



Item:

3

Date:

May 13, 2021

Applicant:

Nebo School District

Location:

400 North 1200 West

Prepared By:

Brian Tucker, Planner

Public Hearing:

Yes

Zone:

OS-P, RA-1

Attachments

1. Standard Findings
2. General Plan and Zoning Maps
3. Subdivision Plans
4. April 2021 DRC comments

REQUEST

Consideration of a request to rezone 3.33 acres located at approximately 400 South 1200 West from Open Space and Parks (OS-P) to Residential Agricultural (RA-1) and the approval of a subdivision with 3 residential lots and the school site.

BACKGROUND & DESCRIPTION

Located at approximately 400 South, between 1200 West and Main Street is the nearly completed Maple Grove Middle School. The district purchased 24.93 acres from Mapleton City but after the construction of 400 North, they plan to retain only 19.66 acres. The remaining portion, located along 1200 West is not needed for the school site and is located in an existing residential neighborhood. The district is therefore proposing to create 3 building lots out of that excess acreage. The proposal is that this 3.33 acres be rezoned to RA-1 to match the existing residential area. Each of the 3 residential lots would include between 1.08 and 1.16 acres, making them slightly above average lots for this neighborhood. The streets and improvements necessary for this subdivision have already been installed. The final plat will include 4 total lots, these 3 residential lots and a lot for the school site.

The City Council is the decision-making body for both rezones and for subdivisions with 4 lots or more, after having received a recommendation from the Planning Commission. The final plat approval is then left to the staff who will approve the plat based on the preliminary plat approval and compliance with the development code.

EVALUATION

General Plan: The General Plan indicates that this property should develop in a low-density manner. The proposed one acre lots are very much in line with this indication. The characteristics of the "Low Density Residential" land use category indicated by the General Plan "include low density, single family homes with ample open spaces and setback requirements meant to provide adequate spacing between dwellings, and houses of worship.

Zoning: The proposed RA-1 zone is the typical implementation of the "Low Density Residential" General Plan designation. Lots located within the RA-1 zoning district have a minimum lot requirement of one acre and minimum width of 125'. Each of the lots meet these standards.

Review Criteria: MCC Chapter 17.04.050.B outlines the subdivision review standards that shall be used by the Planning Commission. These standards are shown in attachment "1". The proposed project complies with these standards.

RECOMMENDATION

Recommend approval of the rezone from OS-P to RA-1 and the Preliminary Plat for the Maple Grove Middle School Subdivision, Plat "A"

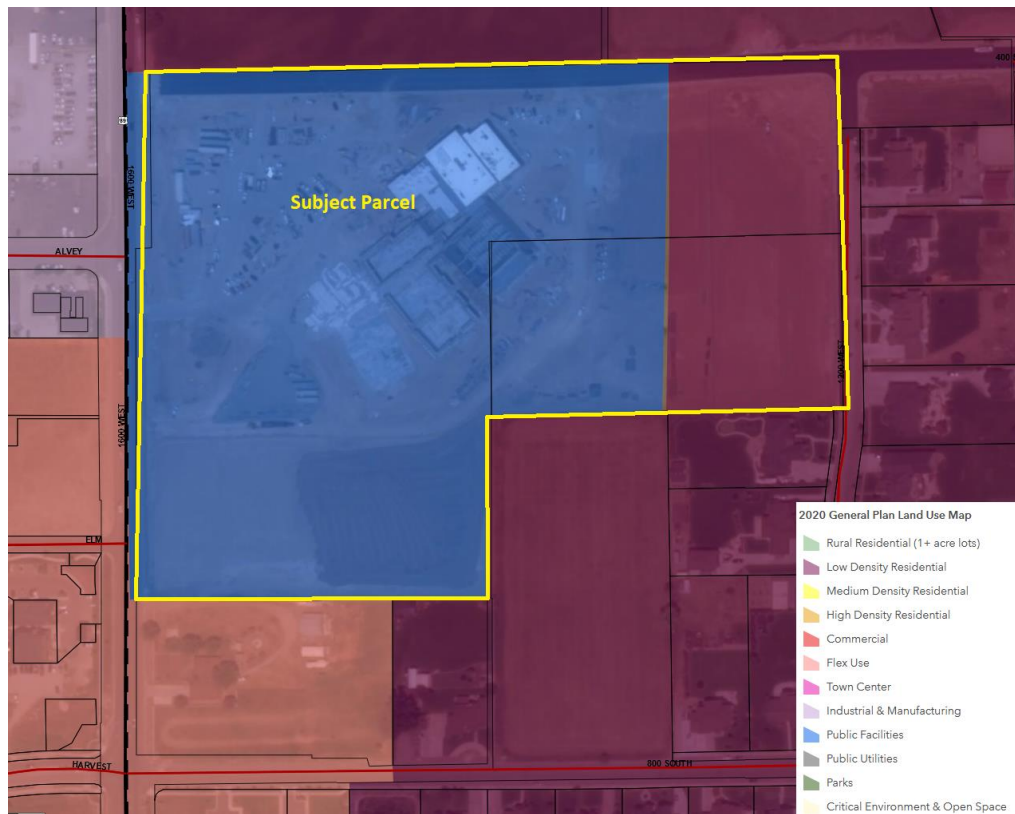
with the attached findings and conditions.

SPECIAL CONDITION

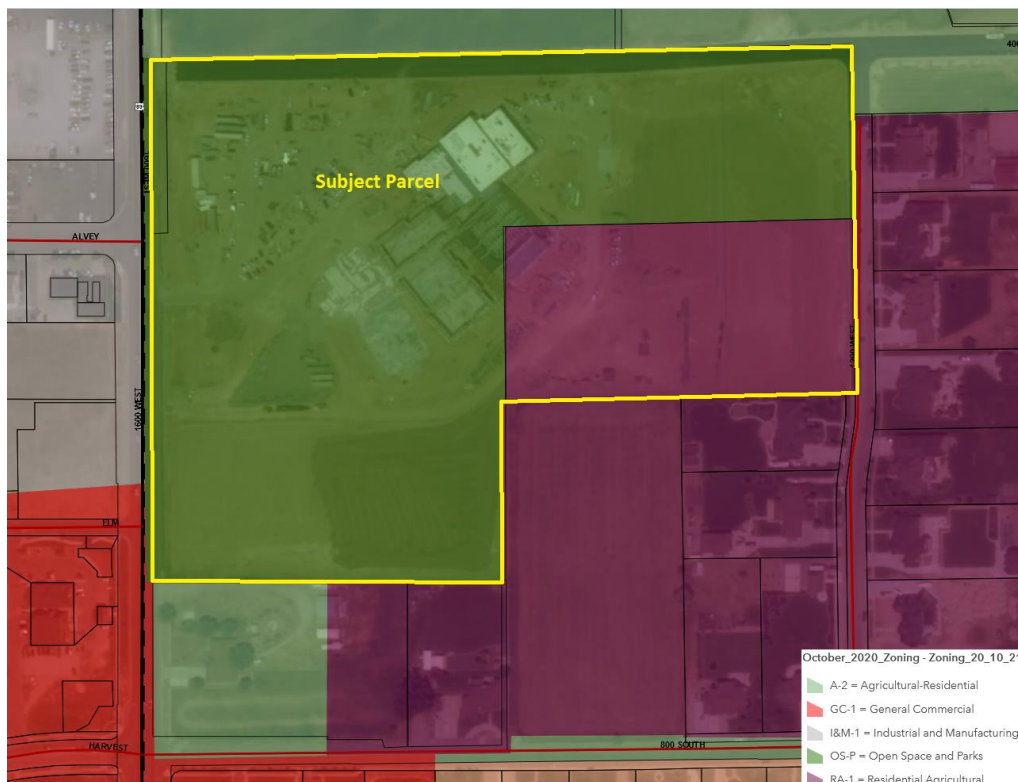
1. Any outstanding issues raised in the DRC minutes shall be addressed prior to plat recording.

Attachment “1” Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✓
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✓
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✓
6.	The project does not impose an undue financial burden on the City.	✓
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✓
8.	The project plan recognizes and accommodates the existing natural conditions.	✓
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✓
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✓

General Plan



Zoning Map





Development Review Committee Minutes

November 4, 2020

On October 20, 2020, Nebo School District submitted new plans for the Maple Grove Middle School Subdivision, Plat "A" in the RA-1 zone and located at approximately 1200 West 400 South. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and/or 3) informational items regarding city standards.

All items that include an * and are bolded are required prior to any public hearings.

Community Development Division

Sean Conroy, Community Development Director

Phone: (801) 806-9101 Email: sconroy@mapleton.org

Brian Tucker, Planner, Phone: (801) 806-9101

E-Mail: btucker@mapleton.org

Please submit revised drawings and the following corrections:

Application Deficiencies:

1. The applicant must submit a complete subdivision application, including:
 - a. The applicant must submit a signed copy of the Acknowledgement of Requirements found in the application packet.
2. The applicant must submit a statement indicating the type of performance guarantee proposed to be offered as security for the construction of the required public improvements. The statement should include an indication of your intent to either install the required improvements prior to recording the subdivision plat (thereby necessitating only a 10% durability bond) or submit a performance guarantee and durability bond prior to recording the plat (thereby allowing for the plat to be recorded prior to the installation of improvements).

Comments for plans submitted October 20, 2020:

1. The final plat must include, among other requirements, the following:
 - a. The City does not have a Director-Secretary that needs to co-sign the Plat with the Planning Commission Chair. This signature line can be removed.
 - b. The City does not have an attorney. This signature line can be removed.
 - c. In accordance with the standards of the Utah County Recorder, a space must be reserved near the bottom right hand corner for the recording certificate to be printed on the plat. The current plat doesn't make space for this certificate. Please communicate with the Utah County Recorder's Office for the specifics for this requirement.
 - d. In accordance with the standards of the Utah County Recorder, the names of the Owners must be printed in the Acknowledgement as the persons who appeared before the notary. It is useful for the plat to contain a space within



the acknowledgment text for the names to be written. Other standards may apply for trusts and corporations. Please communicate with the Utah County Recorder's Office for the specifics for this requirement. **Please contact the Utah County Recorder's Office about the type of acknowledgement necessary for a school district to sign the plat as the owners. I suspect the typical notary form will not suffice.**

2. Please include a measurement on the plat for the 330.62 feet leading to the point of beginning.
3. Please include a note in the legend that clearly indicates the hatched areas are dedicated as public streets/right of ways.

Engineering and Public Works Division

Steven Lord, P.E. Public Works Director/City Engineer
Phone (801) 489-6253 Email: slord@mapleton.org

No Comments

Please submit a CAD file projected in NAD83 State Plane Utah Central FIPS

Upon final plat approval from the final decision making body (Planning Commission or City Council), the following items will be required:

- ☐ Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- ☐ Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (amount to be determined by City Engineer) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements.
- ☐ Payment of impact fees (\$4,528 per lot). An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance.
- ☐ Submit 6.75 water shares or converted water rights in the name of Mapleton City (Calculated as of .45 acre feet per building lot/residence and 2.5 acre feet per irrigable acre for outdoor use). The indoor portion must consist of irrigation shares from the Mapleton or Hobbie Creek Irrigation Company or converted water rights in the amount of no less than 1.35 acre feet/shares.
- ☐ Payment of engineering inspection fees (\$200 per lot).
- ☐ Payment of street light fee (\$450 per lot).
- ☐ Payment of slurry seal fee (\$.18 a square foot of asphalt).
- ☐ Submit a SWPPP and Land Disturbance application and fee (\$500). Contact JD Shepherd at Public Works (489-6253) to review this requirement.
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder (\$50 per page and \$2 per lot).
- ☐ Coordinate with the Postal Service regarding location of cluster mailbox (CBU). The purchase and placement of the CBU is the responsibility of the developer (see attached letter).