

# Mapleton City Planning Commission Staff Report

Meeting Date: April 9, 2009

**Item: 6**

**Applicant:** Cory Andersen

**Prepared by:** Matt Brady

**Public Hearing Item:** Yes

**Council Action Required:** Yes

**REQUEST**

Cory Andersen, agent for Whisper Rock, requests to amend the Mapleton City General Plan Land Use Written Policies for Medium Density Residential.

**SUMMARY OF KEY ISSUES**

1. This item is in conjunction with items #5, 7, 8, 9, and 10 of this agenda.
2. The current General Plan written policies for the Medium Density Residential designation does not allow for Planned Unit Developments, nor does it allow for zoning designations with a minimum lot size smaller than 14,500 square feet. The Applicant is proposing to allow for Planned Unit Developments, which may include attached housing, as well as zoning designations that allow for overall densities of 12,000 square feet per unit, without the use of Transferable Development Rights (TDRs). See Attachment #1 for the Applicant's proposed text.
3. It is the opinion of Staff that the use of Transferable Development Rights (TDRs) should be required for zoning designations in Medium Density Residential areas, to allow for maximum overall densities of 12,000 square feet per unit within Planned Unit Developments (see Attachment #2 for Staff's recommended written policy amendment revisions). Until now, TDRs have never been required for developments in the Medium Density Residential areas (i.e. the RA-2 and R-1-B Zones). Minimum lot sizes of 14,500 square feet would still be allowed without TDRs. This would encourage broader use of TDRs, and would help accomplish the goals outlined in the purpose section of Mapleton City's TDR Ordinance (see Attachment #3 - Mapleton City Code 18.76.020: PURPOSE).
4. It is the opinion of Staff that well-designed zoning ordinances for Planned Unit Developments should lessen the impact to adjacent properties in the Medium Density Residential areas. See item # 7 of this agenda for the Applicant's new proposed Planned Residential Development Zone, and Staff's recommendations relating thereto.

**RECOMMENDED ACTION:**

Staff recommends approval of the General Plan written policy amendment with Conditions.

**CONDITIONS OF APPROVAL:**

That Staff's recommended General Plan written policy amendment revisions (Attachment #2) be adopted as the official General Plan written policy amendment.

**ALTERNATIVE ACTIONS:**

1. The Planning Commission may recommend Denial of the proposed written policy amendment. Reasons for denial should be stated in the motion.

	<p>2. Continue to a Future Meeting Date: This action could be based upon findings that additional information is required prior to rendering a decision or to further consider information.</p> <p><b><u>ATTACHMENTS:</u></b></p> <ol style="list-style-type: none"><li>1. Applicant’s Proposed General Plan Text Amendment</li><li>2. Staff’s Recommended General Plan Text Amendment Revisions</li><li>3. Mapleton City Code 18.76.020: PURPOSE</li></ol>
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**ATTACHMENT #1 - Applicant’s Proposed General Plan Written Policy Amendment**

**3. Medium Density (MDR) Residential (Equivalent to the RA-2, ~~and R-1-B,~~ and PRD Zones)**

This designation shall have a minimum lot size of 14,500 square feet, but may include Planned Unit Development zones with overall densities of 12,000 square feet per unit. Uses characteristic of this designation primarily include single family dwellings. Attached units may be included in Planned Unit Developments. ~~but also including~~ Houses of worship shall also be included in this designation. TDRs shall not be permitted to avoid increasing density in this area. These areas shall be located primarily in the northwestern and southern parts of Mapleton. This designation shall also serve as a buffer and transition area to less intense residential designations east of the Highway 89 General Commercial corridor.

**ATTACHMENT #2 - Staff’s Recommended General Plan Written Policy Amendment Revisions**

**3. Medium Density (MDR) Residential (Equivalent to the RA-2, ~~and R-1-B,~~ and PRD Zones)**

This designation shall have a minimum lot size of 14,500 square feet, but may include Planned Unit Development zones with overall densities of 12,000 square feet per unit with the use of TDRs. Planned Unit Development zones not utilizing TDRs shall not exceed densities of 14,500 square feet per unit. Uses characteristic of this designation primarily include single family dwellings. Attached units may be included in Planned Unit Developments. ~~but also including~~ Houses of worship shall also be included in this designation. ~~TDRs shall not be permitted to avoid increasing density in this area.~~ These areas shall be located primarily in the northwestern and southern parts of Mapleton. This designation shall also serve as a buffer and transition area to less intense residential designations east of the Highway 89 General Commercial corridor. Zones for Planned Unit Developments shall only be allowed in an area located between 800 North to 1600 South and between the Highway 89 commercial corridor to 1100 West.

**ATTACHMENT #3 - Mapleton City Code 18.76.020: PURPOSE**

The purposes of the TDR overlay zone are to:

- A.Promote the preservation of agricultural lands, rural open space, scenic vistas, critical and sensitive lands, natural hazard areas, and natural features which are designated by the Mapleton City general plan as important to preserve, and for the benefit of the citizens of Mapleton City;
- B.Discourage development in areas deemed hazardous and in areas where delivery of city services may be difficult to provide; or have extraordinary costs in servicing an area, such as hillsides and mountainsides;
- C.Provide compensation to the owners of property from which development rights are transferred;
- D.Provide a method whereby development rights may be transferred from sending sites to receiving sites in order to accomplish the purposes set forth in subsections A, B, and C of this section. (Ord. 2005-16, 11-16-2005, eff. 11-16-2005)