

Mapleton City Council Staff Report

Meeting Date: September 3, 2013

Applicant: Mapleton Heights, LLC

Location: Approximately 3000 S Hwy 89

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: No

Zone: N/A

REQUEST

Consideration of a discussion item regarding the concept plan associated with the Mapleton Heights annexation petition located at approximately 3000 S Hwy 89.

BACKGROUND AND PROJECT DESCRIPTION

On August 20, 2013 the City Council accepted the Mapleton Heights annexation petition consisting of 180.52 acres of property located south of the current Mapleton city limits. The City has 30 days from that date to review the petition and ensure it complies with state and local code. The City Attorney and the City Recorder are currently reviewing the petition in accordance with state annexation code.

Mapleton Heights controls approximately 112.88 acres and is requesting an annexation/development agreement for its portion of the annexation area. The applicant has submitted a general concept plan that outlines the location of major roads and potential density distributions. The plan calls for a mix of low density (1-4 units per acre), medium density (4 to 6 units per acre) and high density (6 to 8 units per acre) neighborhoods. The applicant is looking for direction from the City Council in order to begin preparing more detailed concept plans, zoning text and an annexation/development agreement.

EVALUATION

Below, staff has outlined several questions followed by a brief response to help direct the Council's discussion.

1. Should the project provide some commercial opportunities?

The property owned by the applicant includes approximately 15 acres of land fronting on Highway 89 that has a General Plan designation of General Commercial. Much of Highway 89 in Mapleton from the Spanish Fork border on the south, to the Springville border on the north, has a general plan designation of General Commercial or Shopping Center Commercial. It is unlikely that commercial development will occur on all properties with a commercial land use designation. The General Plan designations are meant to provide flexibility in providing opportunities for commercial development as demand requires.

The Meyers parcel, which is approximately 19 acres in size, located just south of the Mapleton Heights property also has a General Plan designation of General Commercial. The Meyers have indicated that they would be supportive of a General Commercial designation for their property. Based on this request, and the fact that the EBCO development located further south includes commercial opportunities, staff does not feel strongly that the Mapleton Heights property should include commercial development.

2. What range of residential densities would be appropriate?

The applicant's concept plan indicates a maximum of 398 homes. Apart from the approximately 15 acres of land designated as General Commercial, the remaining approximately 98 acres has a designation of Medium Density Residential, which allows 1/3 acre per unit density. Assuming that the 15 acres of commercially

designated property is used for residential development, and that approximately 22 acres (20% of total) is deducted for public improvements, the remaining 92 acres developed at 1/3 acre per unit densities could yield approximately 276 lots. Staff would suggest a range of 270 to 280 units as the base density amount allowed, with anything above the base amount requiring the use of transferable development rights (TDR's).

For comparison purposes, staff has provided some data on a few large-scale developments that have been approved in the City or are under currently under review, including the subject project.

Project	Acreage	# of Units	Units Per Acre
Harvest Park	100	496	4.96
Mapleton Heights (Subject project)	112.88	398	3.53
Whisper Rock	17	58	3.41
Mapleton Village	271.25*	617	2.27
EBCO	481	1050 (850 residential)	2.18
Meyers/Scoville	41.47	70	1.69
The Preserve	243.88	92	.38

*Does not include hill side acreage being deeded to the City

3. *What zoning designation is appropriate?*

The applicant is requesting a Planned Development (PD) zone. According the Mapleton City Code (MCC) 18.78.010, the purpose of the PD zone is:

“...to provide flexibility in the city's zoning scheme in order to allow for unique, innovative and well planned developments that would not be possible under one of the city's existing zoning classifications. PD zones are not intended for use in situations where a proposed development is reasonably feasible under one of the city's existing zoning classifications or in situations where the primary purpose is to obtain a relaxation of standards applicable to similar types of development in other zones.”

The MCC further states that the PD zone is appropriate for high density residential projects near or adjacent to Highway 89, and property south of city limits that may be annexed into the City. Staff is supportive of a PD zone provided that the applicant demonstrates how the project will be a unique, innovative and well planned development as required in the MCC. Unique and innovatative features could include trail systems that connect to open space amenities within and/or outside the development, clustered residential design that protects natural features and open spaces, low impact development (LID) features, architectural design standards that create a unique community character, etc.

4. *How should the development relate with, and connect to, adjacent developments?*

The applicant's concept plan calls for medium density residential along the northwestern border and north-central border of the project site. This is generally compatible with what most likely will be developed on those adjacent parcels to the north (Gore, Scoville/Meyers). The applicant is proposing low density residential near the northeast border of the property, which is consistent with existing adjacent development (Horizon Heights). The high density residential areas are adjacent to future potential commercial areas near the southwest border of the property (BYU, Meyers) and to future high density residential property to the south (Mapleton Village).

The concept plan shows two potential access points off of Highway 89, one near the northwest corner of the property and the other near the southwest corner of the property. The plans show a connection with 800

West, a street stub into the Scoville property, a stub to the south into the Presidio project and another stub to the east to the Ludlow Estates property. Staff recommends adding one more stub to the Presidio project as shown on the Transportation Master Plan.

The City's Lateral Canal Trail will run adjacent to the southeast corner of the applicant's property. It would be beneficial to connect any proposed trails within the project to the Lateral Canal Trail.

STAFF RECCOMENDATION

Provide direction to staff and the applicant.

ATTACHMENTS

1. Proposed Concept Plan and Application Materials.
2. General Plan Land Use Designation Map.
3. Transportation Master Plan.

Attachment "1"

Mapleton City Council
c/o Sean Conroy, AICP
Community Development Director
Mapleton City
125 West Community Center Way
Mapleton, Utah 84662

To Whom It May Concern:

We are grateful for the opportunity of meeting with Mapleton City Council Members on September 3, 2013. At that meeting we expect to discuss our proposed annexation of approximately 110 acres into Mapleton City and the development of our anticipated Mapleton Heights neighborhoods. We look forward to working with Mapleton City's staff to provide a new community that will be of benefit to the City. We anticipate our initial Council discussion to include the following items:

1. Overview of the Annexation area and adjacent developments
2. Current Mapleton City neighborhood densities and City Council perspectives
3. Overall Mapleton Heights project site density and distribution of specific sub-densities within the project's neighborhood structure
4. General road layout, including connections to existing City streets, US Highway 89, and the roadway networks within the developments adjacent to our 110 acre site
5. Comprehensive planning for utilities and services within the area
6. Existing project topography and its effects on planning and utilities
7. Open space, trail and park goals for the development
8. Any additional items that the Mapleton City Council would like our team to be aware of at this stage of the project.

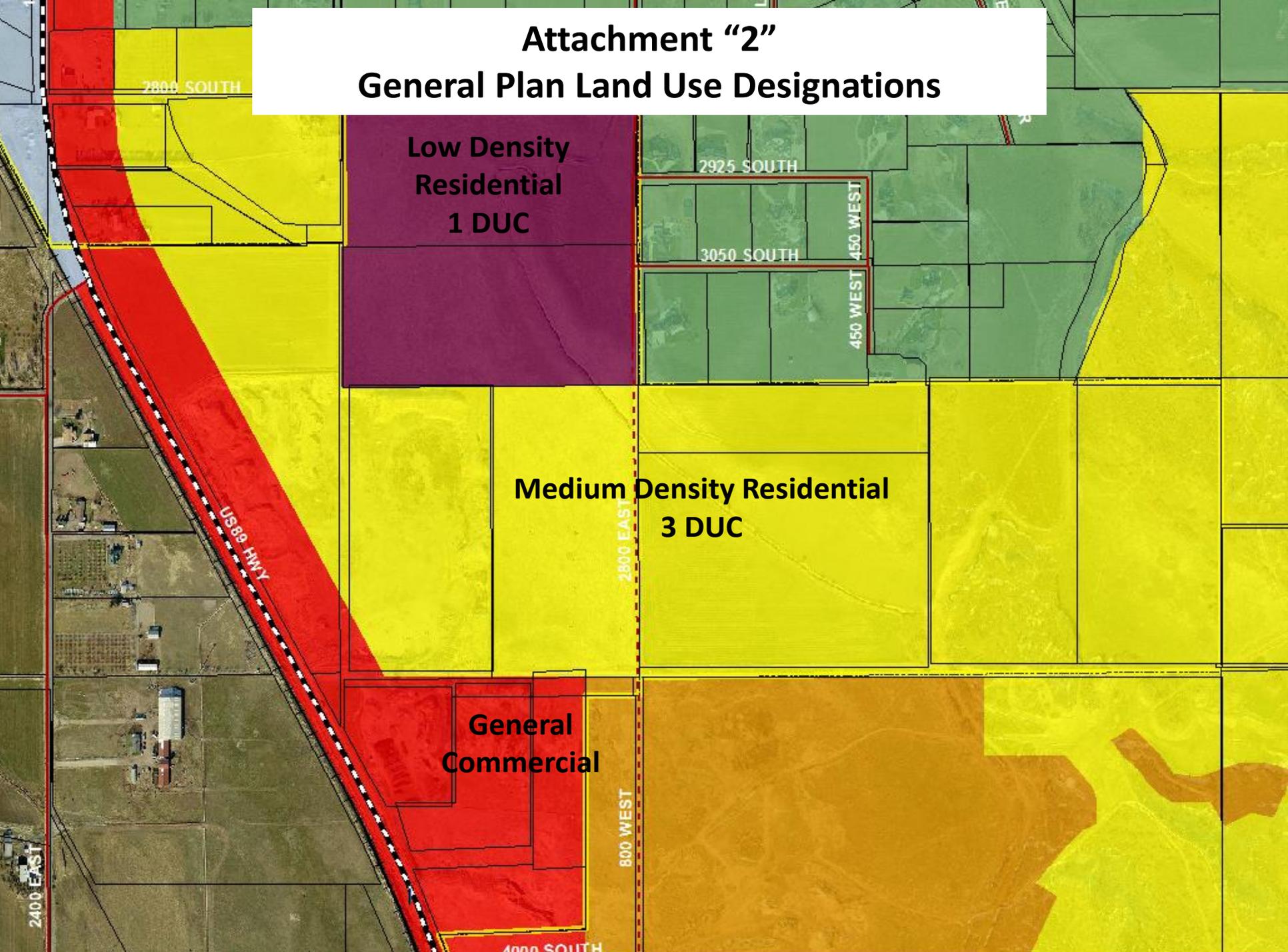
We look forward to meeting with you. If you have any questions, please feel free to contact me at (801) 916-9900.

Sincerely,



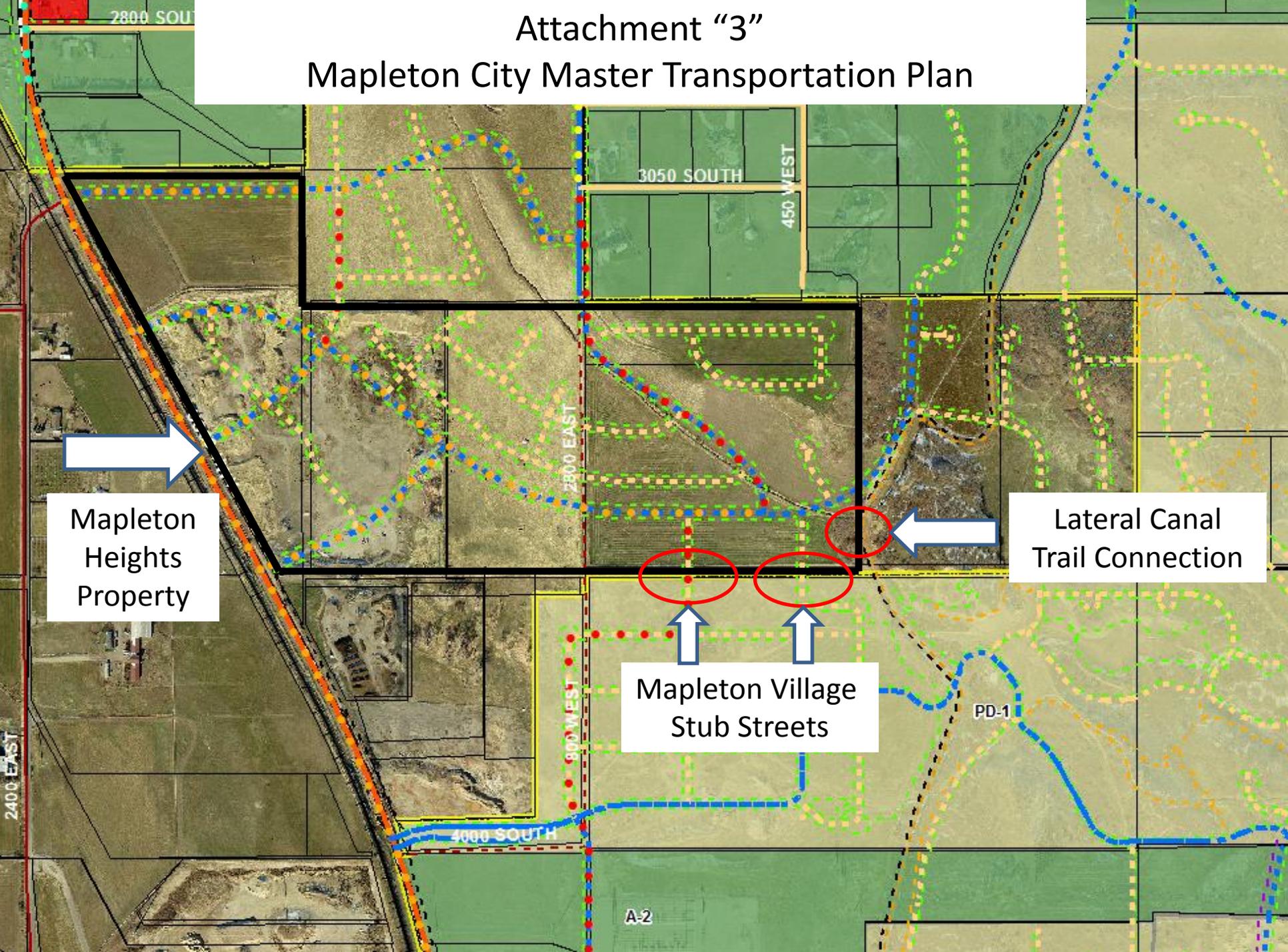
Bart Boggess
Union Fort Properties
304 South Alpine Drive
Alpine, Utah 84088

Attachment "2" General Plan Land Use Designations



Attachment "3"

Mapleton City Master Transportation Plan



Mapleton Heights Property

Mapleton Village Stub Streets

Lateral Canal Trail Connection

2800 SOUTH

3050 SOUTH

450 WEST

2800 EAST

800 WEST

4000 SOUTH

2400 EAST

PD-1

A-2