



Item:

3

Date:

7/14/2022

Applicant:

Lyle Haycock

Location:

2105 S Main

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

PRC-6

Attachments

1. Standard findings.
2. Application
Information.
3. DRC Comments.

REQUEST

Consideration of a Preliminary Plat for a 4-lot subdivision located at 2105 South Main Street in the PRC-6 Zone.

BACKGROUND & DESCRIPTION

In 2018 the City Council rezoned approximately 21 acres from A-2 to Planned Residential Community (PRC-6) with a Transferable Development Right (TDR-R) Overlay and approved a concept plan for 18 lots. The applicant owns 6.3 acres of this project. The project was originally called Maple Vale, but the name was later changed to Magnolia Lane. Two phases have been developed to date with a total of seven lot.

The applicant is requesting approval of a Preliminary Plat for the Magnolia Lane Plat "C" subdivision consisting of four lots. There is an existing home on that site that will remain on a 3.7 acre lot. The three new building lots would be .89, .88 and .61 of an acre in size. Lots 1 and 2 will have access off of Magnolia Lane, lot 3 will have access off of Main Street and Mapleton Canyon and lot four will have access off of Mapleton Canyon.

EVALUATION

General Plan & Zoning: The General Plan designates this site as "Rural Residential". This designation encourages average densities of two acres per lot, or one acre per lot with TDRs. The PRC-6 zone was intended to allow for a variety of lot sizes ranging from over three acres to ½ an acre and is consistent with the densities allowed in the General Plan.

The General Plan and subdivision ordinance also encourage creating appropriate transitions between land uses and developments. On the original concept plan, what is now lot four was .79 of an acre with approximately 120 feet of width. In the current proposal lot four is now .61 of an acre with just under 100 feet of width. The primary reason for the reduction in lot size and width is to accommodate existing fencing and structures on the site.

Lot four abuts the Preserve Plat "D" subdivision that consists primarily of one acre lots with approximately 125 feet of width. While the PRC-6 zone allows lots as small as ½ an acre, staff's preference would be to go back to the slightly larger and wider configuration that was shown on the concept plan to create a better building lot and to be more consistent with the adjacent lots to the east.

Subdivision: MCC Chapter 17.04.050.B outlines the review standards that should be used by the Commission when reviewing

subdivision applications. These standards are shown in attachment "1".

RECOMMENDATION

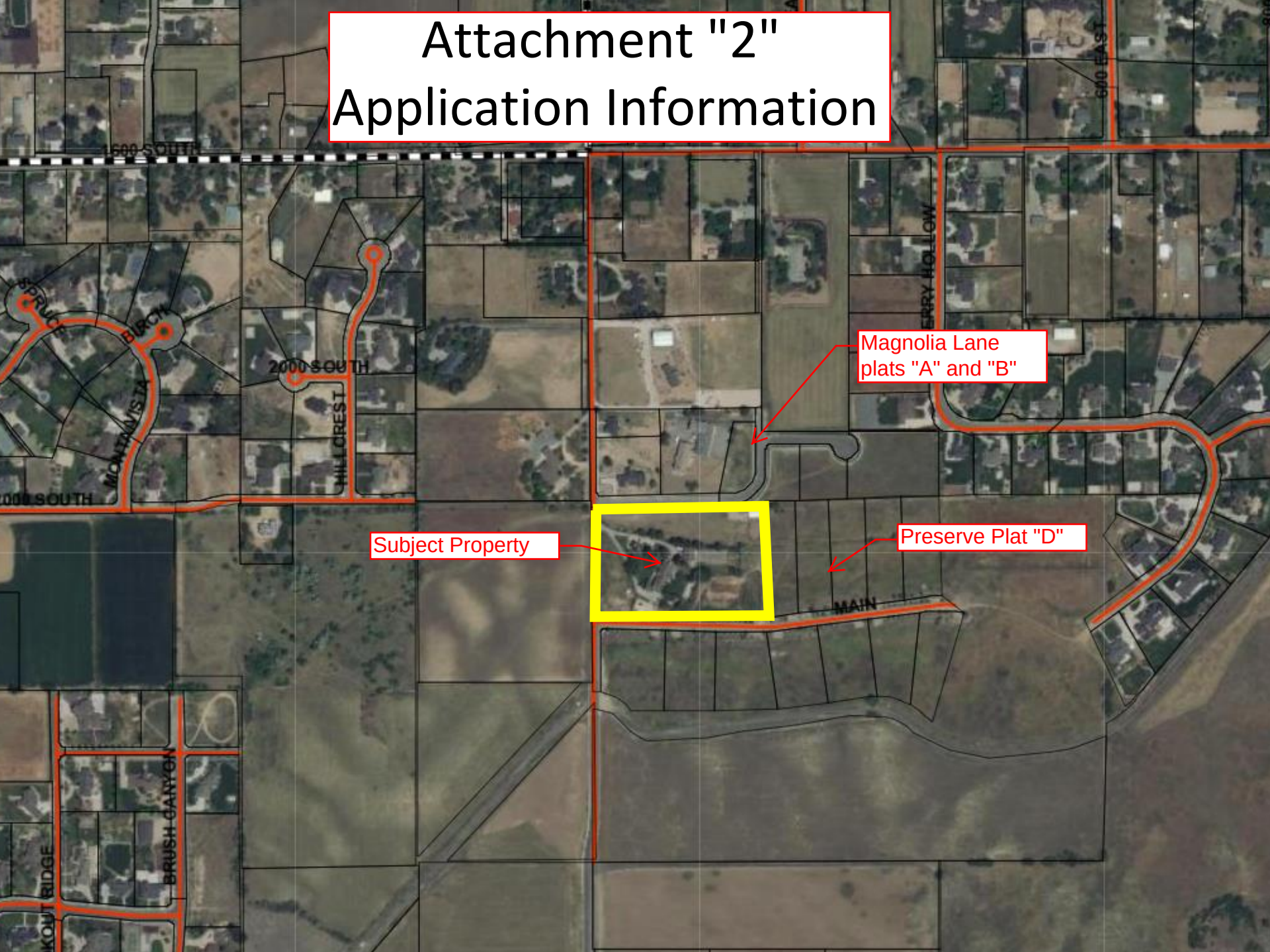
Recommend approval of the Preliminary Plat to the City Council with the following conditions:

1. The applicant shall comply with all outstanding DRC comments.
2. Lot four shall be reconfigured to be more consistent with the size and width of the lot as shown on the concept plan for the PRC-6 project.

Attachment “1” Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✓
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✓
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✓
6.	The project does not impose an undue financial burden on the City.	✓
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✓
8.	The project plan recognizes and accommodates the existing natural conditions.	✓
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✓
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✓

Attachment "2"

Application Information



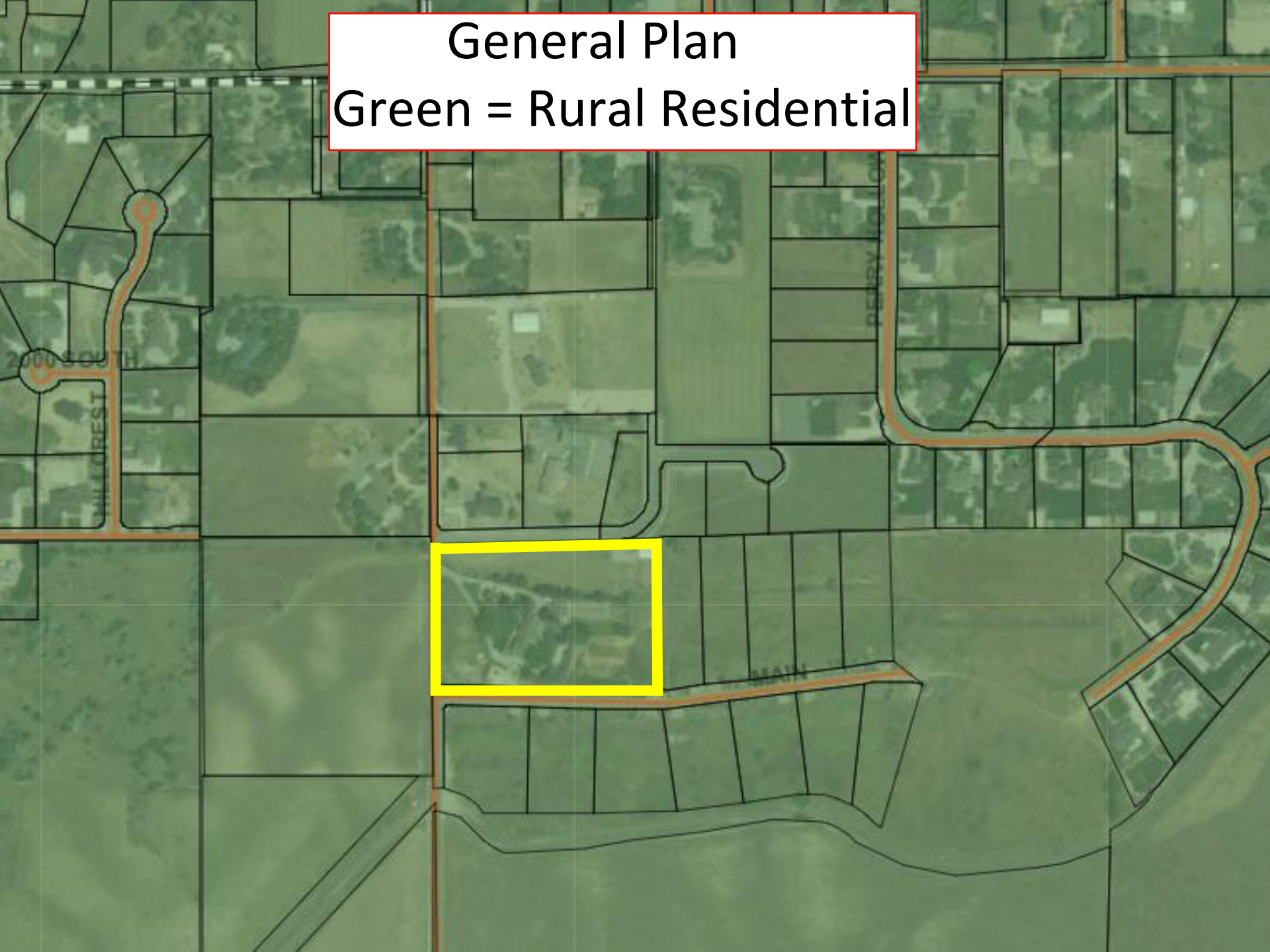
Magnolia Lane
plats "A" and "B"

Subject Property

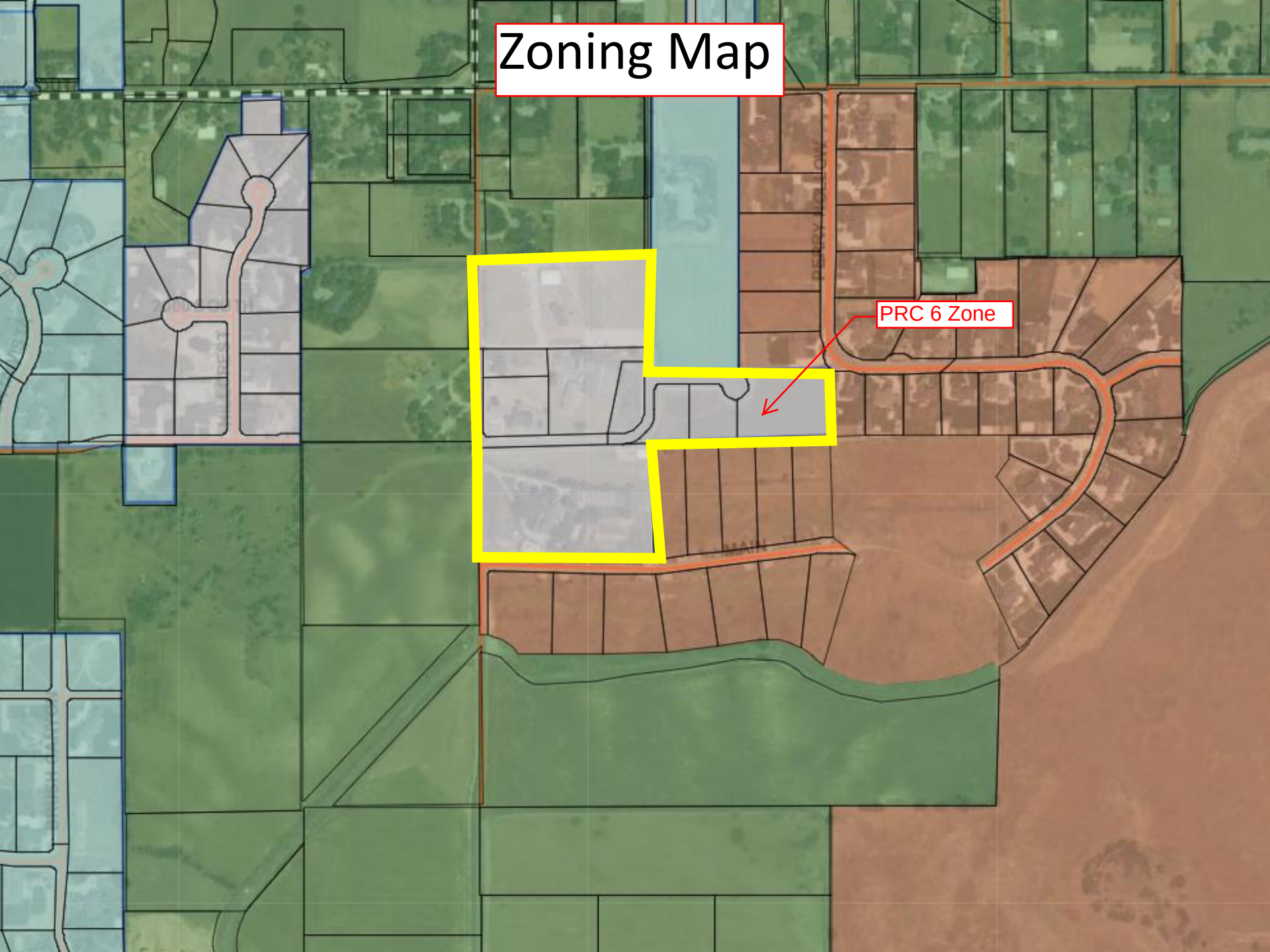
Preserve Plat "D"

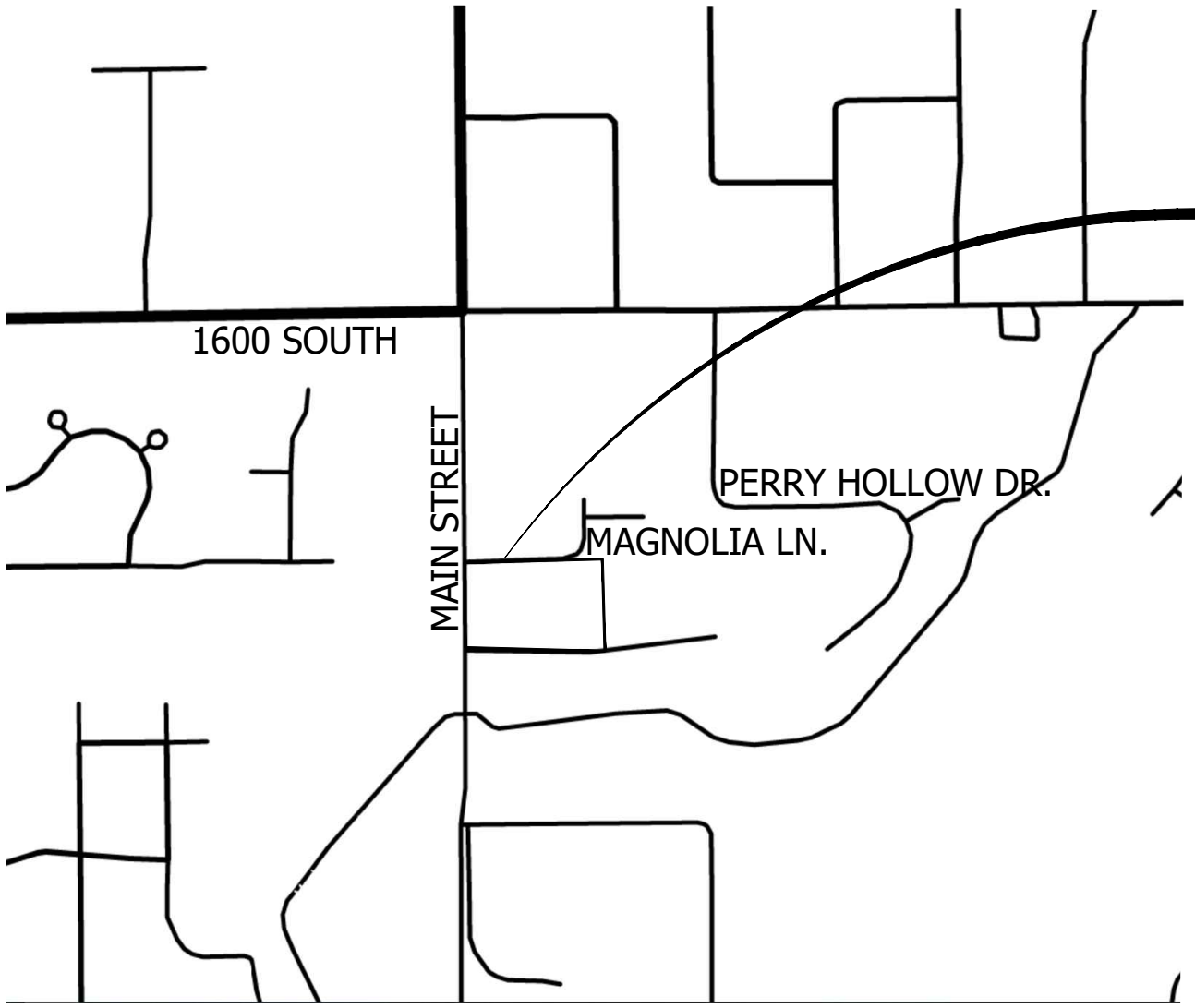
General Plan

Green = Rural Residential



Zoning Map





PROJECT
LOCATION

VICINITY MAP
SCALE: N.T.S.

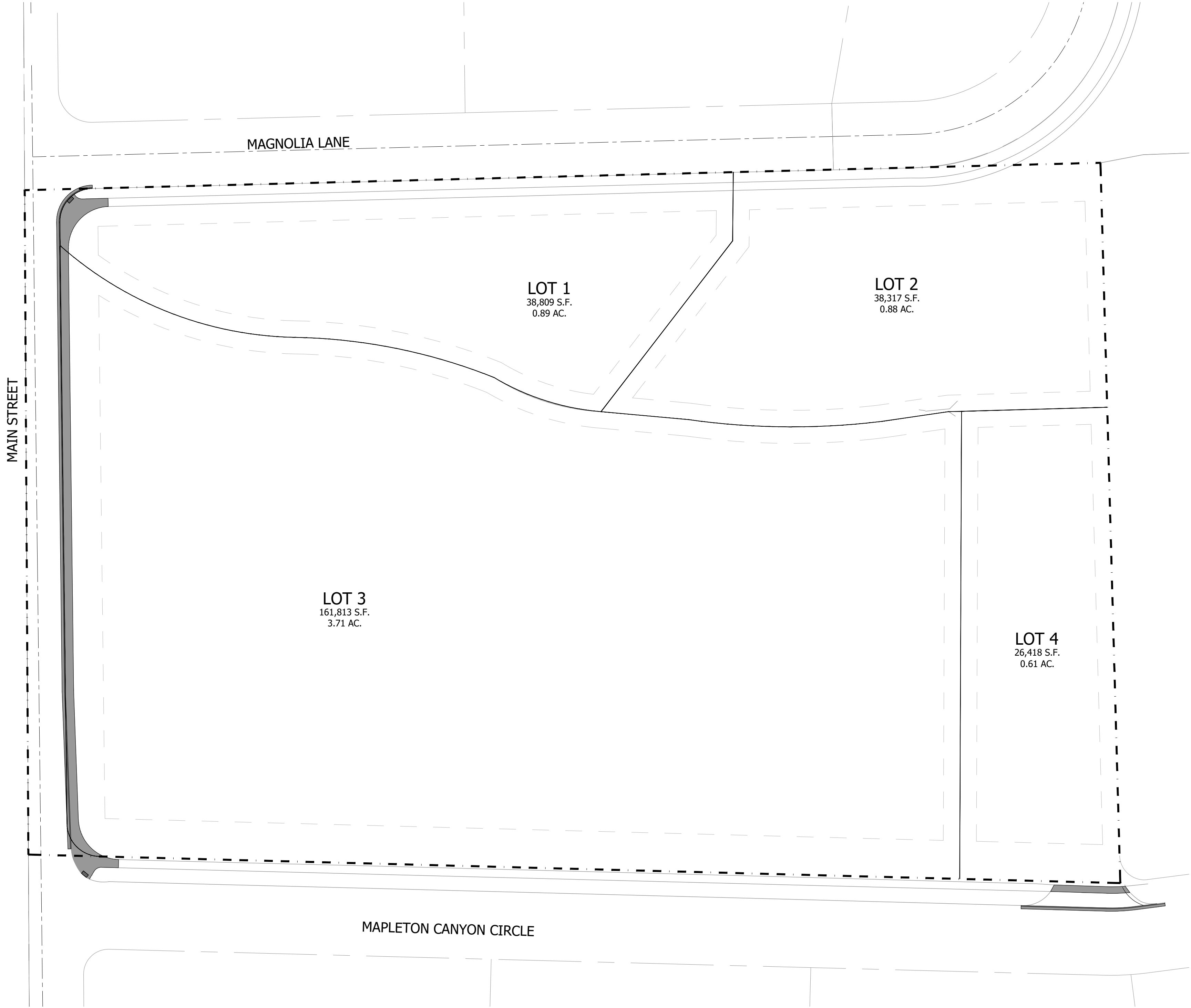
SHEET INDEX

- C-1 COVER SHEET
- C-2 SITE PLAN
- PP-1 GRADING PLAN - MAIN STREET
- PP-2 GRADING PLAN - MAPLETON CANYON CIRCLE
- D-1 DETAIL SHEET

Proposed Plat

MAGNOLIA LANE SUBDIVISION

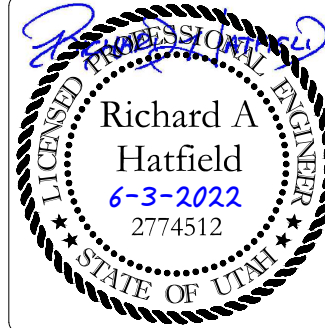
DAWSON HAYCOCK
MAPLETON, UT



COVER SHEET
SCALE: 1" = 40'



REVISIONS		REMARKS
DATE	BY	



MAGNOLIA LANE SUBDIVISION
COVER SHEET

C-1

DATE: 6-3-2022

LOCATION: MAPLETON, UT

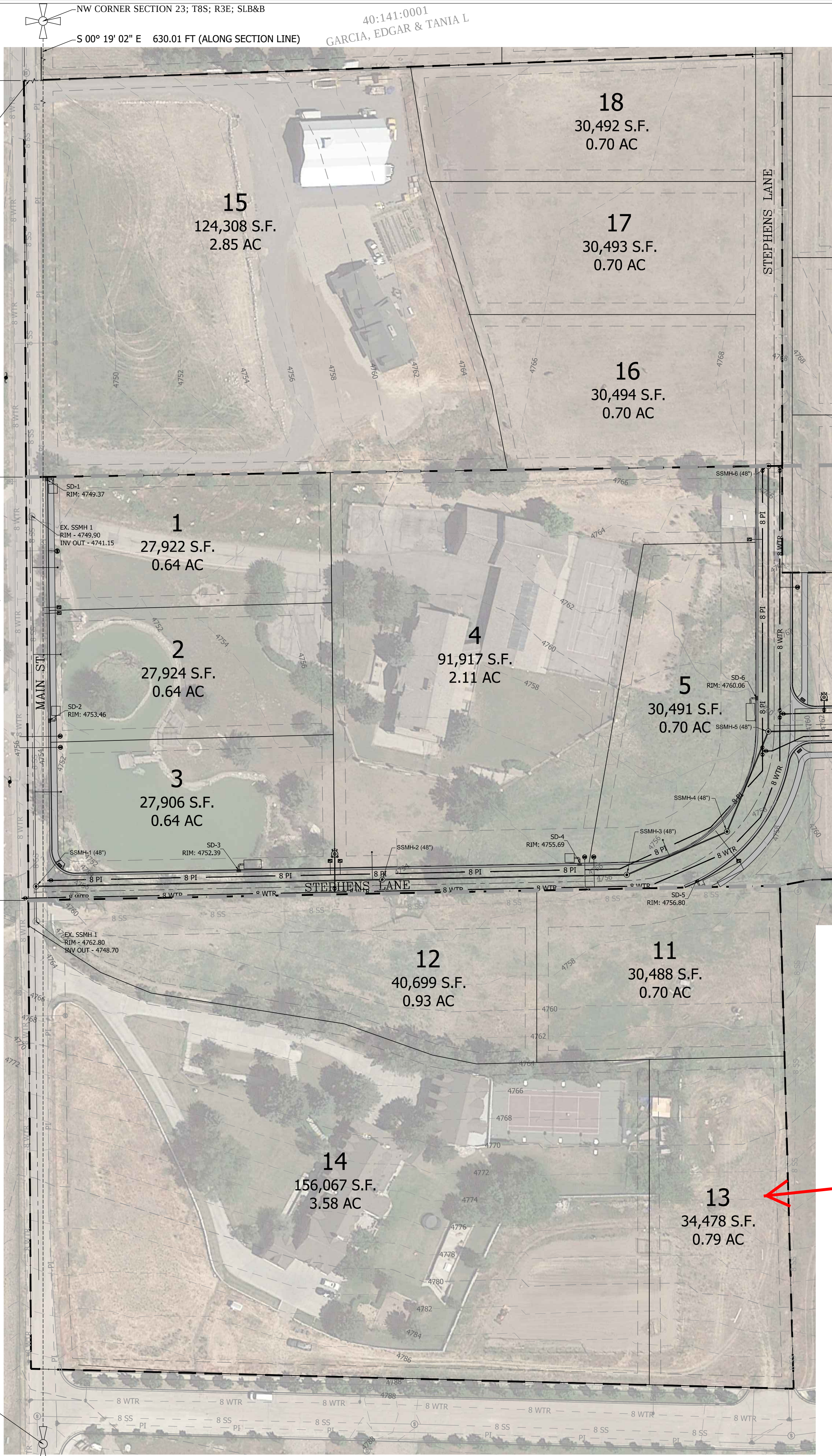
FOR: DAWSON HAYCOCK

DRAWING:

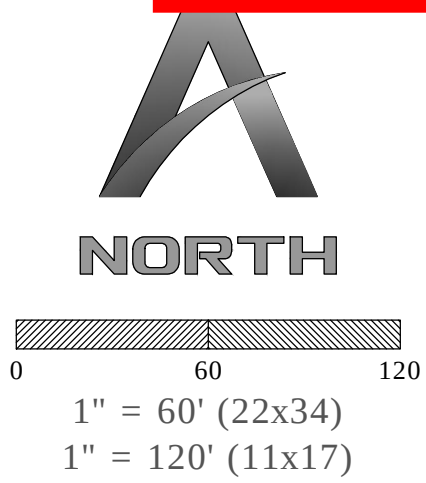
FUTURE PHASE

PHASE I

FUTURE PHASE



PRC Concept Plan



BOUNDARY DESCRIPTION:
BEGINNING 973.43 FEET SOUTH AND 5.39 FEET EAST FROM THE NORTH WEST CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89° 08' 00" EAST 654.68 FEET; THENCE SOUTH 90°00'00" EAST 92.47 FEET; THENCE NORTH 90°00'00" EAST 330.00 FEET; THENCE NORTH 00°05'44" WEST 5.39 FEET; THENCE NORTH 89°34'06" EAST 337.93 FEET; THENCE SOUTH 00°21'12" EAST 251.18 FEET THENCE SOUTH 87°57'29" WEST 646.16 FEET; THENCE SOUTH 79°11'56" WEST 26.21 FEET; THENCE SOUTH 88°52'59" WEST 266.13 FEET; THENCE SOUTH 88°53'00" 32 FEET; THENCE SOUTH 88° 52' 49" WEST 352.54 FEET; THENCE NORTH 00°19'02" WEST 366.46 FEET TO THE POINT OF BEGINNING.

ENGINEER
APEX ENGINEERING, INC.
RICHARD HATFIELD, PE
823 NORTH 700 EAST
SPANISH FORK, UT 84660
801-361-5242

SURVEYOR
VALLEY LAND SURVEYING
DAN KNOWLDEN, JR., PLS
563 NORTH REES AVE
SPANISH FORK, UT 84660
801-616-6848

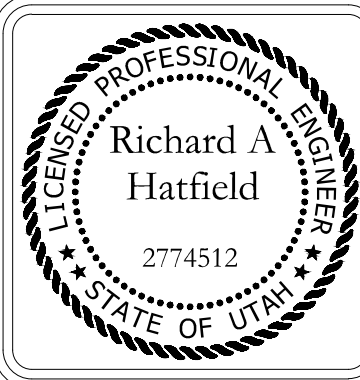


VICINITY MAP

PROJECT LOCATION



REVISIONS		COMMENTS	
DATE	BY		



MAPLE VALE SUBDIVISION
A RESIDENTIAL SUBDIVISION
PRELIMINARY PLAT

FOR: KENT STEPHENS

LOCATION: MAPLETON, UT

DATE: 06-08-2018