

Mapleton City Planning Commission Staff Report

Meeting Date: January 27, 2011

Item #: 6

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 project plan approval in order to construct eight buildings with uses consisting of professional office space, retail office space, and mixed commercial and residential on property 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 Project Plan)
3. As per Mapleton City Code Section 18.64.040, mixed commercial and residential uses are allowed within the GC-1 Zone.
4. The applicant is proposing to phase this project and will discuss the phasing plan at the night of the Commission meeting.

STAFF ANALYSIS:

1. The drawings show that Building #8 will include a Dental Office and Retail Offices on the main floor, with 6 Residential Units on the upper floors. The drawings also note that 6 parking spaces are being proposed for the 6 Residential Units within Building #8.
2. Mapleton City Code Section 18.64.040: Mixed Commercial and Residential Uses, Paragraph (A3) states, *“In addition to the required parking for the commercial use, there shall be no less than two (2) parking spaces per residential dwelling unit provided. Shared parking shall only be permitted for professional office type businesses and services with daytime operations only. Businesses that could become retail oriented shall not be permitted to share parking. Shared parking will reduce the parking requirement to the parking needed for the business(s) and one additional parking space per dwelling unit.”*
3. It is the opinion of DRC that as per the above code shared parking within mixed commercial and residential uses are allowed only for professional office type businesses and services and not for retail oriented businesses. Due to the fact that retail is being proposed within Building #8 shared parking will not be allowed for the residential thus 12 parking spaces will be required for the residential units not the proposed 6 spaces as shown on the plans.

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:

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)

	<p><u>ATTACHMENTS:</u></p> <ol style="list-style-type: none">1. Proposed Project Plan2. January 20, 2011 DRC minutes
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