

Planning Commission Staff Report



MAPLETON

Item:

7

Date:

5/12/2022

Applicant:

Barbara Jensen

Location:

1595 W 1600 N

Prepared By:

Sean Conroy, Community Development Director

Public Hearing:

Yes

Zone:

RA-1

Attachments:

1. Application information.

REQUEST

Consideration of a request to rezone approximately one acre located at 1595 West 1600 North from RA-1 to RA-2.

BACKGROUND & DESCRIPTION

The subject property is just under one acre in size and is developed with a single family residence. The property has frontage on 1600 North and 1600 West. The property is currently zoned RA-1.

The applicant is requesting to rezone the property from RA-1 to RA-2 with the intent of creating one additional building lot. 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 give to the policies.*

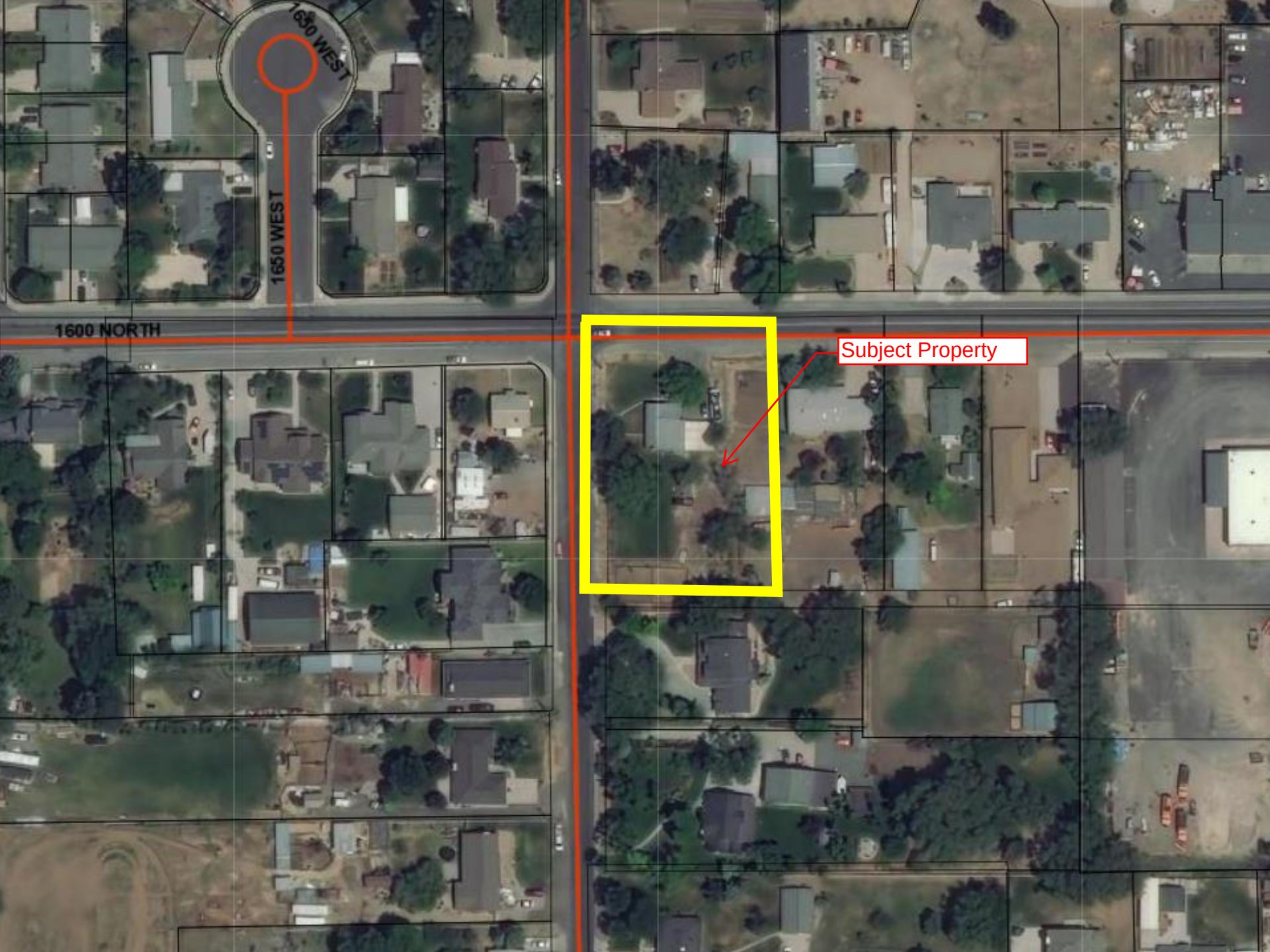
General Plan: The Future Land Use Map of designates this site as "Medium Density Residential". This designation allows lots sizes as

small as 1/3 of an acre. The proposed request to rezone the property to RA-2 is consistent with the General Plan and with the surrounding 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. The RA-2 zone requires a minimum lot size of at least 1/3 of an acre and 100 feet of frontage on a city road. If the rezone request is approved, the applicant will be able to create two lots, both of which would meet or exceed the minimum size and frontage requirements.

EVALUATION

Recommend approval of the rezone request to the City Council.

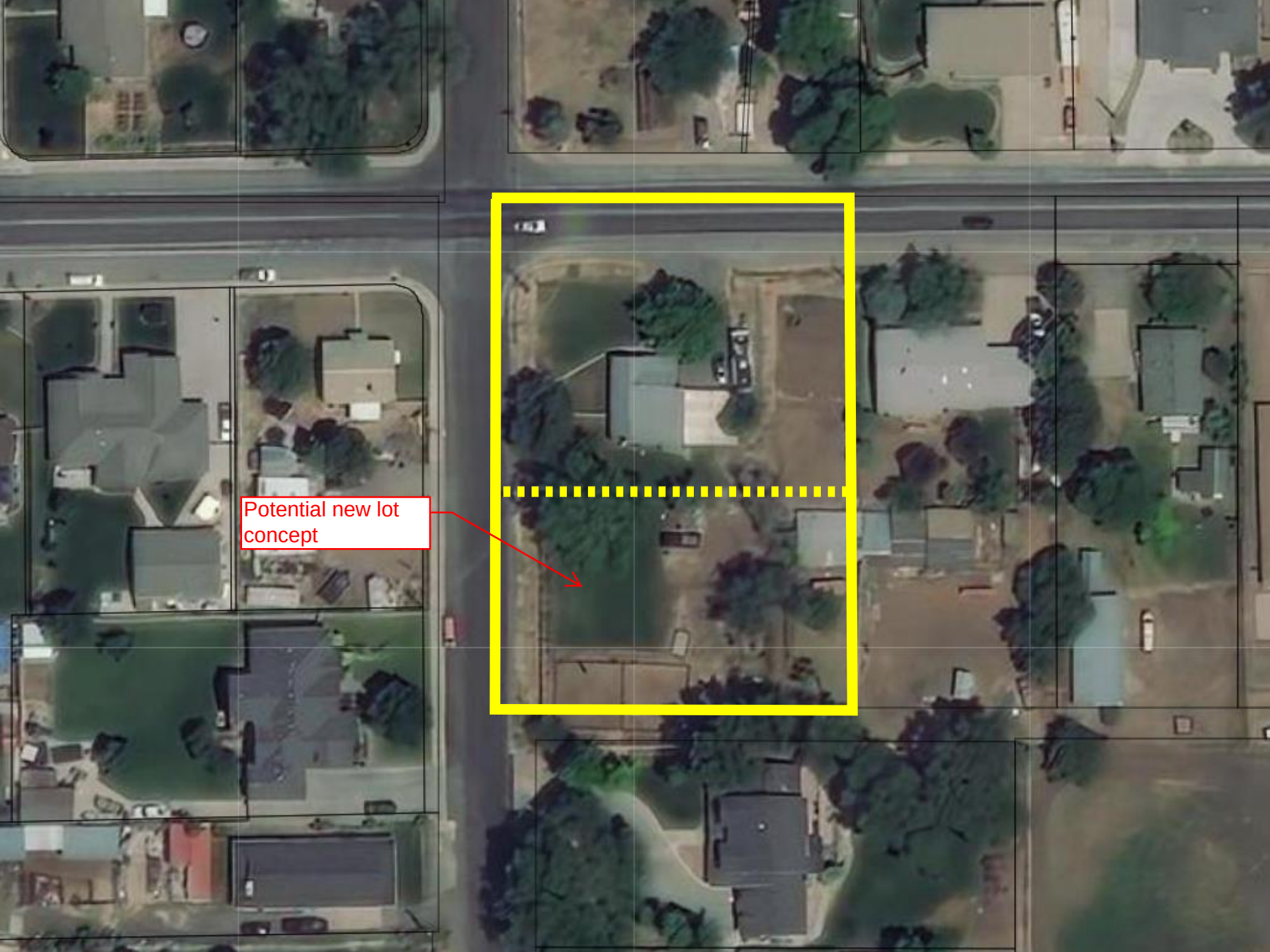


1650 WEST

1650 WEST

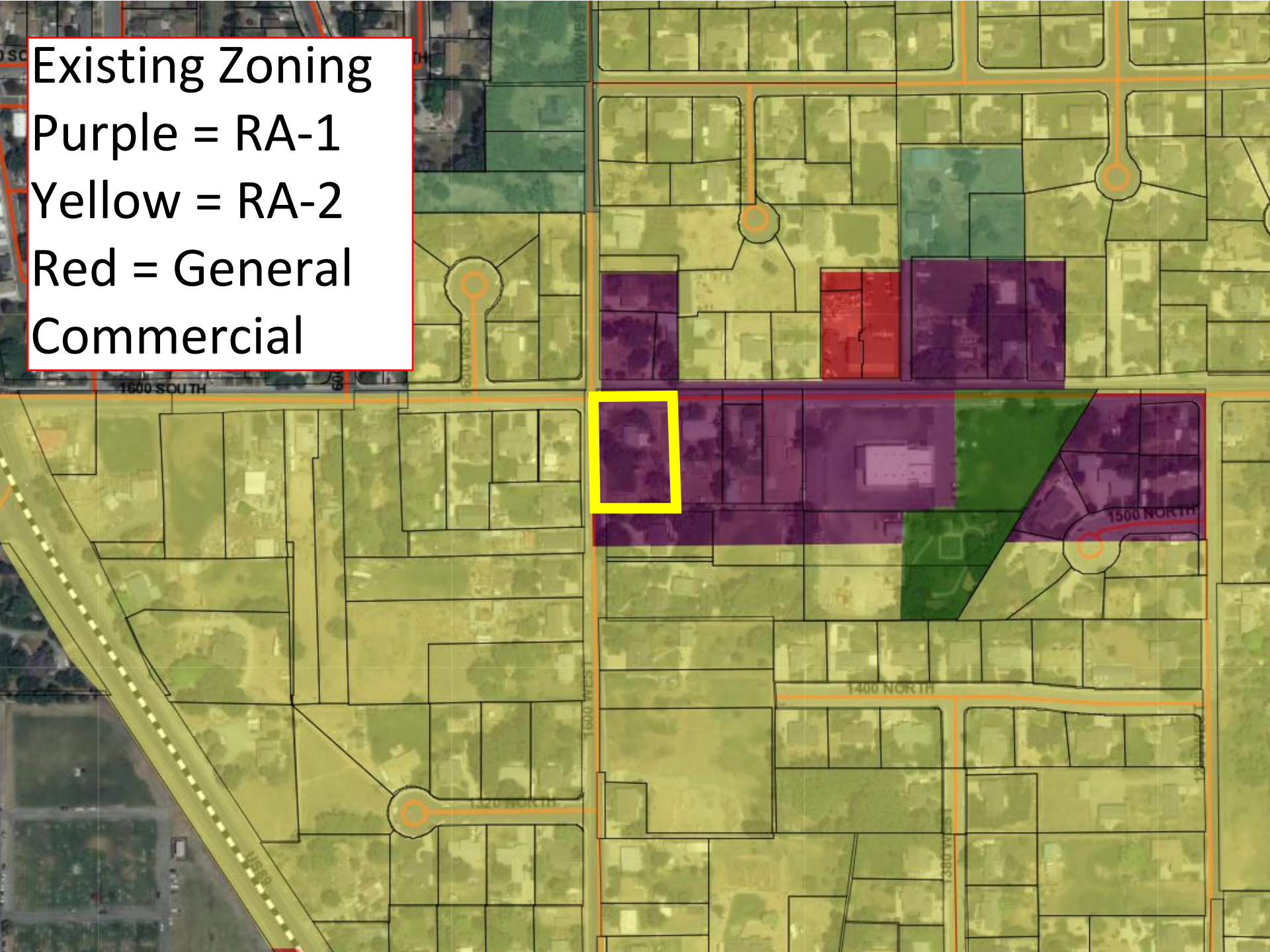
1600 NORTH

Subject Property



Potential new lot
concept

Existing Zoning
Purple = RA-1
Yellow = RA-2
Red = General
Commercial



General Plan
Yellow = Medium
Density

