

City Council Staff Report



Date:

12/1/21

Applicant:

Casey Warren/Adam Day

Location:

775 S 1600 W

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Attachments:

1. Application
information.

REQUEST

Consideration of an ordinance to rezone approximately 3.25 acres located at 775 S 1600 W 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). The Planning Commission recommended approval of this request on November 18, 2021.

EVALUATION

City Council Discretion: Rezone requests are considered legislative in nature. The City Council generally has broad discretion when acting on legislative matters, provided it can be reasonably debated that the action taken will promote the general welfare of the community.

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 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 requesting approval of the GC-1 zone, 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 Council should assume that any of the allowed uses in the GC-1 zone could be proposed.

EVALUATION

Adopt the attached ordinance.

ORDINANCE NO. 2021-

AN ORDINANCE TO REZONE APPROXIMATELY 3.25 ACRES LOCATED AT 775 S 1600 W FROM AGRICULTURAL RESIDENTIAL (A-2) AND RESIDENTIAL AGRICULTURAL (RA-1) TO GENERAL COMMERCIAL (GC-1).

WHEREAS, the subject property is 3.25 acres in size and is zoned A-2 and RA-1; and

WHEREAS, the General Plan designates the property as “Flex Use”, which allows a property owner to propose either a residential or commercial zone; and

WHEREAS, the rezone request to GC-1 is consistent with the Flex Use designation; and

WHEREAS, the Planning Commission reviewed this request on November 18, 2021; and

WHEREAS, rezone applications are considered legislative in nature. The City Council generally has 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.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to rezone approximately 3.25 acres from A-2 and RA-1 to General Commercial (GC-1) as described in exhibit “A”.

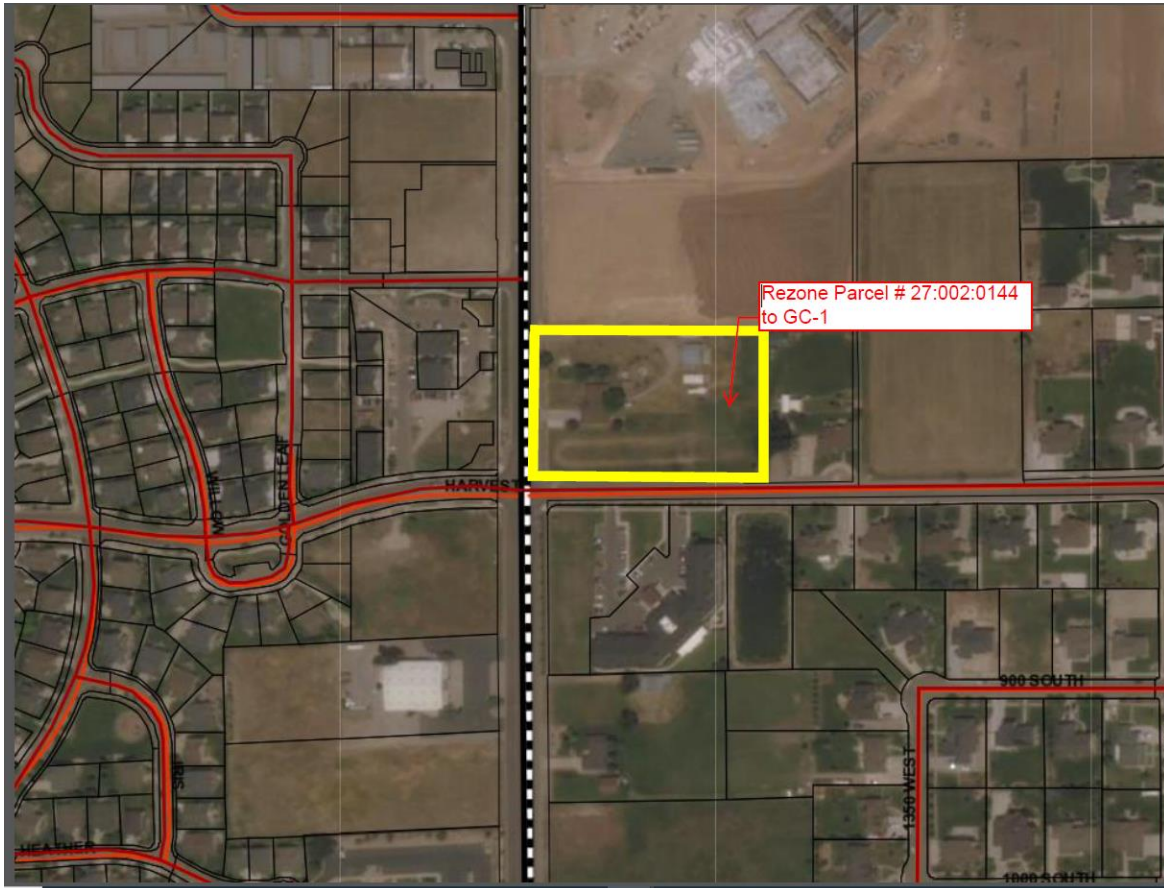
PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH, this 1st Day of December, 2021.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit “A”
Property to be rezoned to GC-1

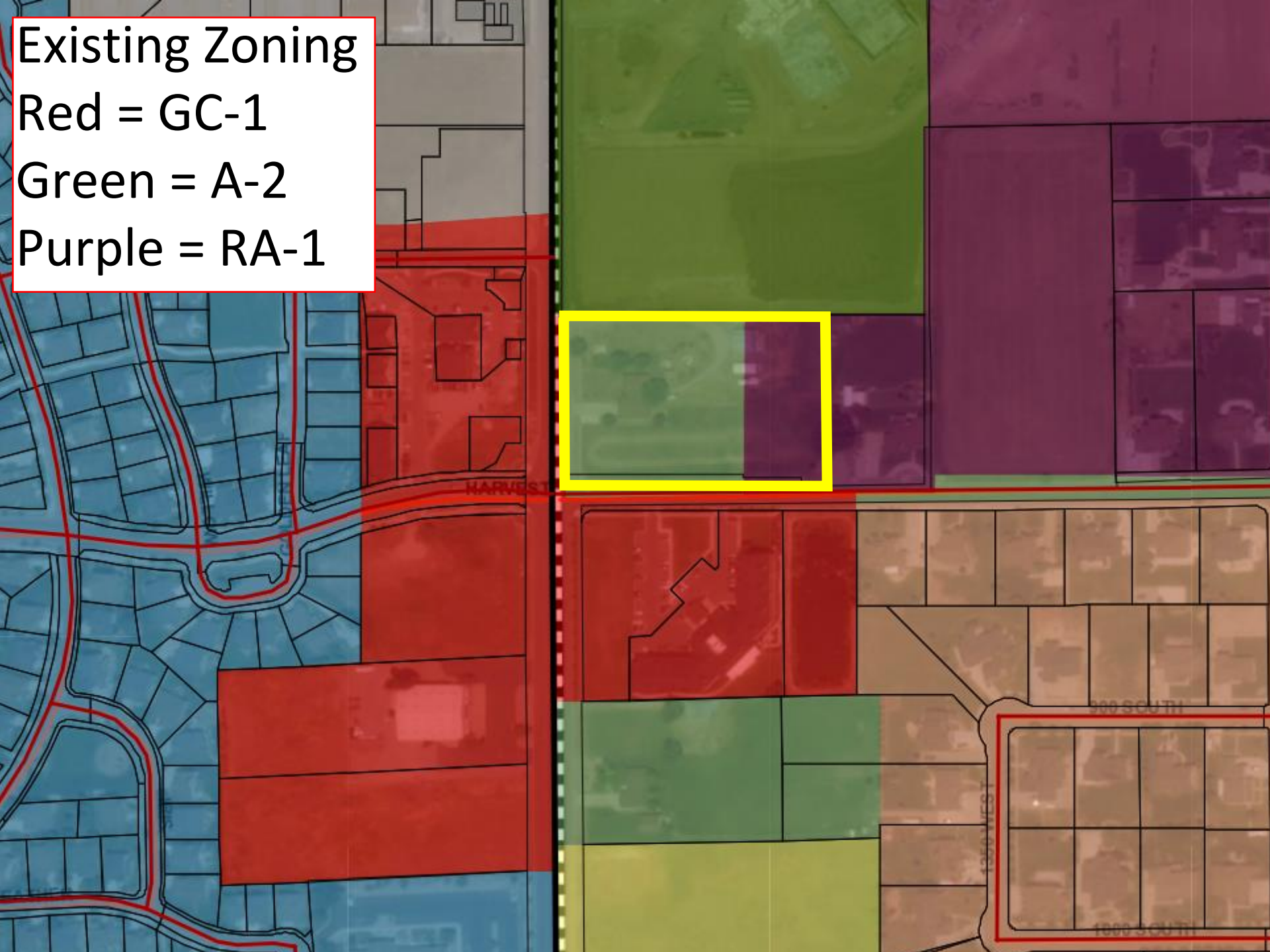


Existing Zoning

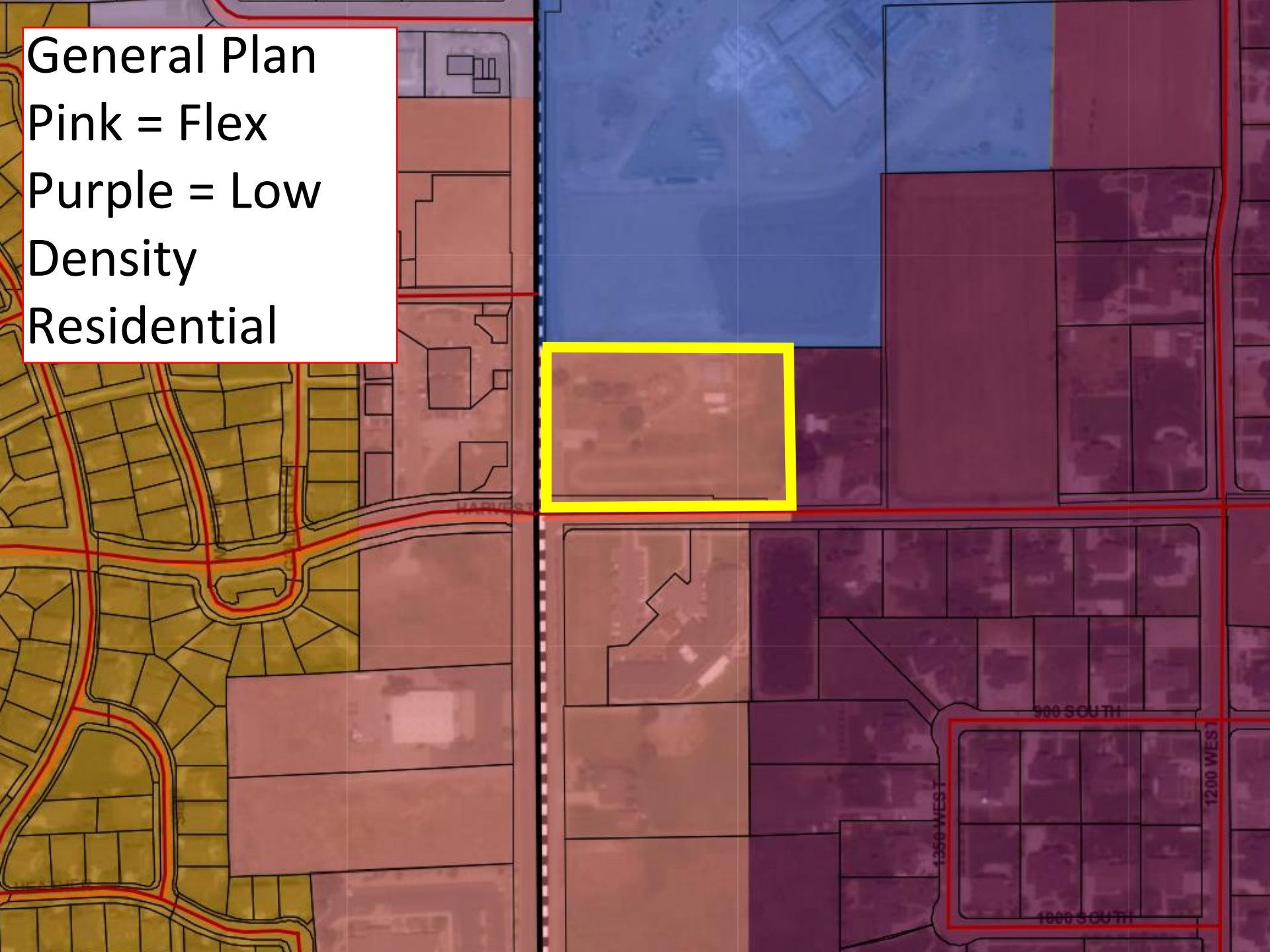
Red = GC-1

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



SCALE: 1" = 20'

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 10, 20, 30, and 40.

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

SHEET:
C-1

DATE:
Feb 25, 2021