

Mapleton City Council Staff Report

Meeting Date: February 4, 2014

Applicant: Mapleton City

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Zone: All

Description: Consideration of an Ordinance amending Mapleton City Code (MCC) Chapter 18.64.040 regarding the allowed number of stories for mixed-use buildings in the General Commercial (GC-1) zone.

BACKGROUND AND PROJECT DESCRIPTION

MCC Chapter 18.82.170 indicates that mixed-use buildings in the General Commercial (GC-1) zone are limited to a maximum height of 45 feet and no more than three stories. Staff is recommending that the limitation on the number of stories be removed. A building that is 45 feet tall but only contains three finished stories will likely have unused attic space, depending on the ceiling height on each story. The proposed amendment would allow for this unused space to be converted to usable floor area, provided the overall height limit of 45 feet is not exceeded.

The Planning Commission recommended approval of the proposed ordinance on January 9, 2014.

RECOMMENDATION:

Adopt the attached ordinance.

ORDINANCE NO. 2014-

CONSIDERATION OF AN ORDINANCE AMENDING MAPLETON CITY CODE (MCC) CHAPTER 18.64.040 REGARDING THE ALLOWED NUMBER OF STORIES FOR MIXED-USE BUILDINGS IN THE GENERAL COMMERCIAL (GC-1) ZONE.

WHEREAS, the Mapleton City Code (MCC) contains the adopted ordinances of Mapleton City; and

WHEREAS, MCC Chapter 18.64.040 indicates that the maximum height of a mixed-use building in the GC-1 Zone is 45 feet and no more than three stories; and

WHEREAS, the proposed ordinance would eliminate the limitation on the number of stories; and

WHEREAS, the Planning Commission recommended adoption of the proposed amendments on January 9, 2014.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to amend the Mapleton City Code as described in Attachment "1".

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 4TH day of February, 2014

Brian Wall
Mayor

ATTEST:

Camille Brown
City Recorder

Publication Date:
Effective Date:

Attachment “1”
(Changes Shown in Strikeout and Underline)

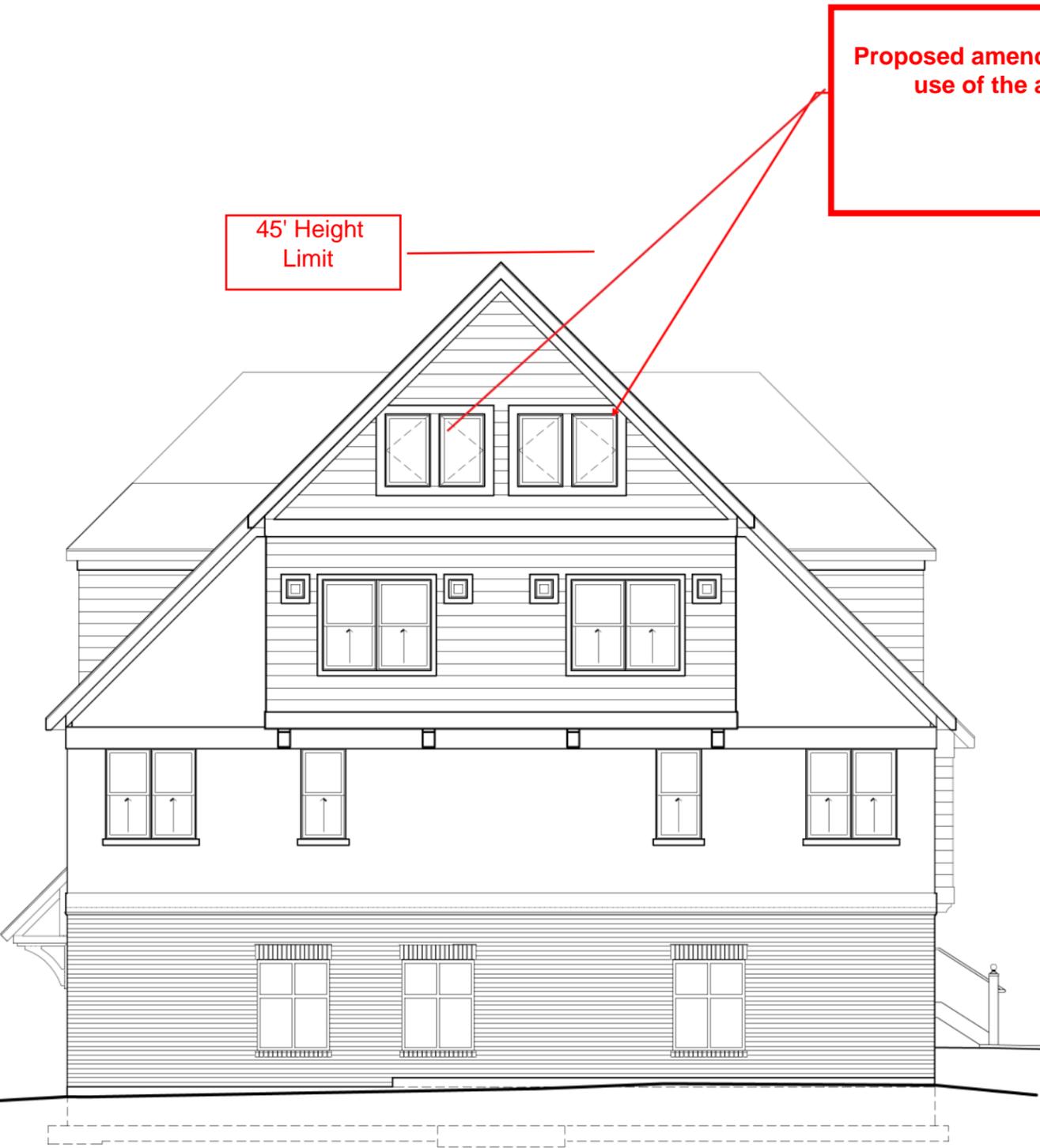
18.64.040: MIXED COMMERCIAL AND RESIDENTIAL USES:

B. Design Standards For Mixed Use Structures:

1. The structure shall not have the appearance of an apartment building, meaning that entrances and entryways shall not be visible from the facade of the building, and the entrance or entrances to any residential dwelling unit shall not be visible from any public street.

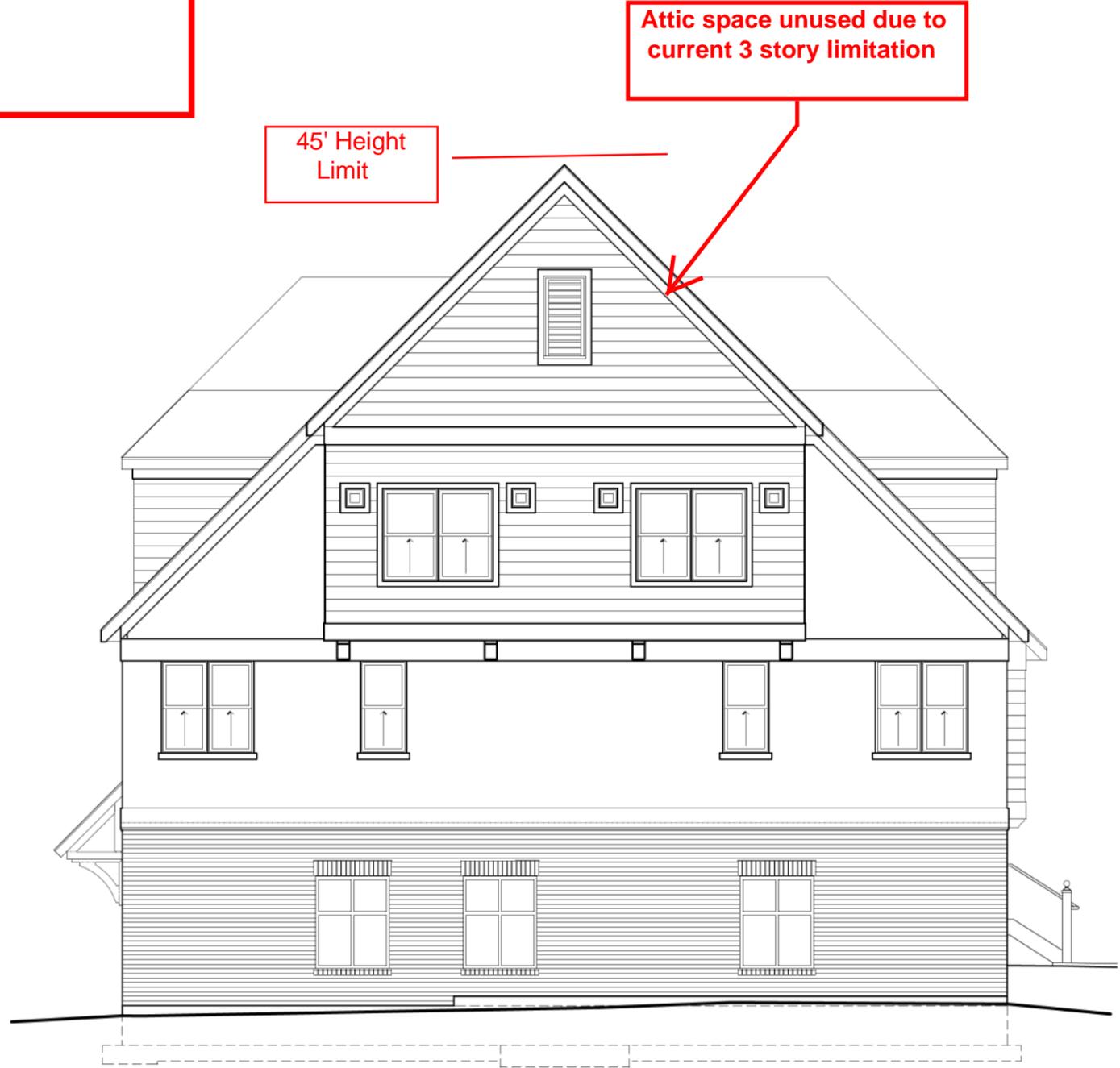
2. The combined commercial and residential structure ~~shall not exceed three (3) stories and~~ shall not exceed the height requirement established in this chapter.

7/19/2012 7:44 AM C:\USERS\JRW\DOCUMENTS\APP\JOB\0-C-07-RENTAL-RESIDENTIAL\SELL\WPC7-A200-ELEVATIONS\JWG Final/9/2/2014 4:01 PM



Proposed amendment would allow use of the attic space

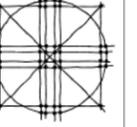
45' Height Limit



Attic space unused due to current 3 story limitation

45' Height Limit

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HARVEST PARK MIXED-USE #7
LOT 7 HARVEST PARK, MAPLETON, UTAH 84664
EAST & NORTH ELEVATIONS
 CENTRAL COMMERCIAL BUILDING + SHELL + RESIDENTIAL

Job #	
Dr. By	JAP
Ch. By	
Rev. By	
Revisions	
Date:	AUG 13, 2012

Sheet:
A200
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