Mapleton City Planning Commission Staff Report

Meeting Date: May 28, 2009

Item: 2

Applicant: Cory Andersen

Prepared by: Cory Branch

Public Hearing Item: Yes

REQUEST

Cory Andersen, agent for Whisper Rock, requests to amend Title 18, Development Code, Part III, Zoning, in order to enact Chapter 18.77, Planned Residential Developments (PRD). The purpose of the PRD ordinance is to allow for densities higher than a typical residential development and fit into the surrounding neighborhoods.

FINDINGS OF FACT:

1. This item is in conjunction with item 3 of this agenda.
2. The proposed PRD Zone would be located between 800 North to 1600 South, east of Highway 89 to 1100 West.
3. A PRD may be developed with overall densities of 12,000 square feet per unit with the use of TDR's. PRD's not utilizing TDR's shall not exceed densities of 14,500 square feet per unit.
4. Attachment 1 includes the newly proposed Chapter 18.77, Planned Residential Developments (PRD) Zone.

STAFF ANALYSIS:

It is the opinion of Staff that the purpose of the PRD Zone is to create diverse quality housing in the City which would provide a buffer from commercial development along Highway 89 and lower residential uses.

RECOMMENDED ACTION:

Staff recommends approval of the proposed enactment of Chapter 18.77, Planned Residential Developments (PRD) Zone.

Chapter 18.77, Planned Residential Developments (PRD)

18.77.010: Title

The ordinance contained in Chapter 18.77 shall be known as the "Planned Residential Development Ordinance" or "PRD Ordinance"

18.77.020: Purpose

1. The purpose of the PRD Ordinance is to create diverse quality housing in the City, while also providing a buffer from anticipated commercial development along the state road corridor (Highway 89) and adjacent lower residential uses.
2. The purpose of the PRD Ordinance is accomplished by:
   (a) Allowing densities higher than a typical residential development;
   (b) Establishing standards for landscaping, building and site design, public safety, parking, aesthetics, traffic circulation, fencing, lighting, and other similar site improvements; and
   (c) Requiring standards that enable PRDs to fit into the surrounding neighborhoods.

18.77.030: Legislative Findings.

The City Council makes the following findings:

1. Requiring standards for smaller lot housing will help preserve the quality of housing in the future within Mapleton.
2. Residents and local officials in Mapleton agree that smaller lot housing may be utilized to help buffer commercial uses from low density residential development.
3. Although small lot housing has enjoyed a strong market demand as an alternative to the traditional large lot housing, additional standards for small lot housing are necessary to ensure adequate light, air, privacy, and open space for each dwelling unit, and to protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other adverse environmental effects.

18.77.040: Where Allowed. Types and Uses.

1. The area for PRD Zones is located between 800 North to 1600 South east of Highway 89 to 1100 West, buffering existing and anticipated future commercial developments from low density residential developments.
2. All uses within a PRD Zone shall comply with the Development Agreement.
3. PRDs include single-family dwellings on lots smaller than typically allowed in other zones.
4. Accessory apartments are not permitted in PRDs.

18.77.050: Building Permits.

The City shall not issue a building permit for any portion of the planned residential development until the final plat has been approved by the City Council and recorded at the Utah County Recorder's Office.

18.77.060: Development Standards Requirements.

The City requires the following development standards and requirements with all PRDs.

1. Density. A PRD may be developed with overall densities of 12,000 square feet per unit with the use of TDR's. PRD's not utilizing TDR's shall not exceed densities of 14,500 square feet per unit.
2. Area. The minimum size requirement for any project applying for the PRD Zone shall be no less than ten (10) acres. Parcels with less than ten (10) acres may be combined with other parcels to meet the minimum acreage requirements.
3. Minimum Floor Area. All dwelling units shall have a minimum floor area of twelve hundred (1,200) square feet. Two story homes shall have a minimum area of one thousand (1,000) square feet on the main floor. Main floor areas shall be exclusive of garages, porches, areas not normally considered occupied space.
4. Setbacks. The following setbacks for primary structures shall apply in the PRD zone:
   (a) Setbacks from any property not part of the PRD and from all public streets shall be at least twenty-five (25') feet.
   (b) Garages shall be setback a minimum of twenty (20') feet, measured from back of sidewalk to front of garage, necessary to ensure a twenty (20) foot driveway depth.
   (c) All primary structures within the PRD zone shall be set back at least twenty (20') feet from all other primary structures.
5. General height requirement. A maximum of thirty (30') feet measured from the finished grade at the foundation to the mid-point of the roof.
6. Fences.
   (a) Perimeter Fences. Developers shall erect a fence with a minimum height of six (6') feet on the perimeter of all PRDs, except that no fence is allowed along street frontages. However, if the applicant desires a fence along a street frontage, the City Council may approve the fence upon a favorable recommendation from the City Traffic Engineer that the fence does not interfere with traffic safety. The perimeter fence shall have a consistent design throughout the project and use same construction materials for the entire fence. The purpose of the fencing requirement is to buffer the surrounding residential neighborhoods from the PRD and to buffer the PRD from surrounding commercial uses. The City Council may waive the fencing requirement if the topography is such that the fence does not meet the purpose of the fencing requirement. Wood fences and chain link fences with slats are not permitted in PRD's.
   (b) Patio/Limited Common Area Fences. A patio or limited common area adjacent to the rear of a dwelling unit may be enclosed with a six (6') foot high maximum fence provided that such fence includes an access gate from the common area. The minimum width and length of the common area leading to the gate shall be fifteen (15') feet.
7. Landscaping.
   (a) All land within a PRD not covered by buildings, driveways, sidewalks, structures, and patios shall be designated as common area and shall be permanently landscaped with trees, shrubs, lawn, or ground cover and maintained in accordance with good landscaping practice. All required setback areas adjacent to

public or private streets shall he landscaped. All landscaping shall have a permanent underground sprinkling system.

(b) At least one (1) deciduous tree of two (2) inch caliper measured four feet (4') above the ground, one (1) evergreen tree at least five (5) gallons in size, and sixteen (16) evergreen shrubs at least five (5) gallons in size are required for every dwelling.

8. Lighting Plan. All PRDs shall include a lighting plan. The lighting plan shall be designed to:

(a) discourage crime;

(b) enhance the safety of the residents and guests of the PRD;

(c) prevent glare into the sky and onto adjacent properties; and enhance the appearance and design of the project.

(d) All PRD homeowners' associations are required to control and meter all outside lighting shown on the lighting plan except for front and back door lighting. The lighting plan shall designate which lighting shall be commonly metered to the association or owner.

9. Parking. Each residential unit shall have an attached or detached two (2) car garage. There shall be a minimum of four (4) parking spaces provided for each dwelling, two in the garage and two in the driveway directly in front of the garage. All parking spaces shall measure at least nine (9') feet by eighteen (18') feet. Developers shall pave with asphalt and/or concrete all parking spaces, parking areas, and driveways and provide proper drainage. Drainage shall not be channeled or caused to flow across pedestrian walk ways.

10. Recreational Vehicle Storage. Owners shall not park or store recreational vehicles within a PRD except in an area the City Council has approved as part of the Development Agreement for the storage of recreational vehicles. This requirement, with appropriate enforcement provisions, shall be included in all Covenants, Conditions and Restrictions, that run with the property; homeowners association bylaws; leases; rental agreements; etc. The developer shall enclose RV storage areas with a six (6') foot high sight obscuring fence and pave the area with concrete or asphalt.

11. Streets.

(a) All streets within a PRD Zone shall comply with the Development Agreement.

(b) A traffic study will be required for all PRD Zones.

(c) All streets that are shown on the Mapleton Transportation Master Plan shall be developed as public streets according to the size and general location shown on the Mapleton City Master Street Plan.

(d) The City Council has the authority to require streets in a PRD to connect with other public streets outside the PRD where such connection is necessary for good traffic circulation in the area.

(e) All streets in a PRD shall be public streets constructed to City Standards and Specifications and dedicated to the City. However, private drives may be permitted provided that:

(i) They will not extend to or provide service to another property or parcel not included in the PRD Zone.

(ii) They shall be paved with either concrete or asphalt and shall not access or service more than five units.

(iii) They will not provide access or travel between, or otherwise connect with two (2) or more public streets.

(iv) They are designed by a qualified civil engineer and constructed to City Standards and Specifications.

(v) They are designated on the final plat as perpetual rights-of-way and public utility easements.

(vi) All access points from public streets have "Private Street" or "Private Drive" signs installed.

(vii) They are no less than twenty four (24') feet in width.

(viii) The City Council may require private streets/drives to be wider if necessary to insure traffic and pedestrian safety and to reduce traffic congestion.

12. Exterior Finishing Materials. The front elevation shall be of either brick, stone, cultured stone, stucco, or a combination of these materials. The rear and side elevations shall be of either brick, stone, cultured stone, stucco, or hard surface siding (hardy plank).

13. Homeowner's Association. The applicant shall establish a home owners association for every PRD. The homeowners association shall maintain all common and open areas, including any amenities provided within the project.

14. Development Agreement Required. Prior to the re-zone hearing before the planning commission and city council for the PRD Zone, the applicant shall provide a detailed development agreement that details the entire project, an accurate legal description, the total number of units, the number of TDR's being used, the amount of, and design of open spaces, fencing and any other amenities the developer is going to provide. The agreement will be recorded with the Utah County Recorder and will be attached to the title of the property.

18.77.070: Bonding

Meet all requirements of Chapter 17.20, Performance Guarantees, of the Mapleton City Code.