

**Item:**

4

Date:

7/14/2022

Applicant:

Casey Walker

Location:

1285 W 1600 S

Prepared By:

Ryan Robinson, Planner

Public Hearing:

Yes

Zone:

A-2

Attachments:

1. Application information.

REQUEST

Consideration of a request to rezone approximately 4.57 acres of land located at approximately 1285 West 1600 South from the A-2 (Agricultural-Residential) Zone to the RA-1 (Residential-Agricultural) Zone and review of a Concept Plan for 4-lots.

BACKGROUND & DESCRIPTION

The subject property is approximately 4.5 acres in size and is developed with a single family dwelling. The property has frontage on 1600 South. 1200 West also stubs into the southeast corner of the site from the Park Meadows subdivision. The applicant is requesting approval to rezone the property from A-2 (two-acre minimum) to RA-1 (one-acre minimum). The applicant has submitted a concept plan that includes four one-acre lots and an extension of 1200 West to 1600 South.

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 (MCC) 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 one acre lots are consistent with this designation.

Transportation Master Plan: The applicant is proposing to extend 1200 West along the east property line to connect with 1600 South. MCC section 17.16.025 indicates that the minimum width for a new road shall not be less than half of the required right-of-width plus seven feet. For this development this would be 23' wide for the new road.

The neighboring home to the east is only five feet from the property line. If 1200 West is constructed as proposed, the home to the east would either need to be torn down or significantly modified in order to build the other half of the road. The Transportation Master Plan shows 1200 West ending in a cul-de-sac rather than connecting with 1600 S, presumably because of the location of the existing home to the east. Staff recommends the Commission discuss the following options:

- 1) Require that 1200 West end in a cul-de-sac as envisioned in the Transportation Master Plan. The maximum length of the cul-de-sac could not exceed 500 feet. This would eliminate the concern regarding the existing home to the east.
- 2) If 1200 West extends to 1600 S, staff would recommend widening the road to full width along the length of lot one so that the back of sidewalk was on the property line. This would eliminate the need to modify the existing home to the east in the future. The road could then shift to a half plus seven foot road along the remaining lots. UDOT approval will be required for any road improvements and/or connections to 1600 South.

Either of these options may result in a reduction of lots.

Zoning: The RA-1 zone requires a minimum lot size of at least one acre with 125 feet of frontage on a city road. The applicant is proposing one acre lots as allowed in the zone.

EVALUATION

Recommend approval of the rezone request to the City Council with the following condition:

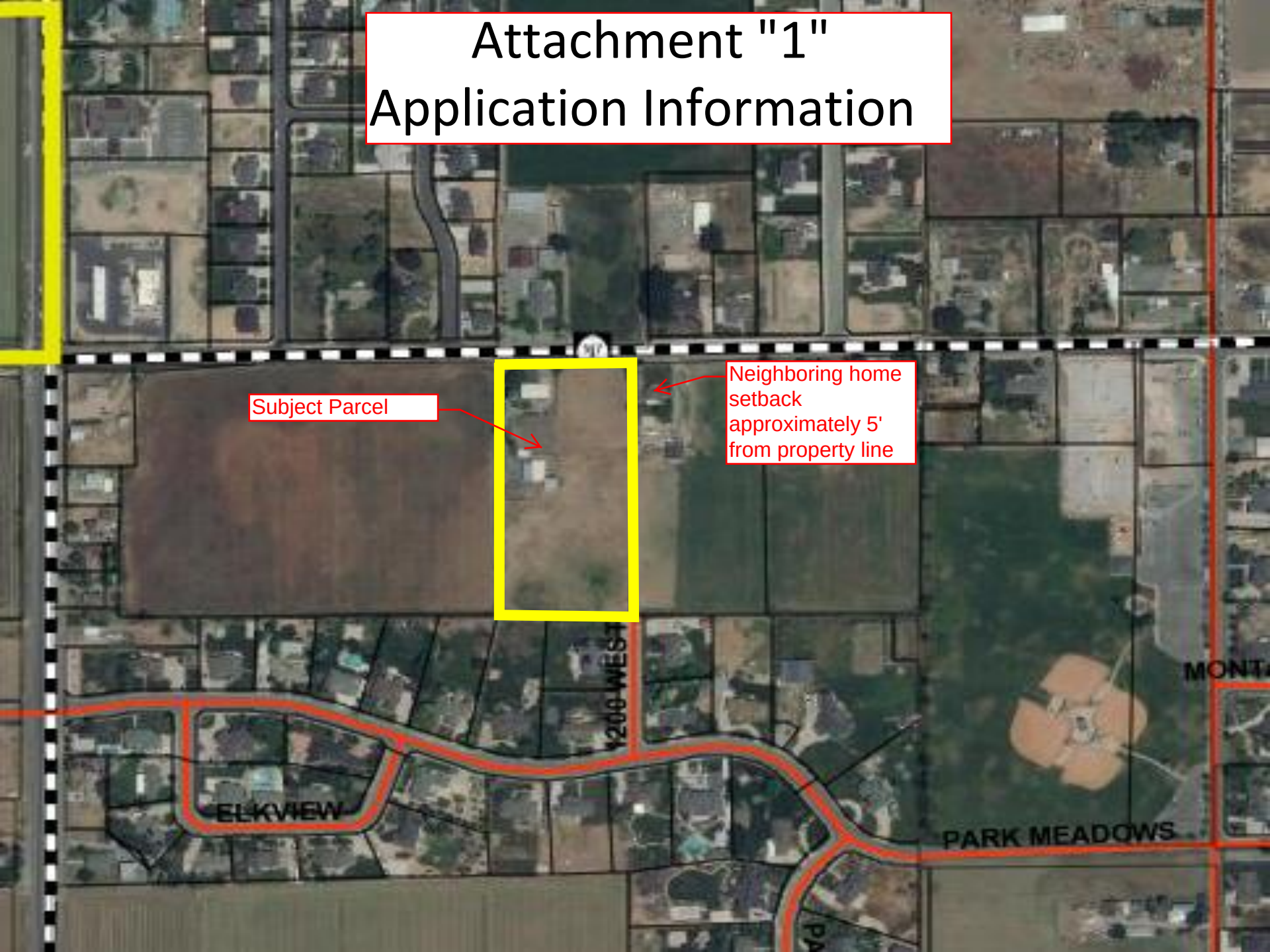
1. The concept plan shall be amended to be consistent with one of the options discussed above prior to the final hearing with the City Council.

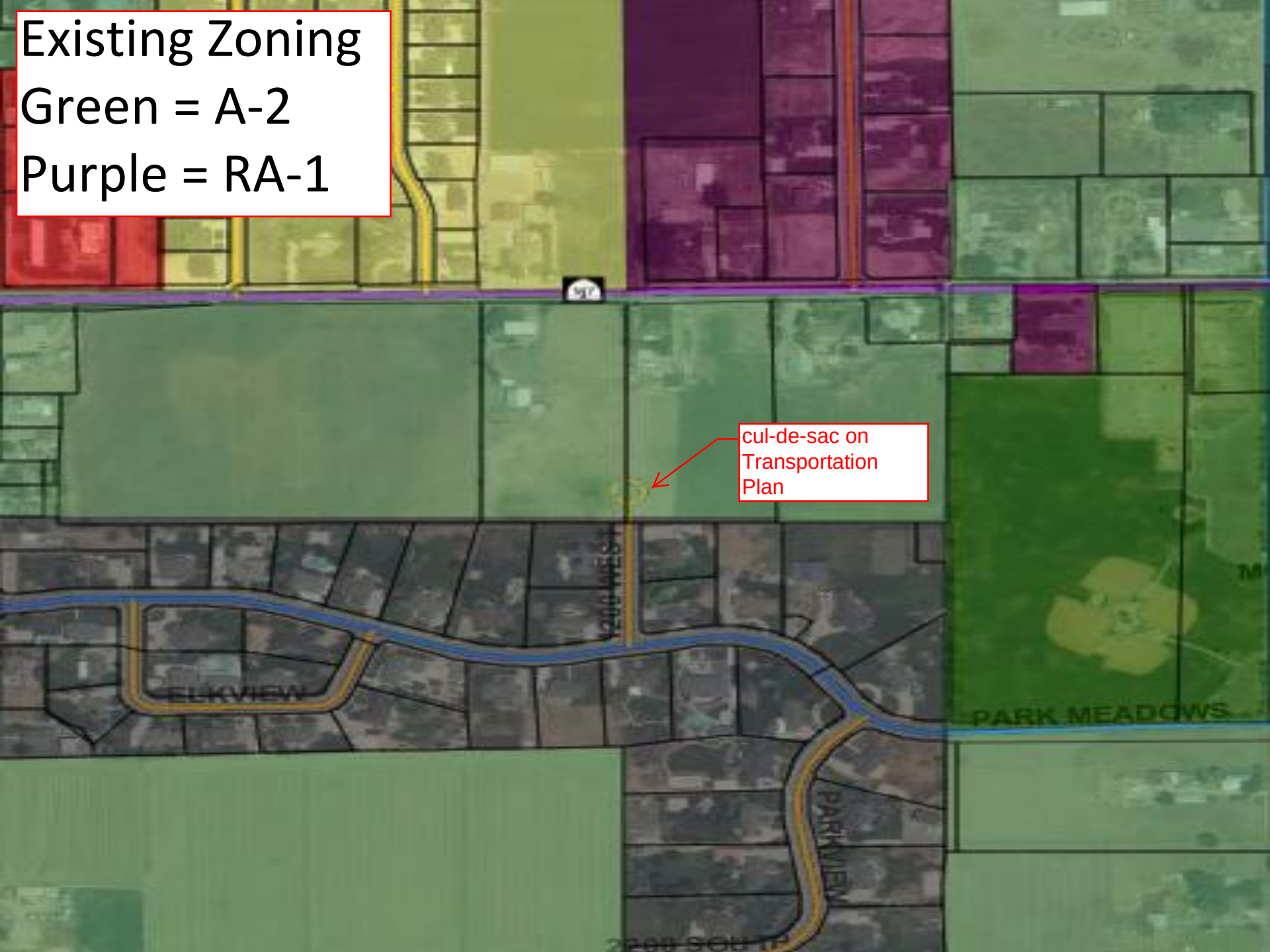
Attachment "1"

Application Information

Subject Parcel

Neighboring home setback
approximately 5'
from property line

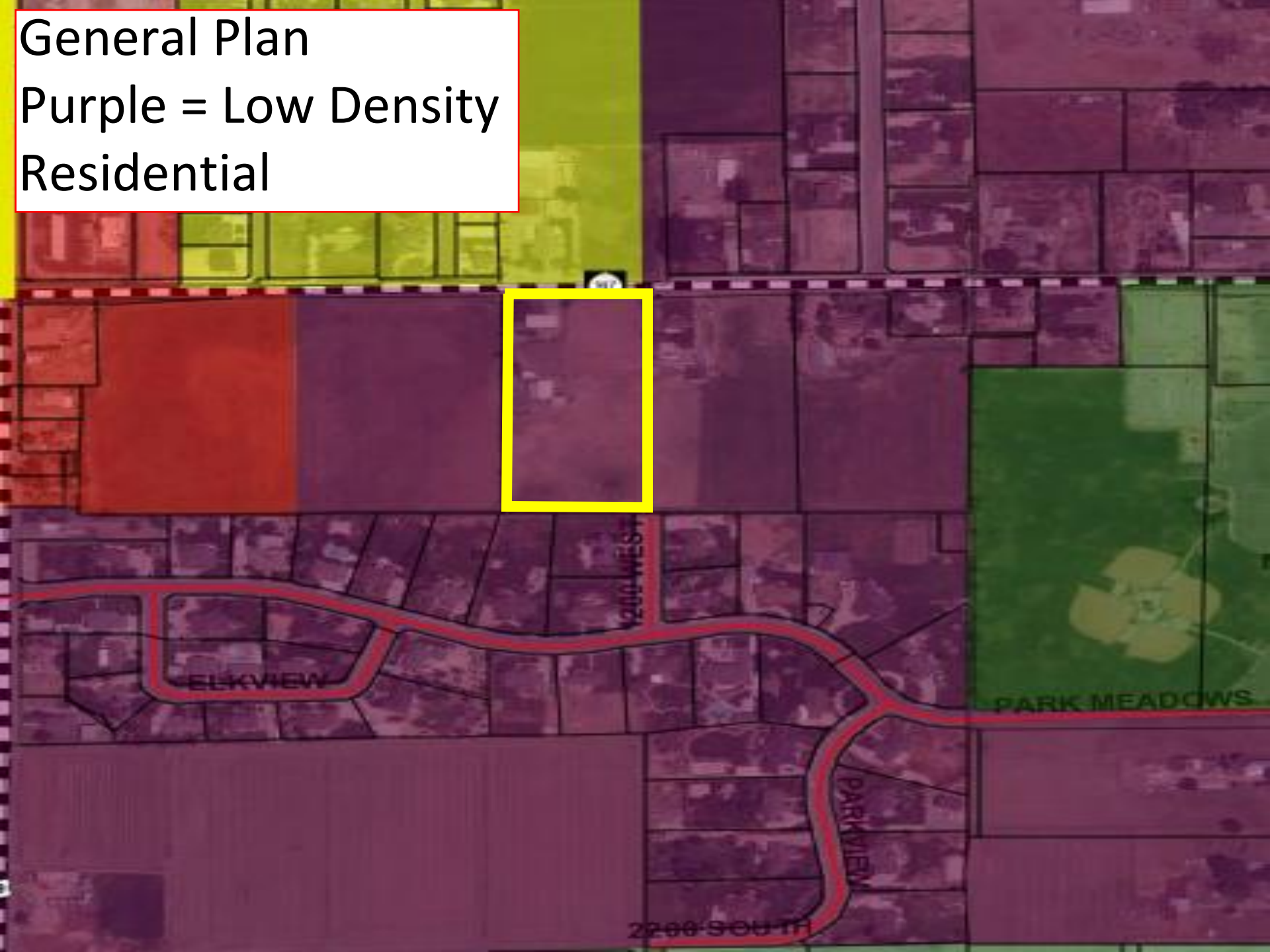




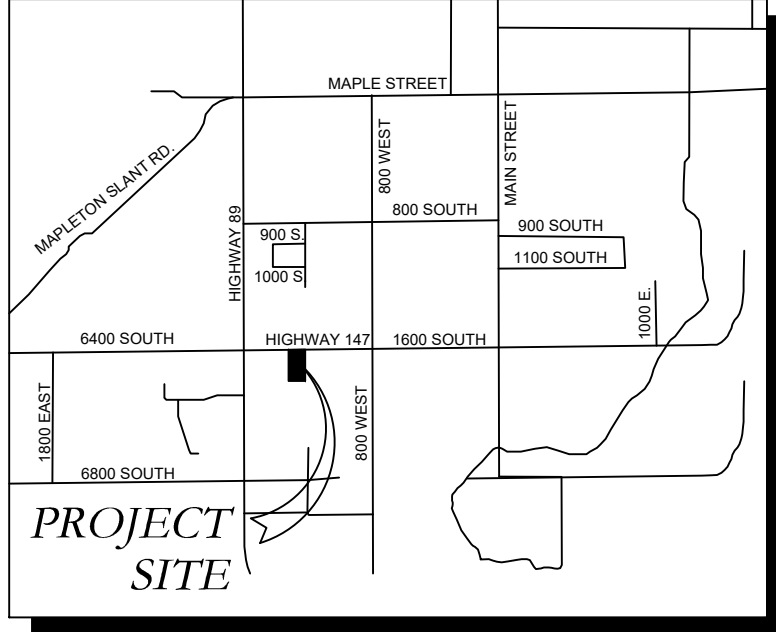
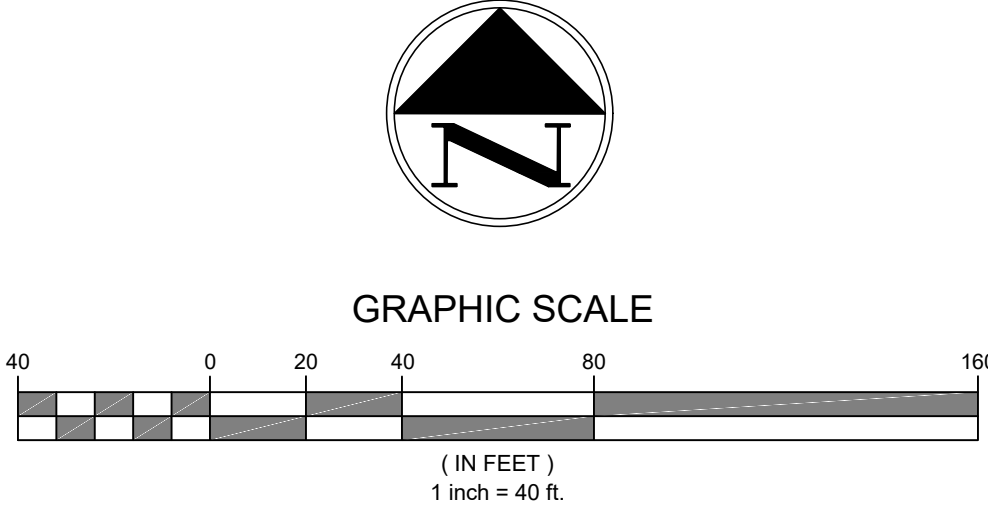
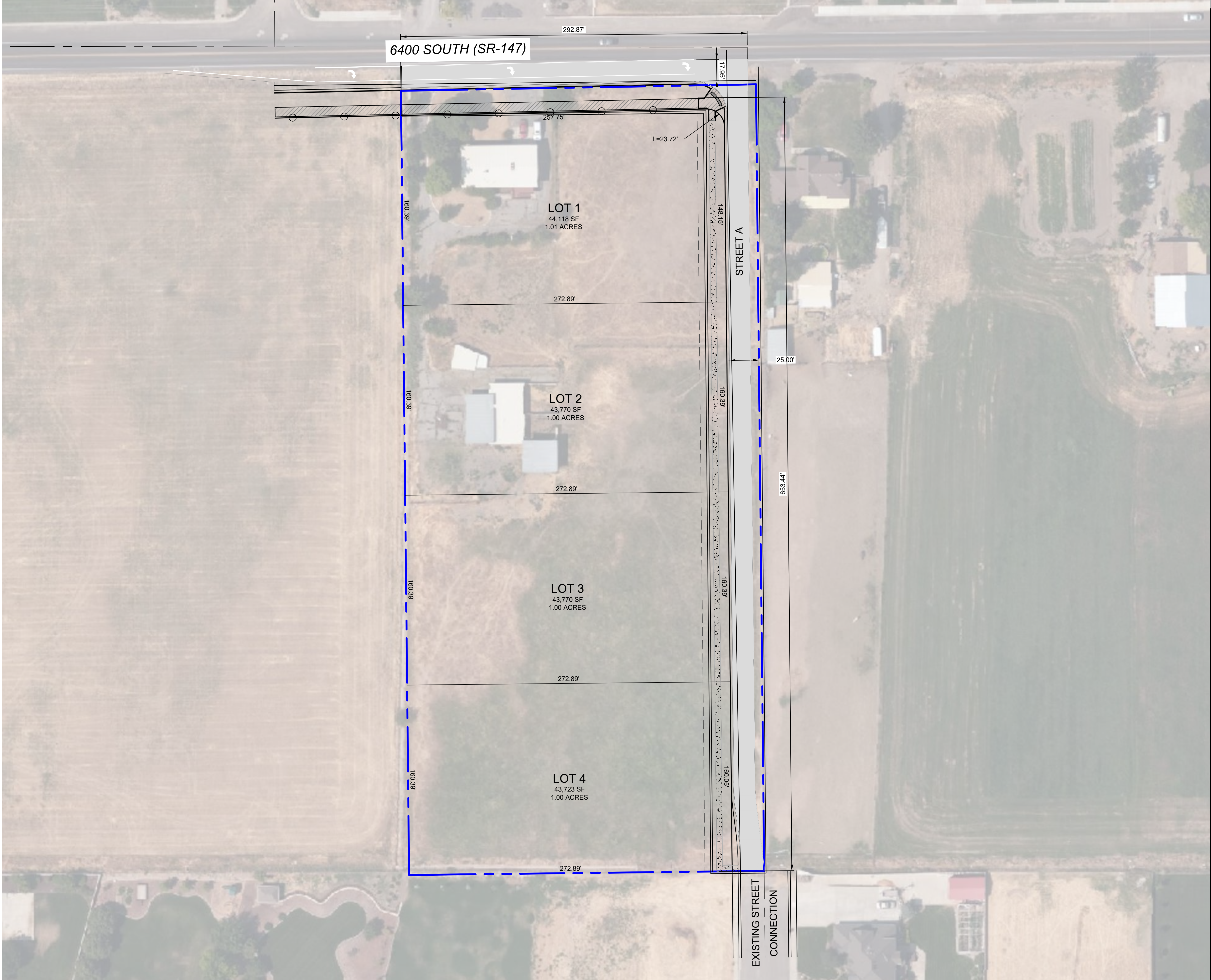
Existing Zoning
Green = A-2
Purple = RA-1

cul-de-sac on
Transportation
Plan

General Plan
Purple = Low Density
Residential



Applicant's Concept Plan



VICINITY MAP
SCALE: NTS

[illegible]

infinity
CONSULTANTS

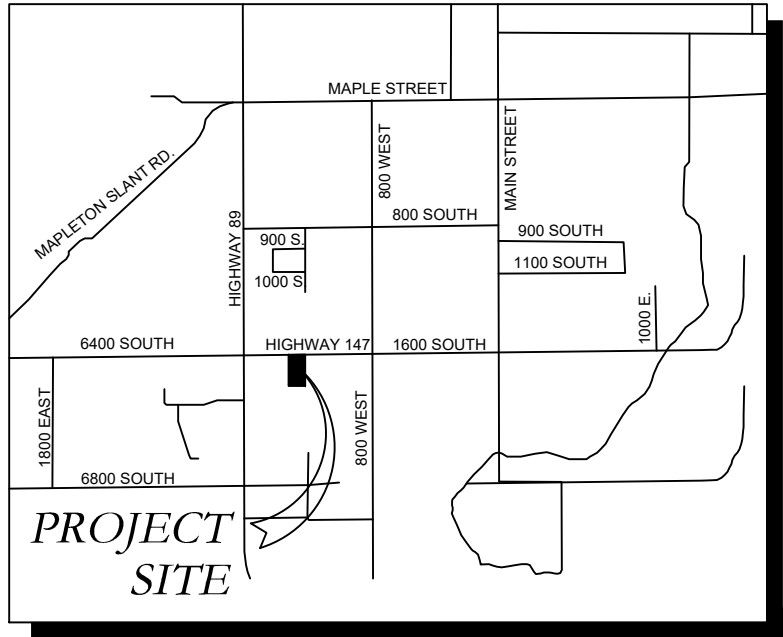
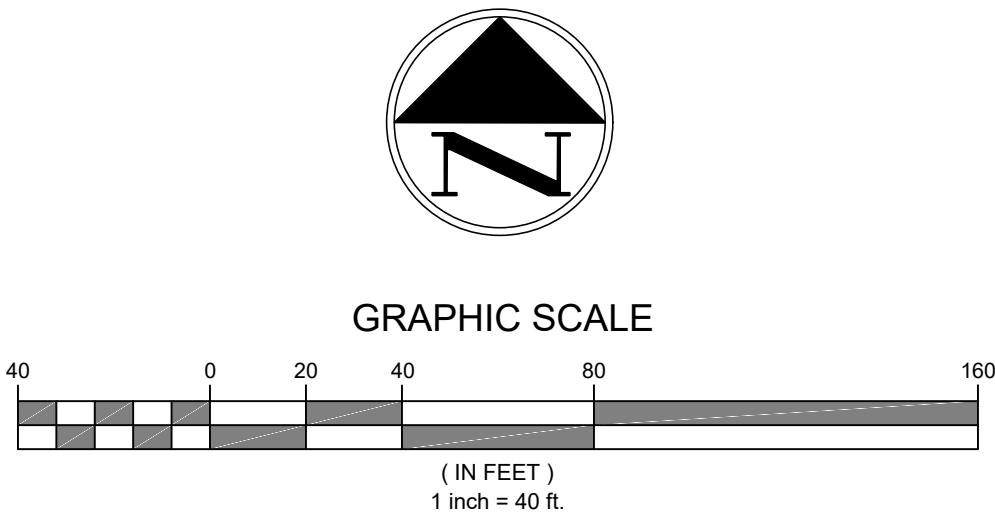
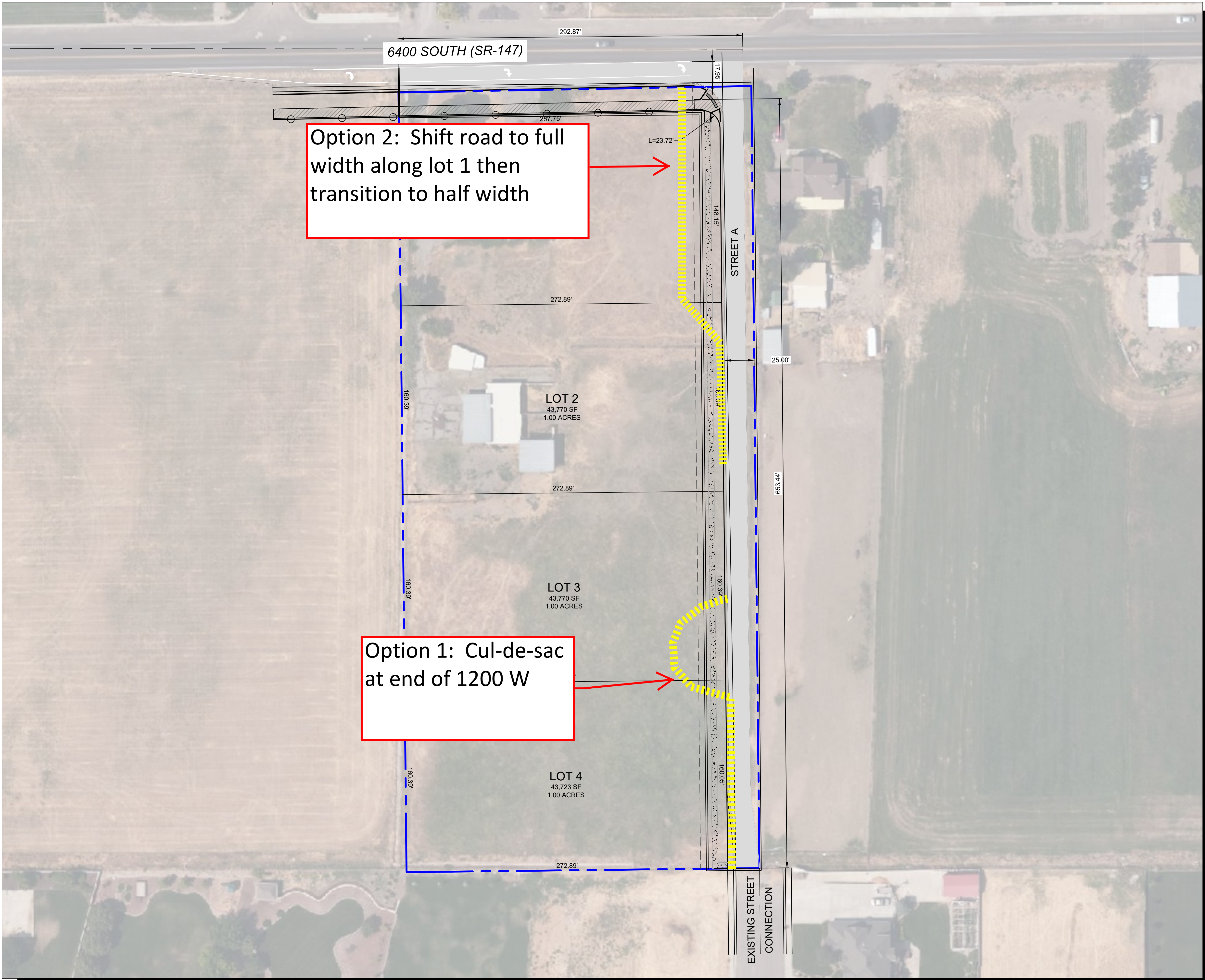
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MAPLETON 27-033-0164

CONCEPT PLAN # 2

1285 W 1600 S
MAPLETON, UTAH

SHEET
EX2



VICINITY MAP

SCALE: NTS

SCALE (HORIZ): 1"=40'

SCALE (VERT): NA

DRAWN BY: DP

CHECKED BY: CW

DATE: 5-24-2022

PROJECT No: 24XX

No.

DESCRIPTION

BY

DATE

REVISIONS

NOT FOR CONSTRUCTION

infinity
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