Mapleton City Planning Commission Staff Report

Meeting Date: January 14, 2010

Applicant: Roger Knell, agent for The Church of Jesus Christ of Latter-Day Saints
Prepared by: Cory Branch
Council Action Required: Yes

REQUEST

Roger Knell, agent for the Corp of Presiding Bishop of the Church of Jesus Christ of Latter Day Saints requests a conditional use permit and project plan approval in order to construct a parking lot on property located generally at 31 West Maple Street. The subject property is located in the A-2 (Agricultural-Residential) Zone.

FINDINGS OF FACT:

1. This request includes five (5) parcels (parcel #'s 27:003:0050, 0057, 0058, 0064, 0065) which are owned by the Church of Jesus Christ of Latter-Day Saints. The subject parcels total approximately 8 acres.
2. The subject parcels consist of a church, 109 parking spaces, two softball fields, and a pavilion.
3. The applicant is requesting to remove the east softball field and construct an additional 93 parking spaces in its place. (see Attachment 1 – Site Plan)
4. The proposed parking lot will include additional landscaping and parking lot lights.
5. The subject parcels are located in the A-2 zone.
6. The A-2 zone allows for this type of use with the approval of a conditional use permit.

STAFF ANALYSIS:

1. The applicant is requesting modifications to the landscaping plan (see Attachment 2 – Proposed Landscaping Plan).
2. Section 17.15.100, Parking Lot Landscaping, Paragraph C1, reads, as follows:

   C. Landscaped areas shall be improved in conformance with the following requirements:

   1. Interior parking lot landscaping areas shall be dispersed throughout the parking lot. Landscaped islands shall be required at the end of the parking rows, and at the midpoint of parking rows which exceed ten (10) parking stalls, or every ten (10) stalls if parking rows exceed twenty (20) stalls.

3. As can be seen from the attached proposed landscaping plan, the applicant is proposing to remove the landscaping islands at the end of parking rows and every ten (10) stalls.
4. Section 17.15.020, Landscape Requirements, Paragraph B, reads, as follows:

   B. The planning commission may approve a project plan modifying the standards of this chapter if the property owner seeking development approval presents substantial evidence for the modification. The planning commission shall determine if the proposed modification constitutes an innovative landscaping design superior to the required landscaping standards. If the planning commission grants a modification under this subsection, it shall make particularized findings justifying the modification.

	5. The DRC (Development Review Committee) has no concerns regarding the proposed modifications to the landscaping plan. **STAFF RECOMMENDATION:** Staff recommends Approval of the proposed parking lot with the following conditions: 1. Combined the existing five (5) parcels into one (1). 2. Provide two (2) additional handicap spaces. 3. Parking lot lighting shall be illuminated adequately to prevent direct illumination of adjoining properties. 4. Submit State Storm Water Permit (NOI/NOT/SWPPP). 5. Install a new ADA ramp at the corner of Maple and Main as per APWA. 6. Upgrade all broken/cracked sidewalk, curb, and gutter on Maple Street and Main Street.

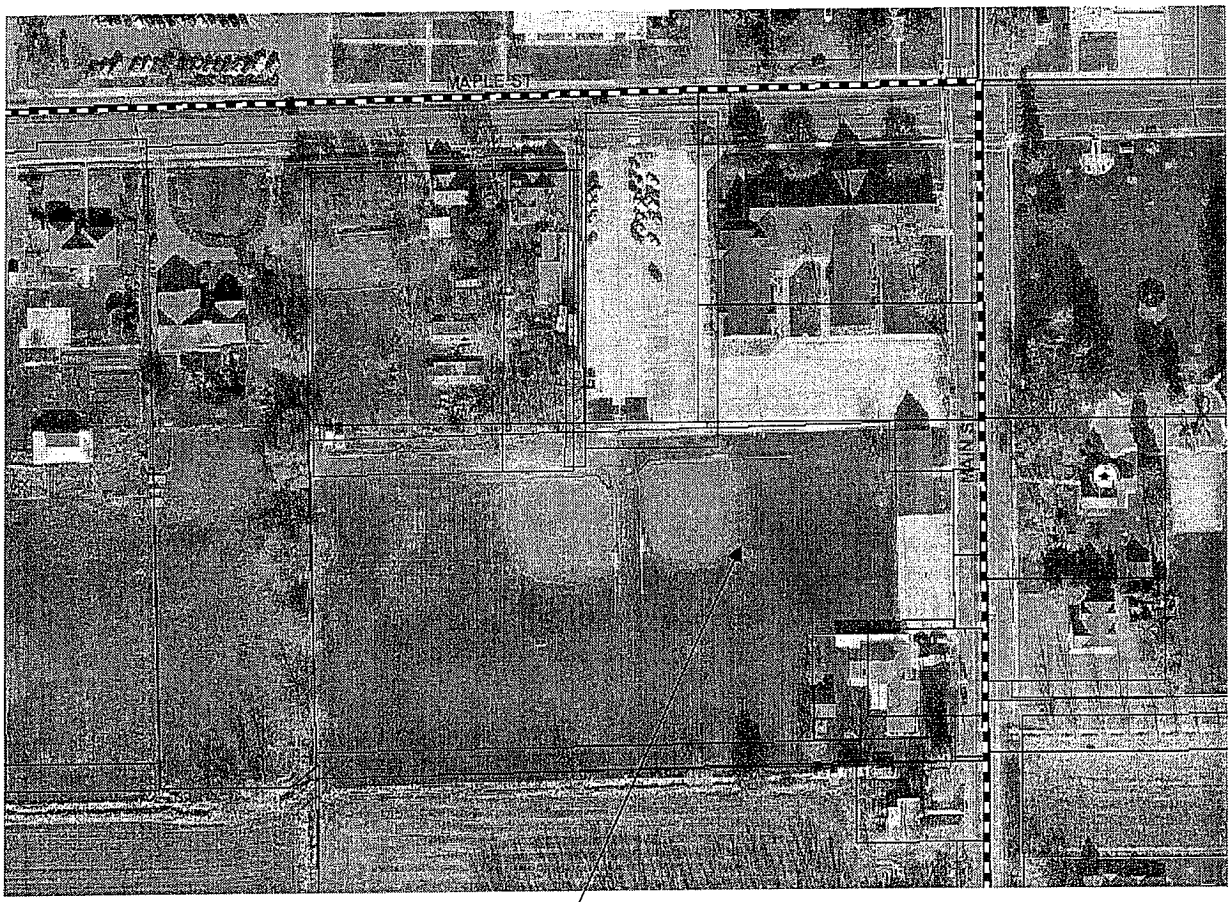
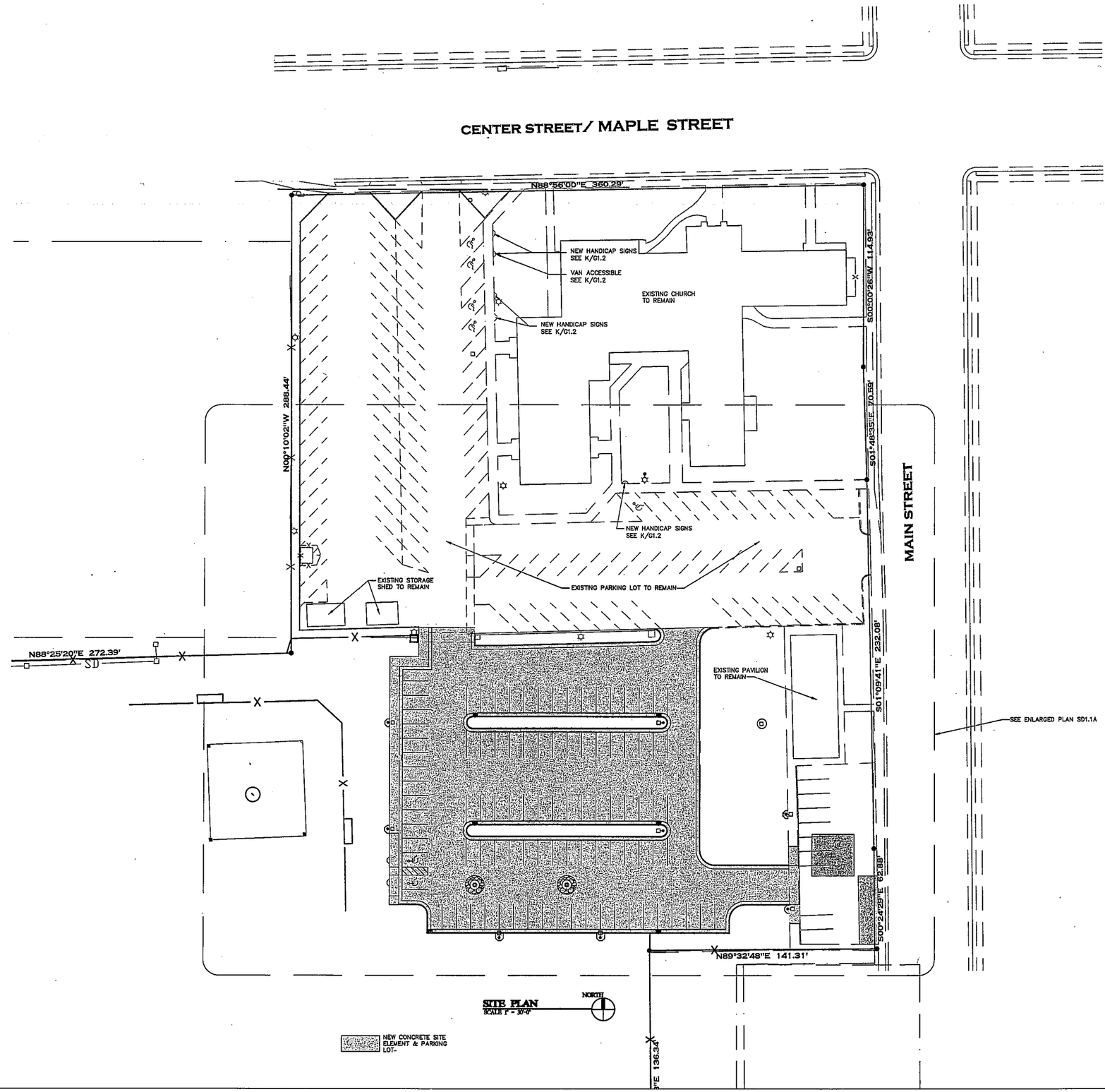


Figure 1 - Subject Parcels



SITE PLAN
SCALE 1" = 30'-0"

Architect / Engineer:

KNELL ARCHITECTS, P.C.
45 EAST 300 NORTH, PROVO, UTAH 84606
PHONE: (801) 373-6534 FAX: (801) 377-1061

Stamp:
STATE OF UTAH
ROGER CAMPBELL KNELL
12/15/09
135125
LICENSED ARCHITECT

Mapleton UT Stk
LURC-Parking Lot
Addition

31 WEST MAPLE STREET
MAPLETON, UTAH

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Project Number:
532-2960-09020101
Plan Series:
XXXX
Property Number:
532-2960-09020101

Sheet Title:
SITE PLAN

Sheet:
SD1.1

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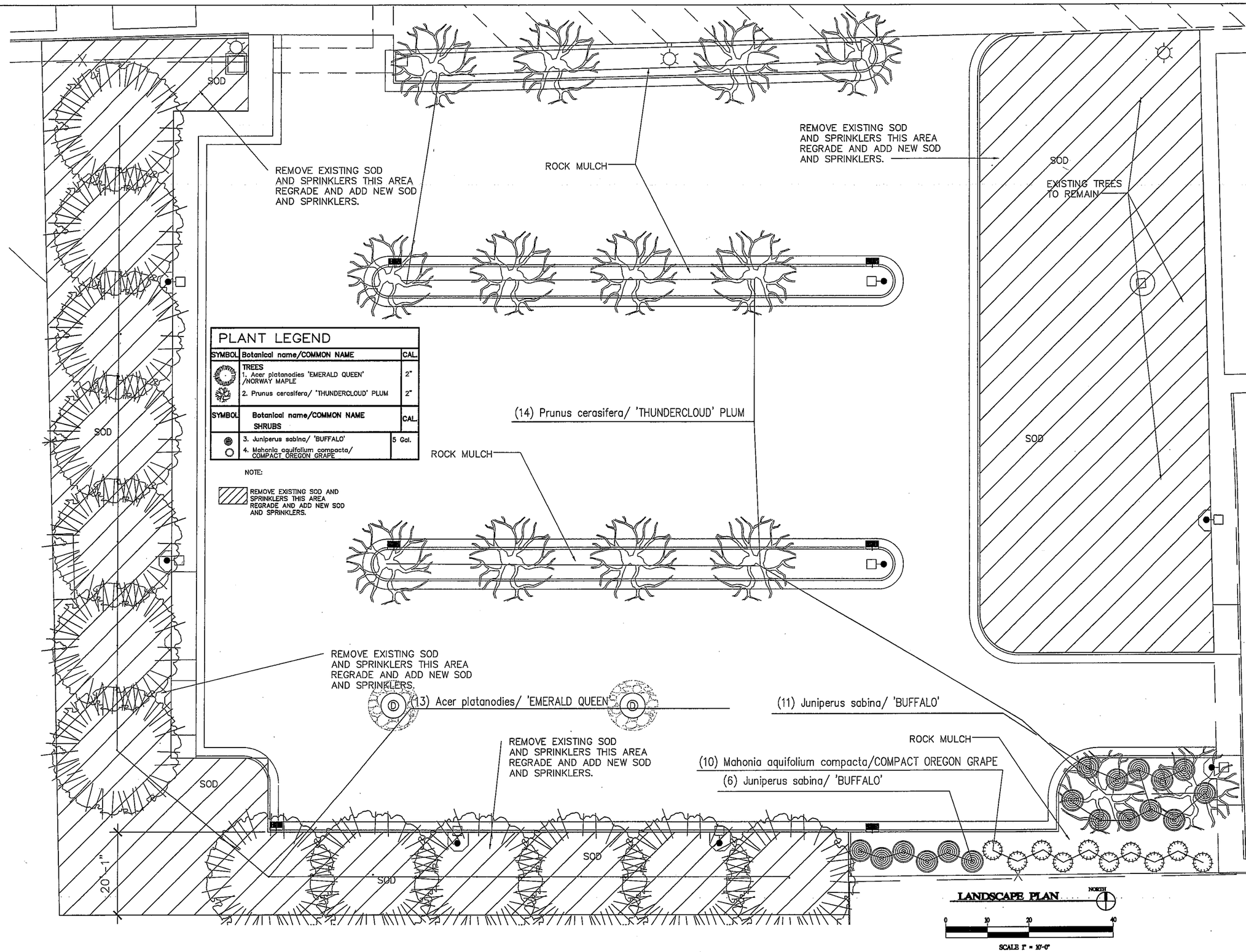
Attachment #1

Attachment #2



PLANT LEGEND

SYMBOL	Botanical name/COMMON NAME	CAL.
	TREES	
	1. Acer platanodies 'EMERALD QUEEN' /NORWAY MAPLE	2"
	2. Prunus cerasifera/ 'THUNDERCLOUD' PLUM	2"
SYMBOL	Botanical name/COMMON NAME	CAL.
	SHRUBS	
	3. Juniperus sabina/ 'BUFFALO'	5 Gal.
	4. Mahonia aquifolium compacta/ COMPACT OREGON GRAPE	

NOTE:

REMOVE EXISTING SOD AND SPRINKLERS THIS AREA REGRADE AND ADD NEW SOD AND SPRINKLERS.

Architect / Engineer:

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Mapleton UT Stk
LURC-Parking Lot
Addition

31 WEST MAPLE STREET
MAPLETON, UTAH

Project for:
THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Project Number: 532-2960-09020101
Plan Series: XXXX
Property Number: 532-2960-09020101

Sheet Title:
LANDSCAPE PLAN

Sheet: L1.1

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