

**Item:**

2

Date:

3/10/2022

Applicant:

Travis & Juleen Whitney

Location:

555 S Main St

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Zone:

A-2

Attachments:

1. Application
information.

REQUEST

Consideration of a request to rezone approximately 2.6 acres from A-2 to RA-1 and review of a concept plan for a two-lot subdivision located at 555 S Main Street.

BACKGROUND & DESCRIPTION

The subject property is approximately 2.6 acres in size and is developed with a single family dwelling. The property has frontage on Main Street to the west and Maple Lake Drive to the east. The applicant is requesting approval to rezone the property from A-2 to RA-1 and review of a concept plan for a two lot subdivision. If the rezone is approved, the applicant will return to the Planning Commission with a preliminary plat application for a formal review of the subdivision.

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 “Low Density Residential”. This designation allows densities of one lot per acre or one lot per ½ acre when TDRs are included. The General Plan also encourages the focus on large lot subdivisions as a way to maintain the City’s rural character.

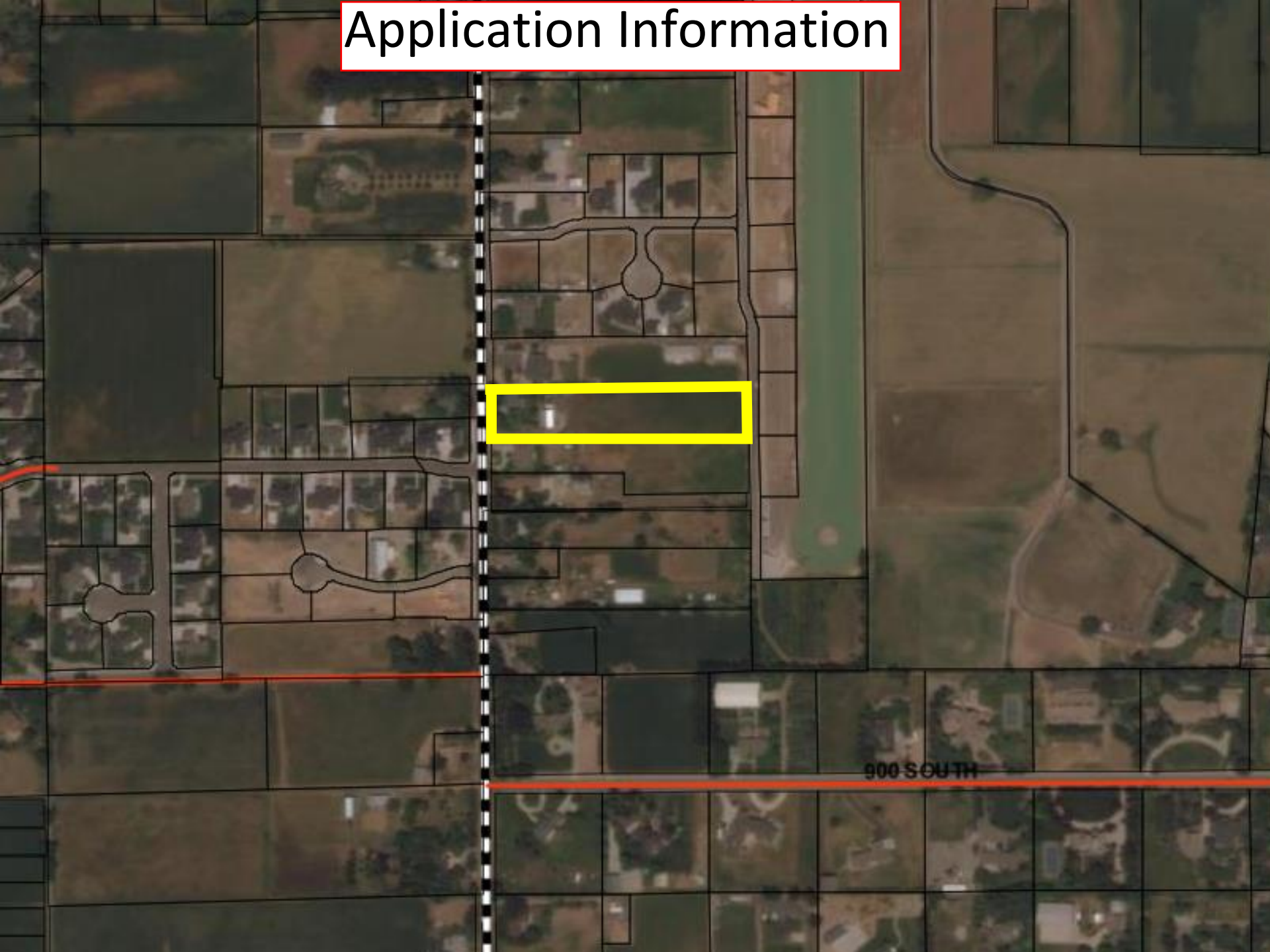
The proposed rezone to RA-1 is consistent with the Low Density designation. The concept plan shows two residential lots, both at least 1.25 acres in size, which is consistent with the goal to encourage large lot subdivisions. Staff also notes that several properties in the vicinity have been rezoned from A-2 to RA-1 and the proposed request is consistent with these past approvals.

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. The RA-1 zone requires a minimum lot size of at least one acre with 125 feet of frontage on a city road. The concept plan has one 1.43 acre lot that will front on Main Street and one 1.25 acre lot that will front on Maple Lake Drive. The concept plan is consistent with the RA-1 zone.

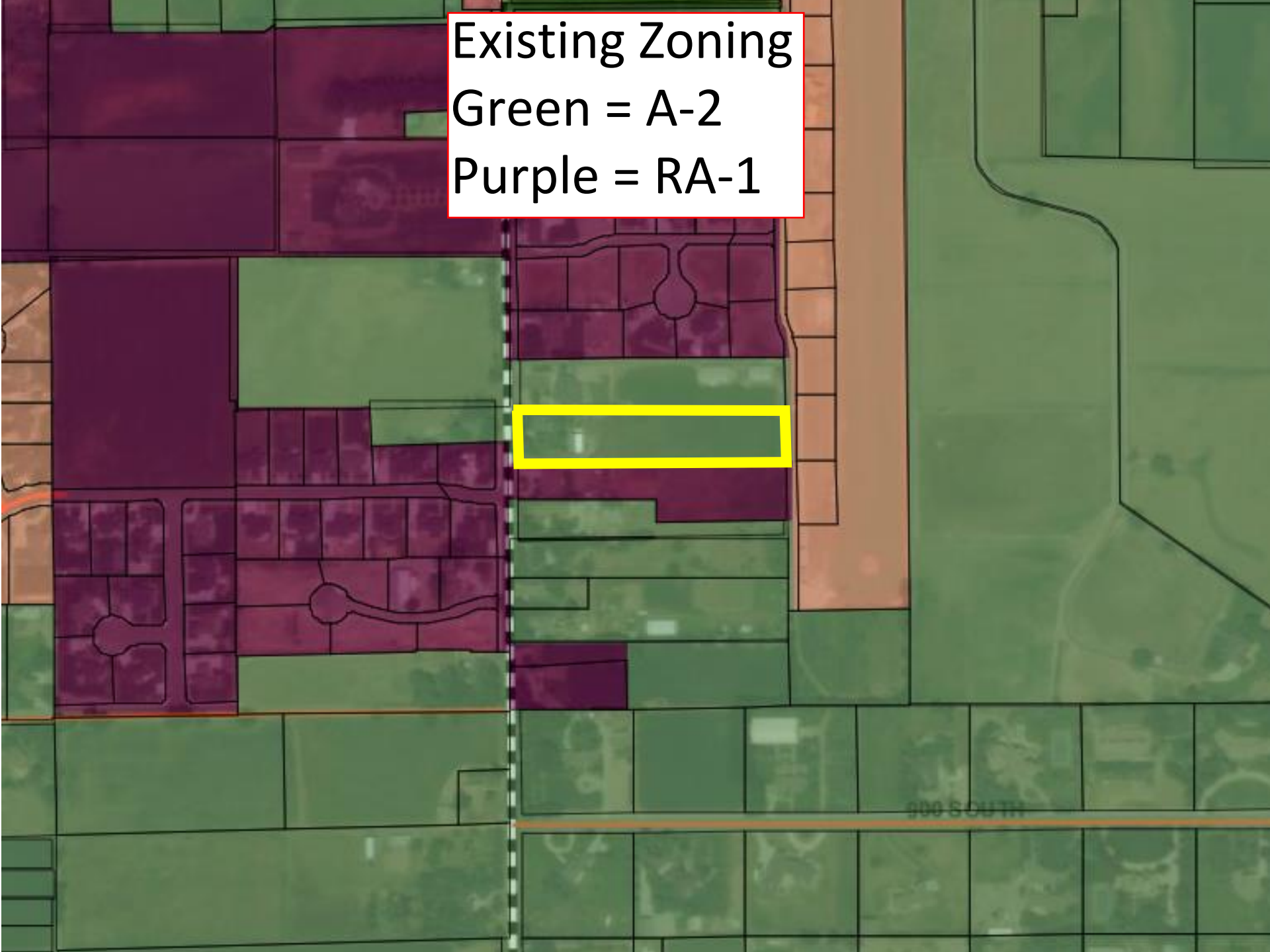
EVALUATION

Recommend approval of the rezone request to the City Council.

Application Information



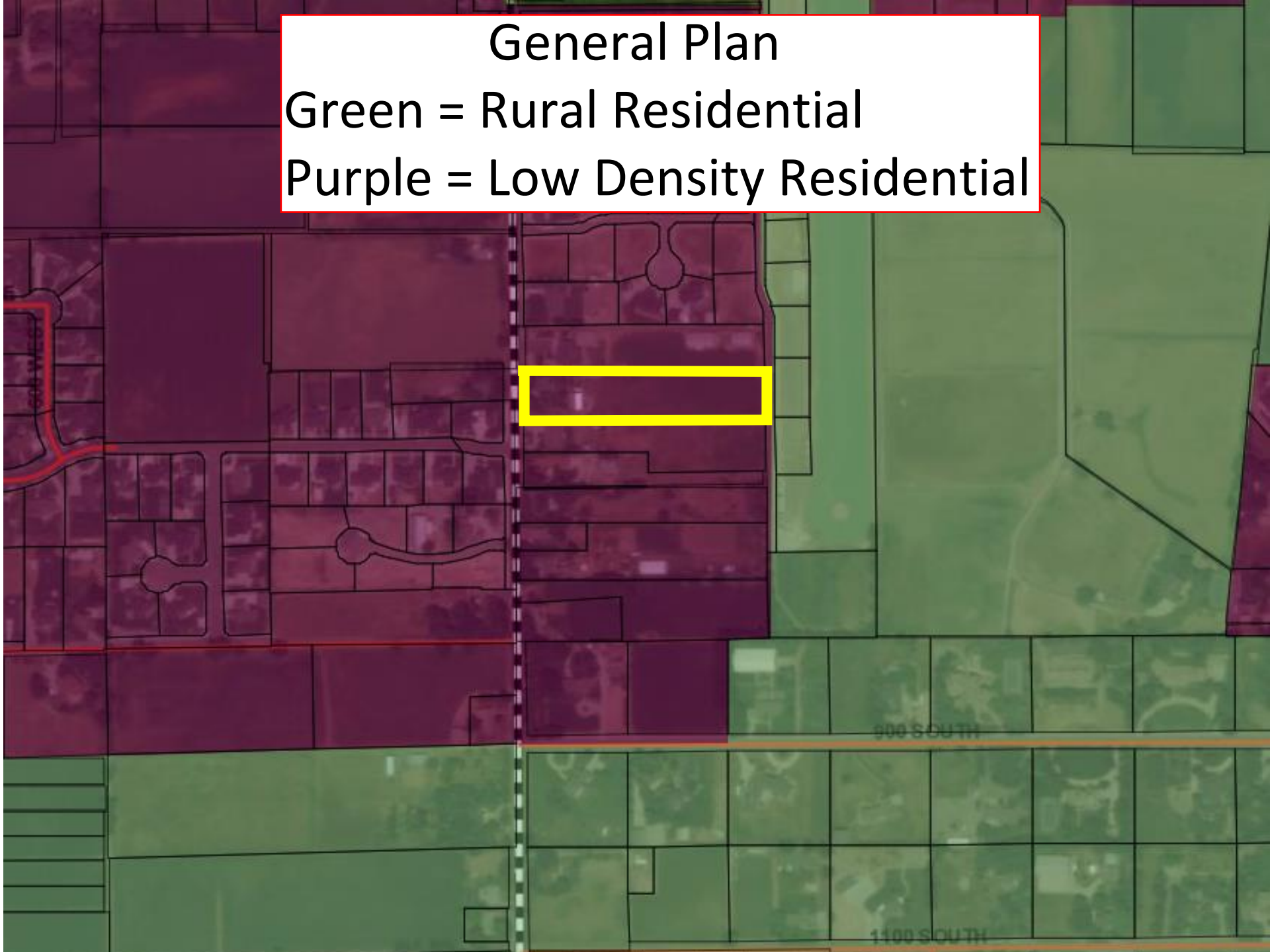
Existing Zoning
Green = A-2
Purple = RA-1

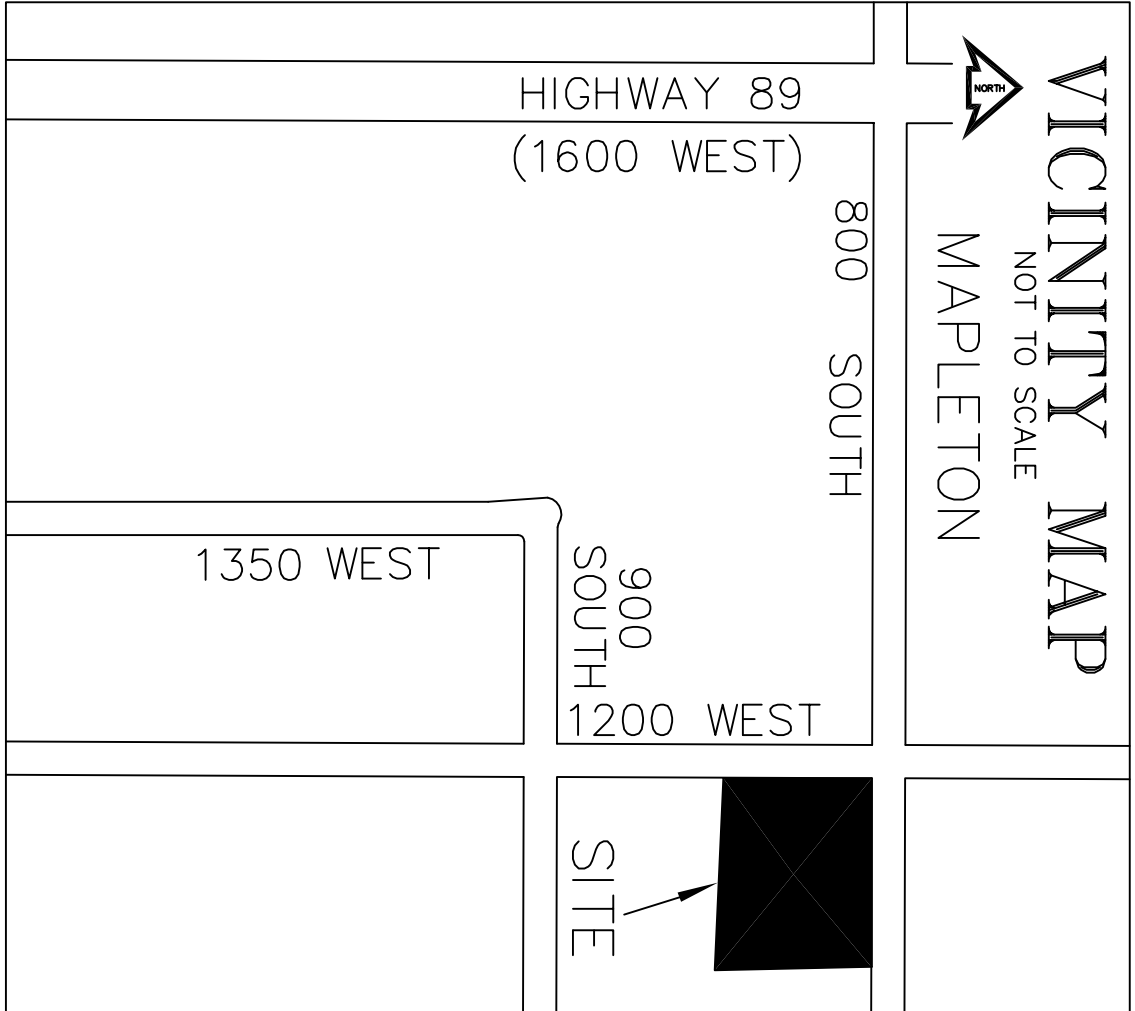


General Plan

Green = Rural Residential

Purple = Low Density Residential





BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°28'23" WEST ALONG THE SECTION LINE 722.10 FEET AND EAST 33.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°28'23" WEST 150.00 FEET; THENCE NORTH 89°31'37" EAST 777.60 FEET MORE OR LESS TO THE WESTERLY BOUNDARY OF MAPLETON 340 LAKES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THERE OF ON FILE AT THE UTAH COUNTY RECORDERS' OFFICE; THENCE SOUTH 00°45'00" EAST ALONG SAID SUBDIVISION 150.00 FEET; THENCE SOUTH 89°31'37" WEST 778.32 FEET TO THE POINT OF BEGINNING.

AREA = 116,693 SQ. FT. OR 2.6789 ACRES

OF LOTS = 2

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)

TABULATIONS

CURRENT ZONE = A-2 AGRICULTURAL-RESIDENTIAL
REQUESTED ZONE = RA-1 RESIDENTIAL AGRICULTURAL
TDR-R TRANSFERABLE DEVELOPMENT RIGHTS -
RECEIVEING SITE

OF LOTS = 2

TOTAL AREA = 2.6789 ACRES

STREET DEDICATED AREA = 0.00 ACRES

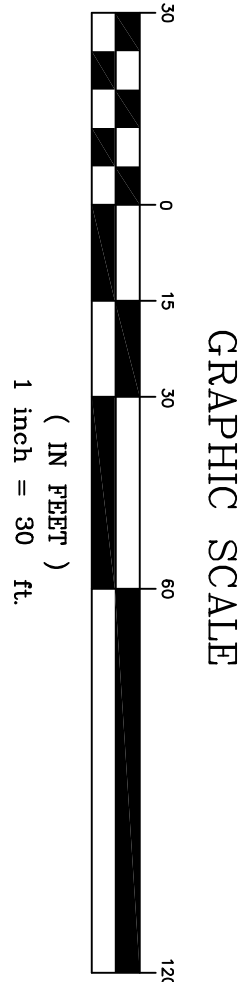
OPEN SPACE AREA = 0 ACRES

DENSITY = 1.3395 LOTS/ACRE

LANE MILES = 0.0568 MILES

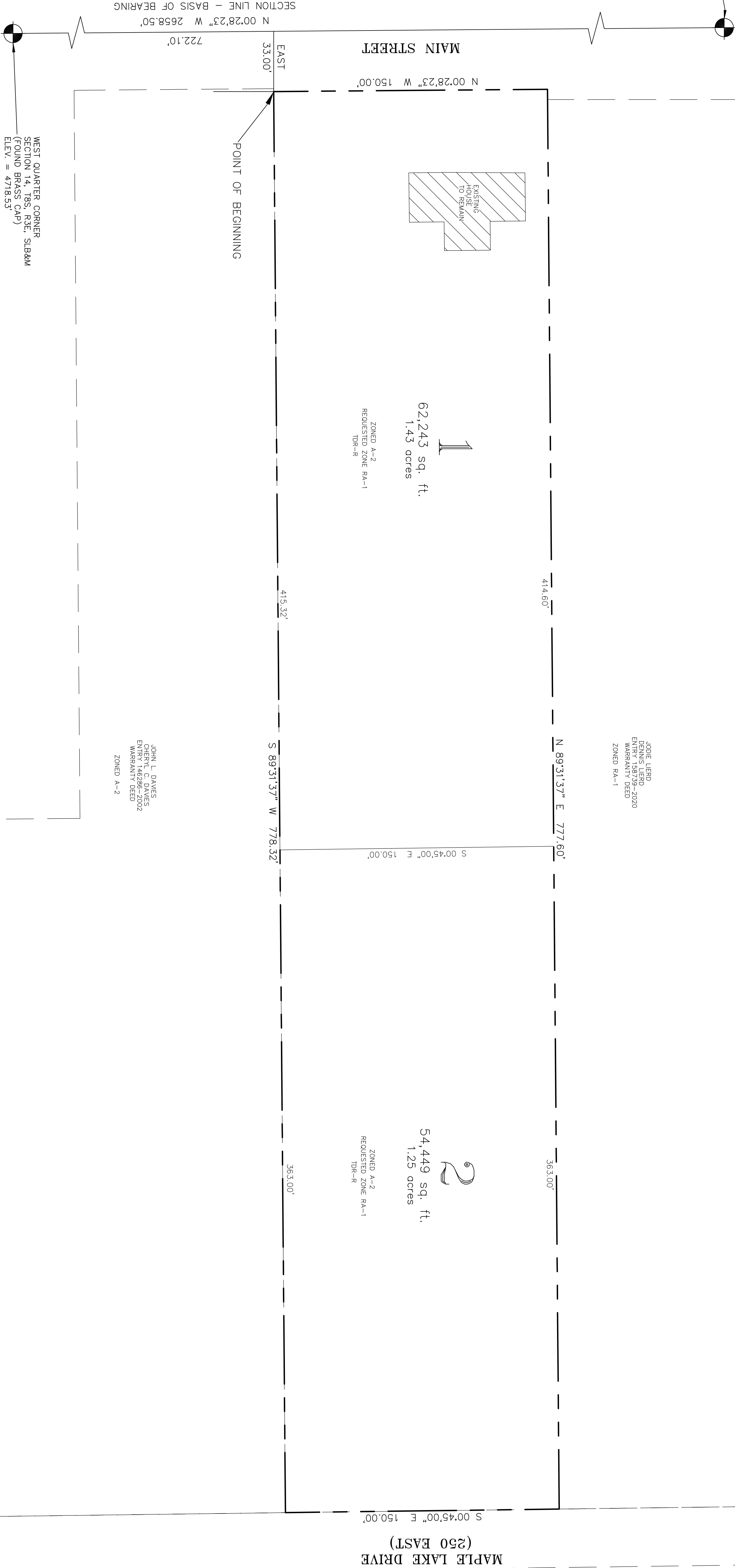
NOTES:

1. ALL CONSTRUCTION IS TO BE CONSISTENT WITH MAPLETON CITY STANDARDS.
2. ALL HOMES CONSTRUCTED ARE TO HAVE FLOOR SLABS A MINIMUM OF 3 FEET ABOVE THE GROUND WATER ELEVATION.
3. EACH LOT WILL BE REQUIRED TO HAVE A GRADING AND DRAINAGE PLAN BEFORE BUILDING PERMIT IS ISSUED.



Proposed Concept Plan

600 SOUTH STREET



REVISIONS		BY	LEVEL OF FOCUS, INC.		
			DAVID F. HUNT, P.L.S.		
			1334 EAST 1150 SOUTH		
			SPANISH FORK, UTAH 84660		
			(801) 319-5441		
			LEVELOFFOCUS@GMAIL.COM		
			WHITNEY PLACE		
			ZONE CHANGE MAP - CONCEPT PLAN		
			SPANISH FORK, UTAH 84660		
			2-Lot, Single-Family Residential Subdivision		
			UTAH 555 SOUTH MAIN STREET		
DESIGNER		DFH	DRAWN BY	DFH	CHECKED BY
DATE		02-02-22	SCALE		PROJECT NO.
			1" = 30'		
					SHEET 1 OF 1