

# Mapleton City Planning Commission Staff Report

Meeting Date: January 27, 2011

**Item #:** 5

**Applicant:** V. Blaine Turner

**Prepared by:** Cory Branch

**Current Zone:** GC-1

**General Plan Designation:**  
General Commercial

**REQUEST:**

V. Blaine Turner, agent for HP Commercial, LLC requests Preliminary and Final Plat approval of Harvest Park Commercial Subdivision, Plat "A", located generally at 800 South (Harvest Parkway) and 1600 West (Hwy 89), in the GC-1 Zone.

**FINDINGS OF FACT:**

1. The applicant is proposing a planned unit development including eight buildable pads with uses consisting of professional office space, retail office space, and mixed commercial and residential.
2. Each pad site will be privately owned. The owner of each pad site will have a right and easement to utilize the roadways, parking areas, and landscaped areas within the described common areas. (see Attachment 1 – Proposed Harvest Park Commercial, Plat "A")

**OVERALL IMPACT TO ADJACENT PROPERTY:**

The surrounding zoning to the north is I&M-1 (Industrial and Manufacturing), to the south is GC-1 (General Commercial), and to the west is SDP-1 (Specific Development Plan) better known as the Harvest Park Development. It is the opinion of Staff that this request is in line with the future goals and visions of the City and is consistent with the general plan map and written policies.

**STAFF RECOMMENDATION:**

It is the opinion of Staff that this request promotes the purpose of the GC-1 Zone. Staff recommends the Planning Commission approve this request subject to the applicant meeting the conditions as outlined in the January 20, 2011 DRC minutes. (see Attachment 2 – January 20, 2011 DRC minutes)

**ATTACHMENTS:**

1. Proposed Harvest Park Commercial, Plat "A"
2. January 20, 2011 DRC minutes