

Planning Commission Staff Report



MAPLETON

Item:

2

Date:

8/12/2021

Applicant:

Johnston Developments

Location:

400 N 1200 W

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Zone:

GC-1, RA-1, TDR-R

Attachments:

1. Application
information.

REQUEST

Consideration of a request to rezone approximately four acres of property from General Commercial (GC-1) to RA-2 located at approximately 600 North Highway 89.

BACKGROUND & DESCRIPTION

The subject property is approximately 31 acres in size and has been used primarily for agricultural purposes. The western four acres of the property is zoned General Commercial (GC-1). Prior to 2021, the eastern 27 acres was zoned Agricultural Residential (A-2).

On January 14, 2021 the Planning Commission reviewed a request to rezone the eastern 27 acres to RA-1 with a TDR Receiving Site Overlay (TDR-R). The concept plan included 42 lots and showed future commercial pad sites within the four acre area zoned GC-1. The City Council later approved the rezone request with a condition that the density within the RA-1, TDR-R area not exceed 40 lots.

The applicant is now requesting approval to rezone the four acre area zoned GC-1 to RA-2. The applicant has submitted a concept plan that includes nine lots ranging in size from .33 to .68 of an acre.

EVALUATION

Rezone requests are considered legislative actions. 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, and is supported by city ordinances and policies.

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: The Future Land Use Map designates the western four acres as “Flex Use”. This designation is intended to allow an applicant the flexibility to propose either a residential zone or a commercial zone. If a residential zone is proposed, it can only be one step increase in density from the adjacent residential zone (i.e. A-2 to RA-1, RA-1 to RA-2, RA-2 to R-2, etc).

The applicant's request to rezone the property to a residential zone is consistent with the Flex designation. The RA-2 zone is a one step density increase from the RA-1 zone, which is also consistent with the Flex designation.

Zoning & Concept Plan: The RA-2 zone allows lots as small as 14,500 square feet (.33 of an acre). The proposed concept plan includes lots ranging from .33 to .68 of an acre in size and will allow for transition from smaller lots along Highway 89 to half acre and one acre lots as you move east through the site in the area zoned RA-1, TDR-R. The concept will included the typical improvements along Highway 89 (10' foot asphalt trail, planter strip with trees and decorative street lights) as well as an entrance landscape feature for the development.

EVALUATION

Recommend approval of the rezone request to the City Council.

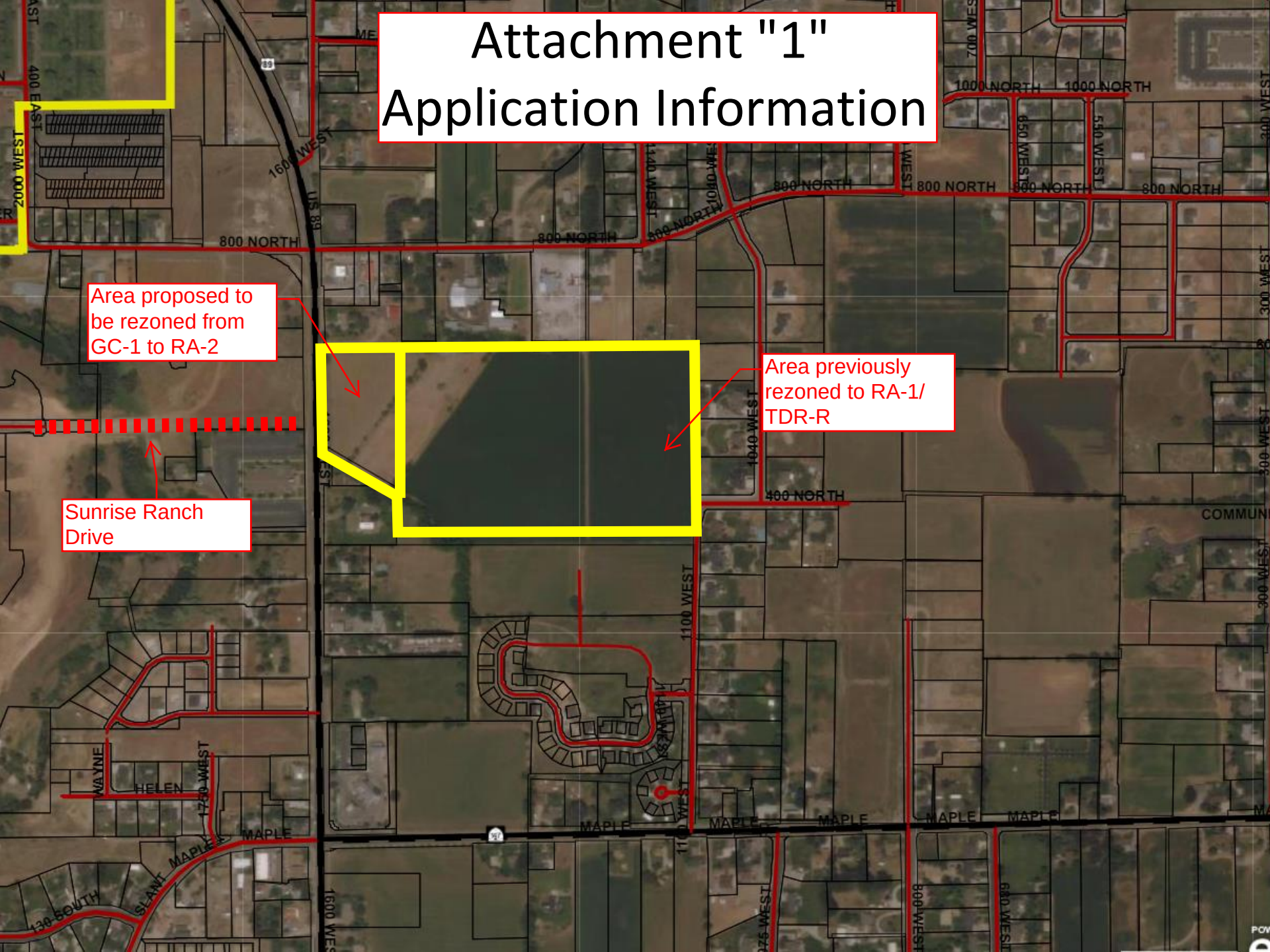
Attachment "1"

Application Information

Area proposed to
be rezoned from
GC-1 to RA-2

Sunrise Ranch
Drive

Area previously
rezoned to RA-1/
TDR-R



General Plan

Subject
property -
Flex Use

Low Density Residential

Proposed Concept Plan

