

Planning Commission Staff Report



MAPLETON

Item:

6

Date:

5/12/2022

Applicant:

DLH Properties, LLC.

Location:

300 N 1200 E

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Zone:

A-2

Attachments:

1. Application
information.

REQUEST

Consideration of a request to rezone 1.4 acres of property located at approximately 300 North 1200 East from A-2 to RA-1 with a TDR-R Overlay zone.

BACKGROUND & DESCRIPTION

The subject property is approximately 1.4 acres in size and is currently vacant. The property has frontage on 1200 East to the west and the Mapleton Parkway Trail to the east. The property is currently zoned A-2. Lots along this block of 1200 East range in size from 1/3 of an acre to nearly six acres.

The applicant is requesting to rezone the property from A-2 to RA-1 with a Transferable Development Right (TDR-R) Overlay with the intent of creating two building lots, .68 and .74 acres in size. If the rezone application is approved, the applicant would then submit a formal application for 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 policies.

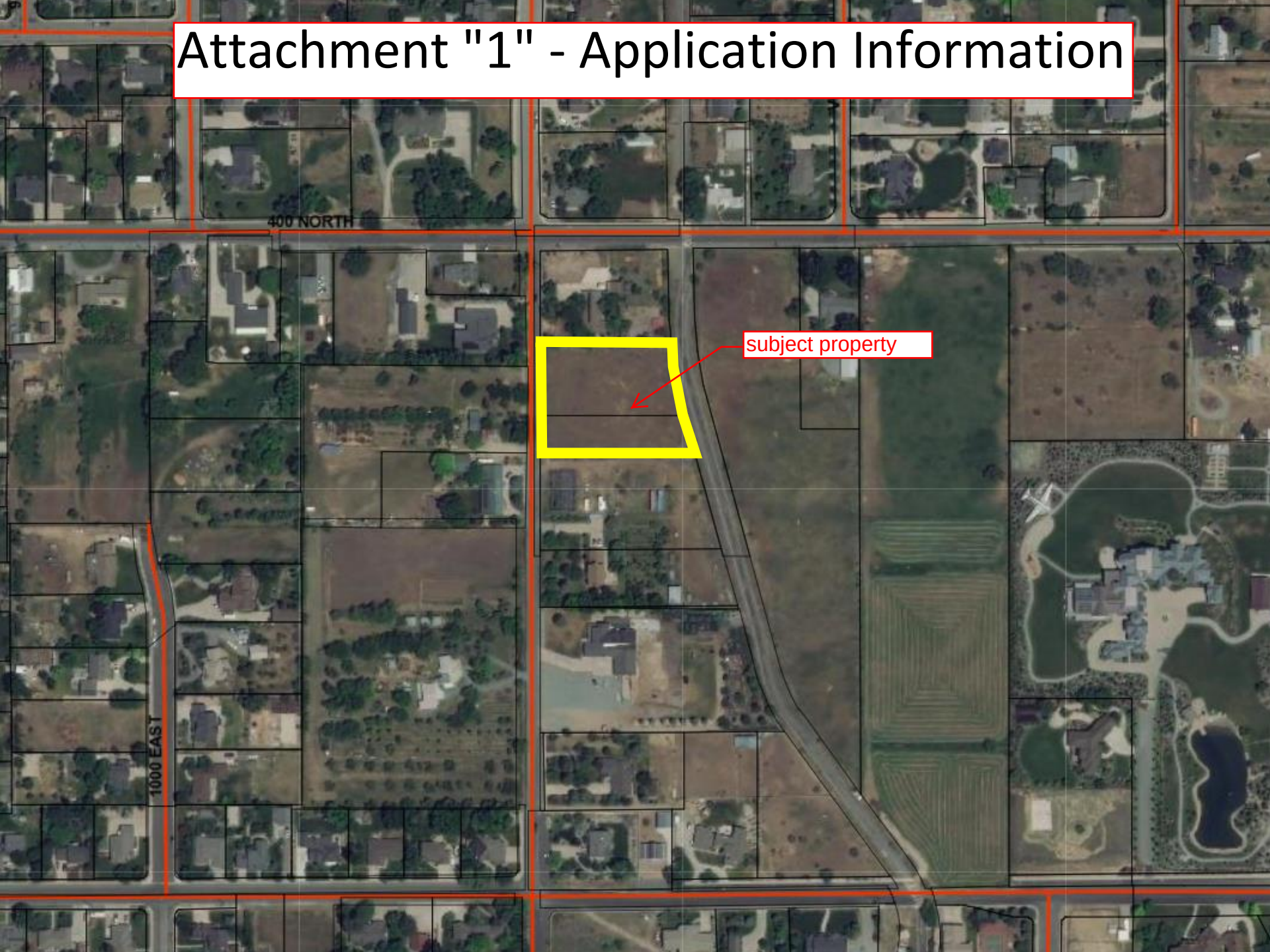
General Plan: The Future Land Use Map designates the site as "*Low Density Residential*". This designation allows densities of one lot per acre or one lot per ½ acre when TDRs are included. The property west of 1200 East is designated as "*Medium Density Residential*" and the property east of the trail is designated as "*Rural Residential*". The low density designation is meant to be a buffer between the higher density lots to the west and the more rural lots to the east. The applicant's request to rezone to RA-1, with a TDR-R is consistent with the General Plan.

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. If a TDR-R overlay is approved, the minimum lot size is reduced to ½ an acre with 100 feet of frontage. The proposed concept plan is consistent with the zoning requirements if the rezone application is approved.

EVALUATION

Recommend approval of the rezone request to the City Council.

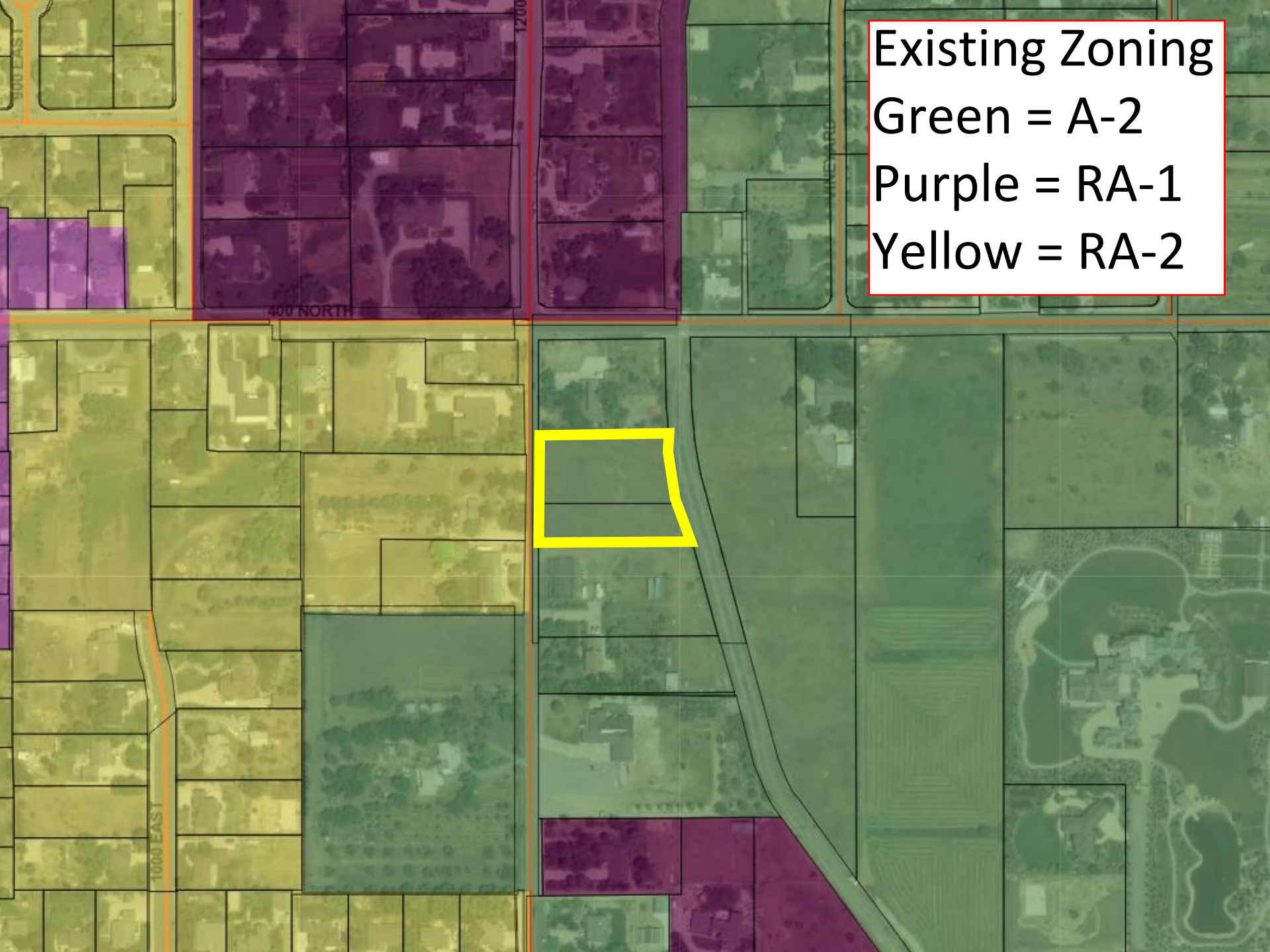
Attachment "1" - Application Information



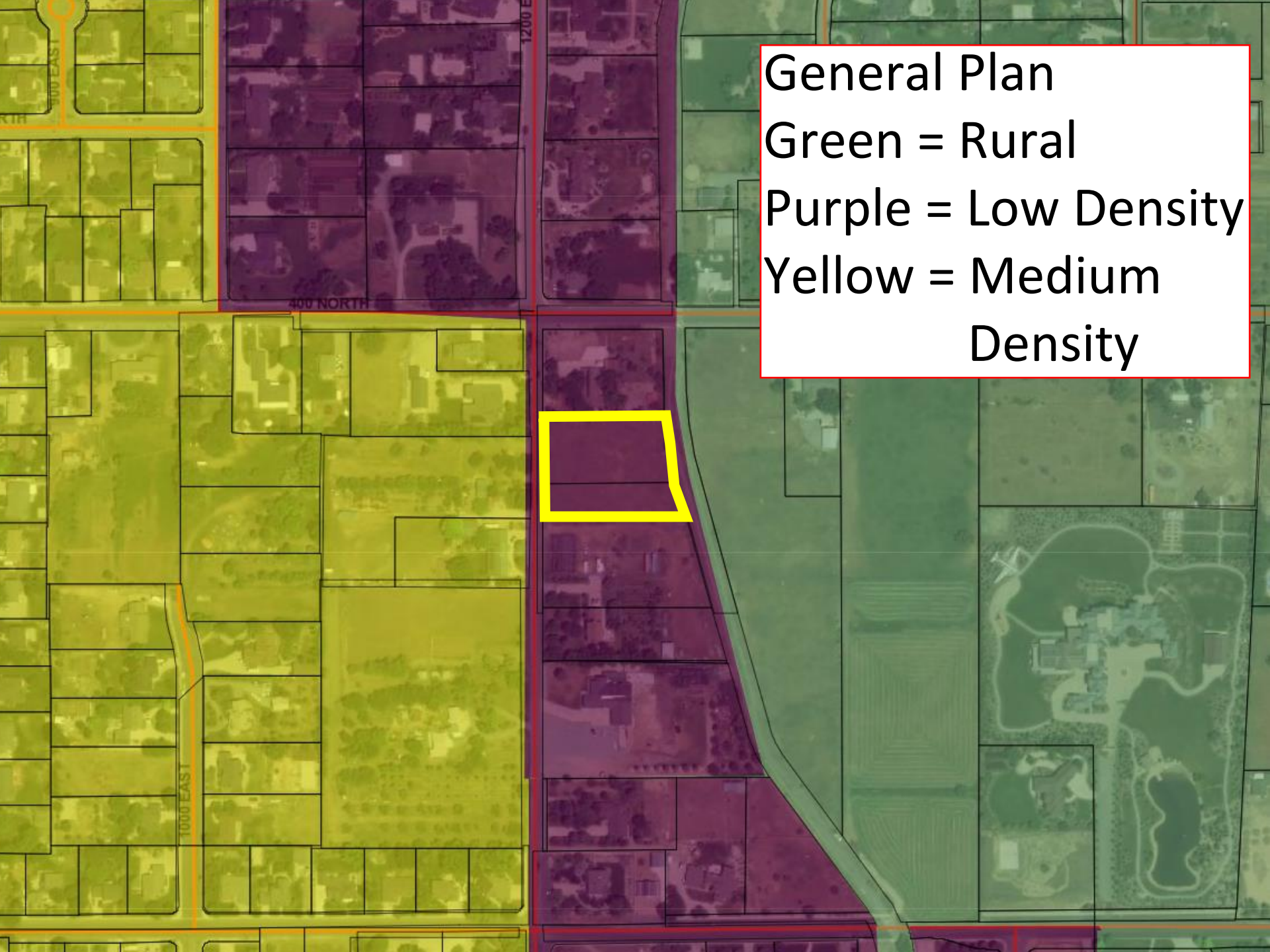
subject property

400 NORTH

1000 EAST



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



General Plan
Green = Rural
Purple = Low Density
Yellow = Medium
Density

\$450 Application fee



MAPLETON
UTAH

ZONING MAP/GENERAL PLAN MAP AMENDMENT APPLICATION

Applicant Information

Applicant: Richard Hatfield, Apex Engineering Phone #: 801-796-2277

Address: 661 North Main City, State, Zip: Spanish Fork, UT 84660

Email: richardh@apex20.com Project Parcel#: 26:067:0080 & 26:067:0055

Project Location: Approximately 340 North 1200 East

Project Type: Zoning Map Amendment General Plan Map Amendment

Existing Zone: A-2 Proposed Zone: RA-1 with TDR-R Overlay

Existing General Plan Designation: Low Density Residential

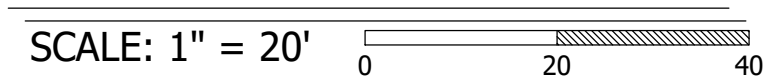
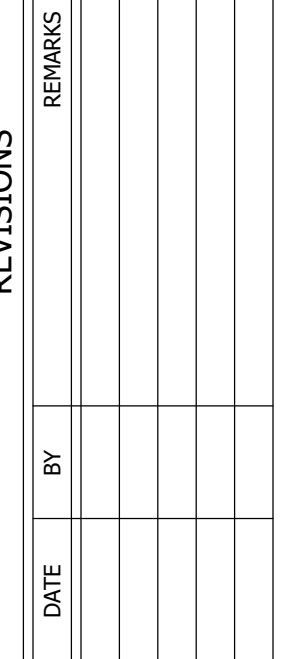
Proposed General Plan Designation: No Change Proposed

Reason for zone/general plan change: The reason for a zone change is to create an approved two-lot residential subdivision (~0.75 acres each) from the existing two parcels.

Applicant's Signature:  Date: April 13, 2022
(property owner or authorized agent)

Submittal Requirements

- Map showing the area of the proposed change;
- A detailed geologic study will be required for zone or general plan changes involving Critical Environmental areas; and
- A development concept plan if applicable.



TRAIL VIEW SUBDIVISION
CONCEPT PLAN

7/17/2019

MAPLETON, UT

DLH PROPERTIES

DRAWING:

C-0