

Planning Commission Staff Report



MAPLETON

Item:

5

Date:

11/18/2021

Applicant:

Casey Warren/Adam Day

Location:

775 S 16000 W

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Zone:

A-2

Attachments:

1. Application
information.

REQUEST

Consideration of a request to rezone 3.25 acres located at approximately 775 South and 1600 West from Agricultural Residential (A-2) and Residential Agricultural (RA-1) to General Commercial (GC-1).

BACKGROUND & DESCRIPTION

The subject property is approximately 3.25 acres in size and is located on the northeast corner of 800 South and Highway 89. The site includes an existing single-family dwelling. The western 2.25 acres is currently zoned A-2 and the eastern one acre is zoned RA-1.

The applicants are requesting approval to rezone the entire site to General Commercial (GC-1).

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 questions.
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 site as “Flex Use”. This designation is intended to allow an applicant the flexibility to propose either a residential zone or a commercial zone. In this case, the applicant is proposing to be zoned GC-1, which is consistent with the Flex designation. The properties to the south and to the west are also zoned GC-1. The property to the north is the new middle school. There is a residential property to the east. The GC-1 zone and the City’s commercial design standards will require fencing and a landscape buffer for the adjacent residential lot at the time of development.

Zoning & Concept Plan: MCC Chapter 18.12.010 requires the applicant to submit a concept plan with the rezone application. The purpose of the concept plan is to provide a general vision for how the applicant intends to develop the property, and with residential projects in particular, to ensure that the general lot and road layouts are consistent with zoning requirements and adjacent properties.

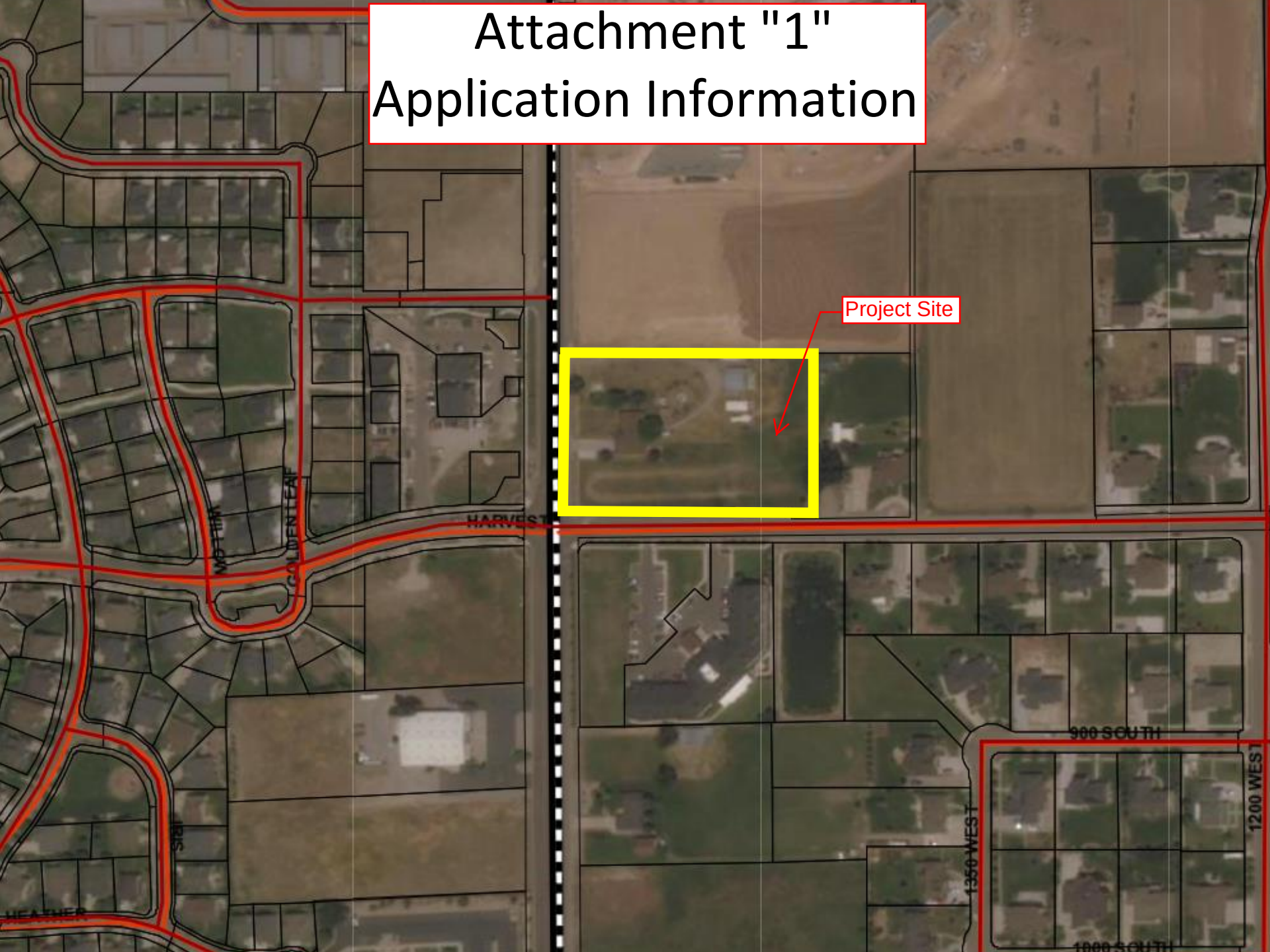
The applicant has submitted a concept plan that includes two mixed use buildings on the site. However, the applicant has indicated that they have not made any formal decisions on how the site may develop. The rezone to GC-1 will allow them to market the site and to better determine what demand may exist for the property. If the rezone is approved, the Commission should assume that any of the allowed uses in the GC-1 zone could be proposed.

EVALUATION

Recommend approval of the rezone request to the City Council.

Attachment "1"

Application Information

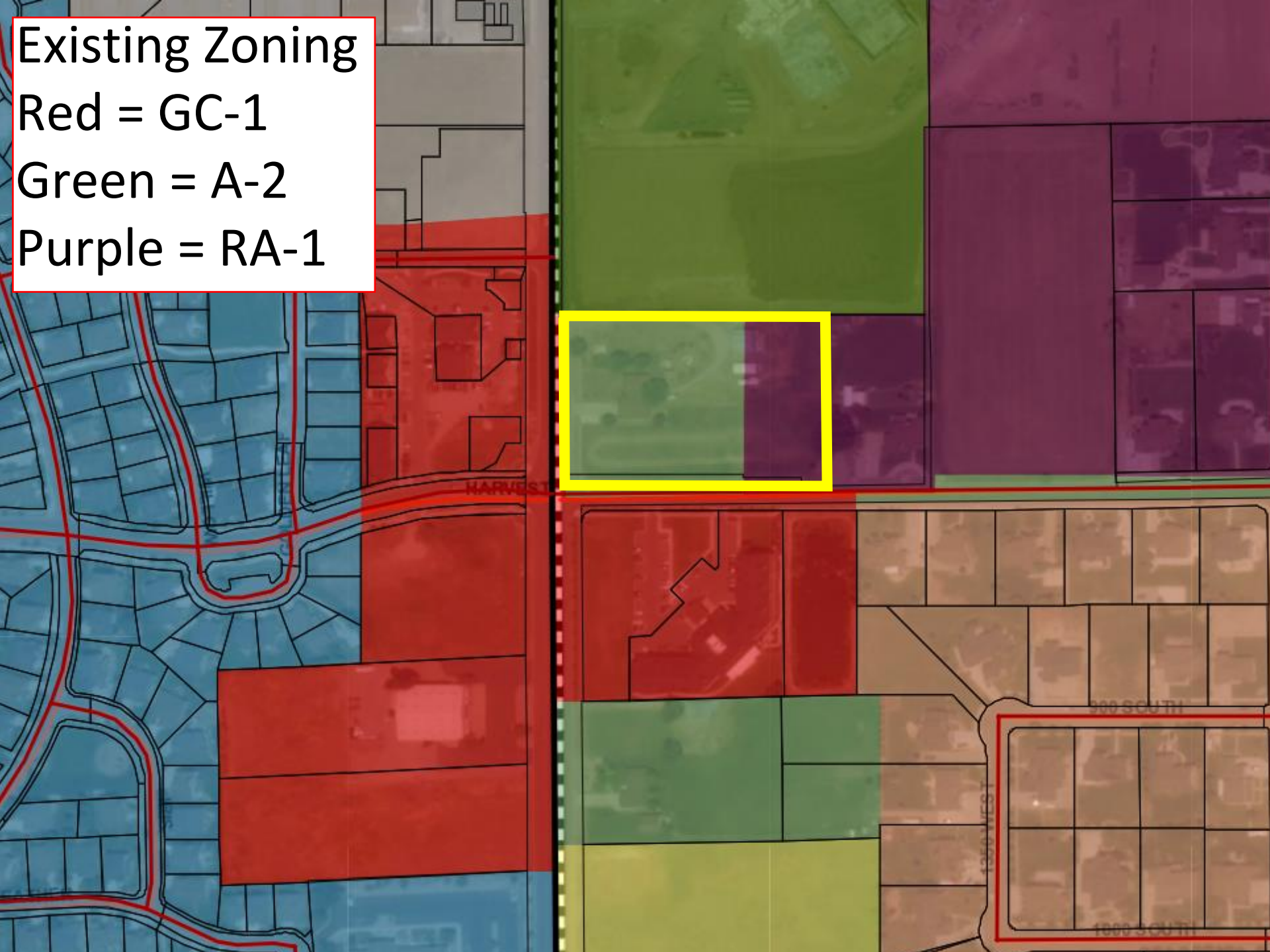


Existing Zoning

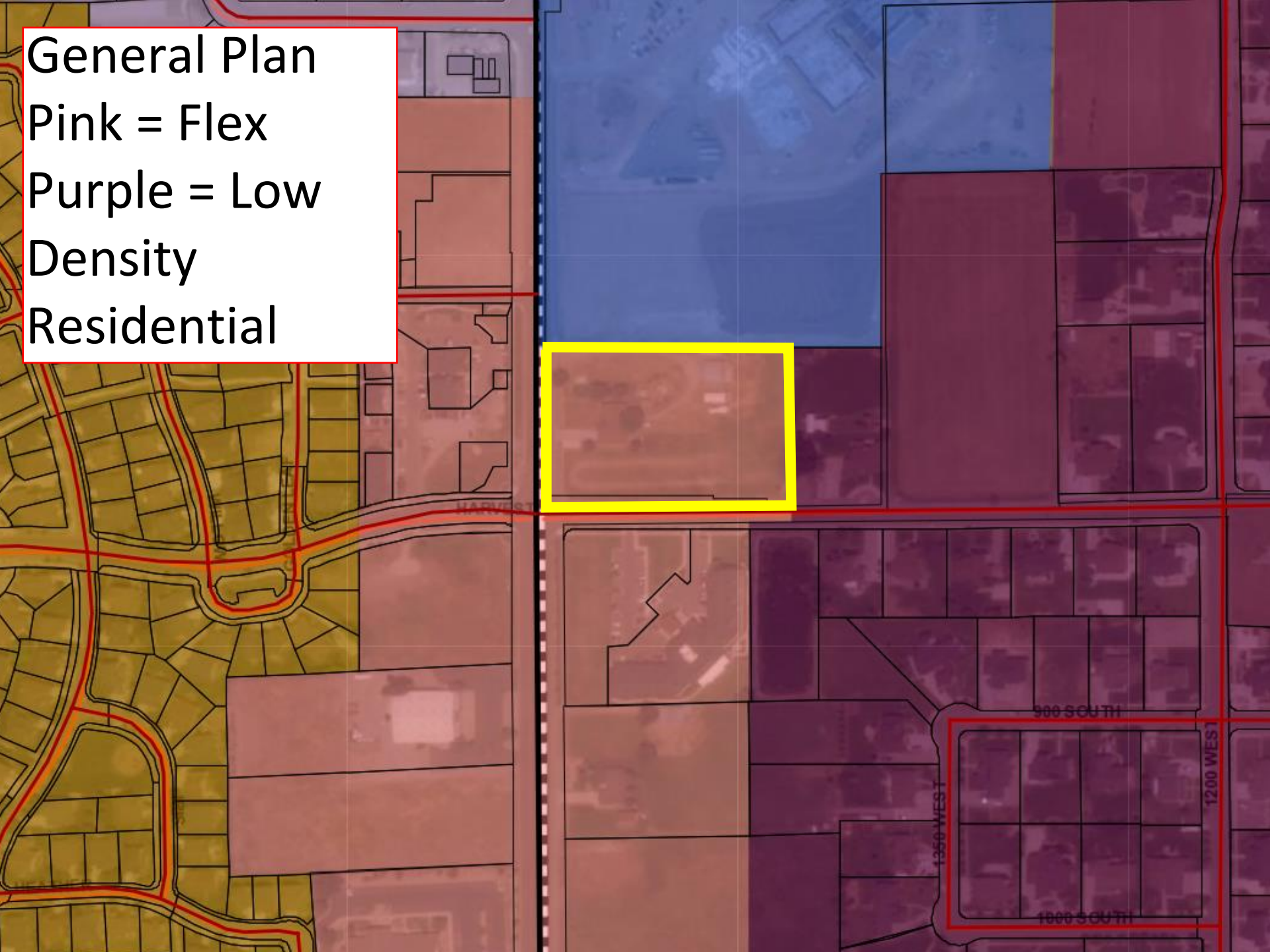
Red = GC-1

Green = A-2

Purple = RA-1



General Plan
Pink = Flex
Purple = Low
Density
Residential



This just represents a possible development plan.
Applicant has not yet determined the actual development plan for the project.

LEGEND

SITE DATA

LOT AREA:	141,584	SF (3.25 ACRES)
BUILDING AREA:	41,295	SF± 29.2%
PAVEMENT AREA:	XX,XXX	SF± XX.X%
LANDSCAPE AREA:	XX,XXX	SF± XX.X%

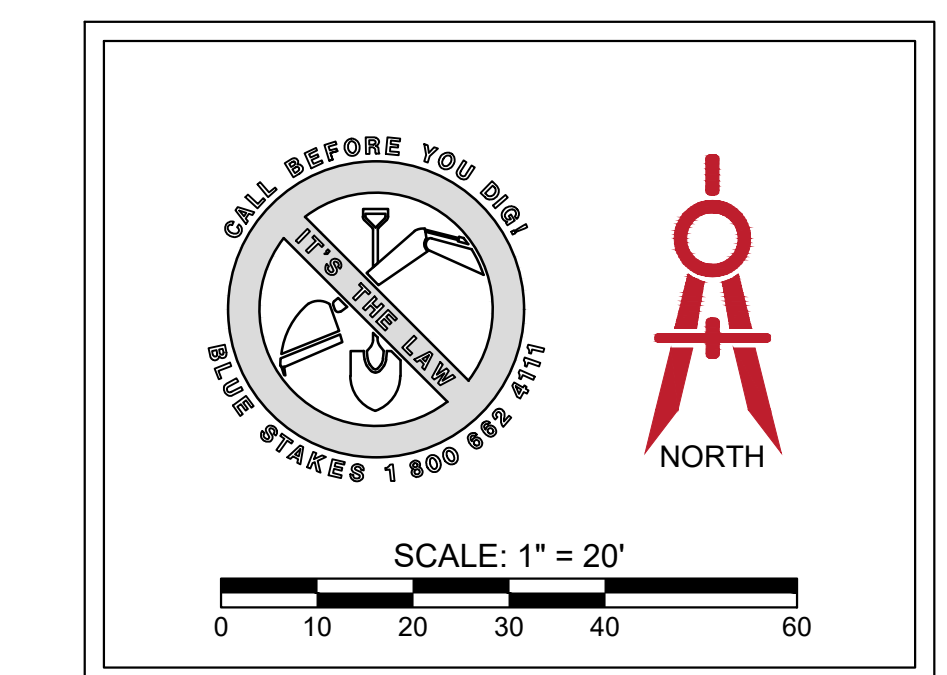
CURRENT ZONES: RA-1, A-2
PROPOSED ZONE: GC-1 (GENERAL COMMERCIAL)
CONDITIONAL USE
PARCEL ID#: 270020144

BUILDING DATA

CONSTRUCTION TYPE: V-B
SPRINKLERS: NO
SETBACKS:
FRONT=15 FEET
REAR=20 FEET
SIDE=10 FEET

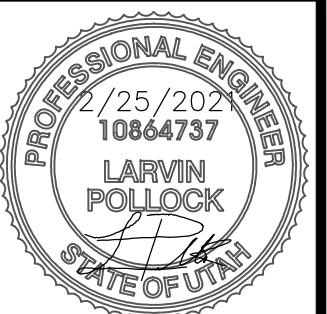
PARKING TABULATION

PROVIDED: 152 STALLS
6 ADA STALL

[illegible]

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
elevateeng.com

MAPLETON RESIDENTIAL COMMERCIAL SITE
SITE PLAN
775 S 1600 W, MAPLETON, UT 84664



SHEET:
C-1

DATE:
Feb 25, 2021