-30, 12-4-2007, eff. 1-4-2008)~~