

Mapleton City Planning Commission Staff Report

Meeting Date: January 28, 2010

Item #: 6

Applicant: Mary Fojtek

Prepared by: Matt Brady

Zone: GC-1/Proposed RA-1

Council Action Required: Yes

REQUEST:

Mary Fojtek requests approval of a rezone of approximately 1.28 acres from GC-1 (General Commercial Zone) to RA-1 (Residential Agricultural Zone), located generally at 1365 West 800 North.

FINDINGS OF FACT:

1. This rezone request is in conjunction with a subdivision request – see Item 7 of this agenda for information on the subdivision.
2. The Applicant is proposing a rezone of the proposed Lot 1 of the proposed Hjorth Subdivision, Plat “A” from GC-1 to RA-1. The purpose of this rezone would be to preserve the home on the east as a residential use, as it is one of the older homes in Mapleton, and has historic value to the Applicant. According to Utah County records, the home was originally built in 1891. According to the Applicants, the home has never been used for commercial purposes.
3. The General Plan for this home is Low Density Residential (equivalent to the RA-1 Zone). See General Plan map below. This request is in compliance to the General Plan.
4. DRC has reviewed the proposed rezone and does not have any concerns.

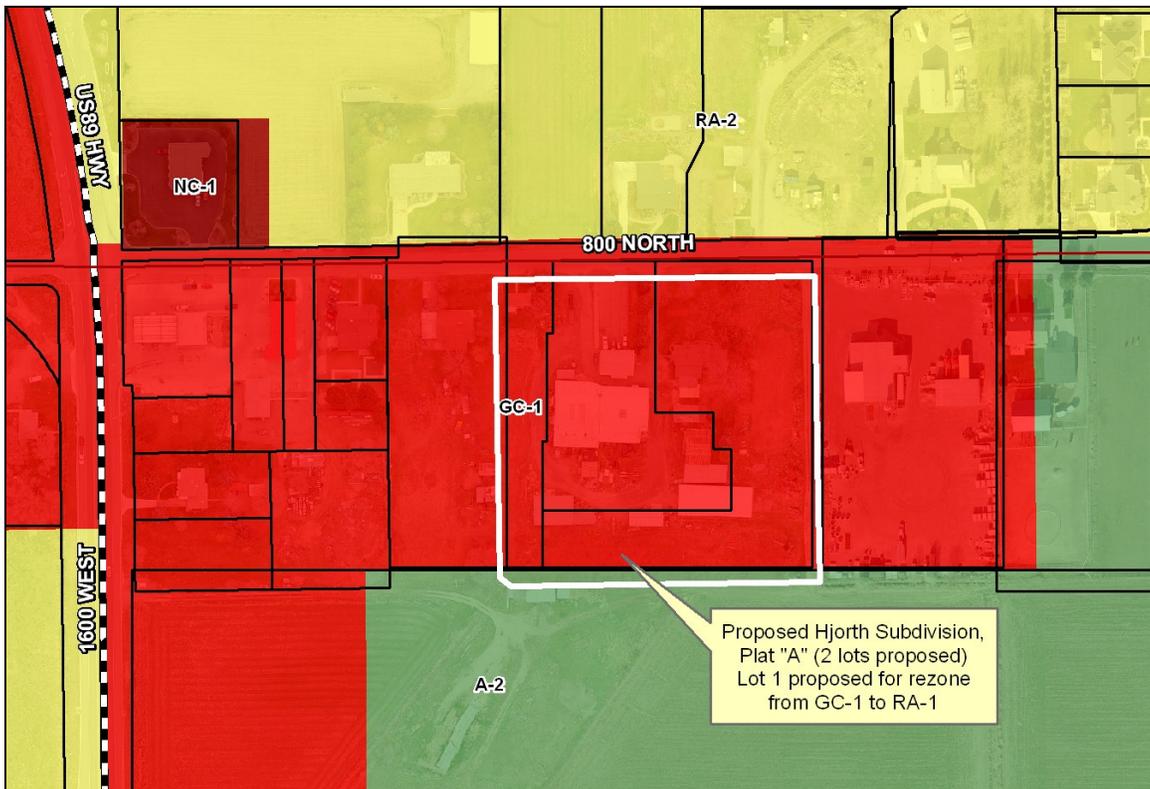
STAFF RECOMMENDATION:

Staff recommends Approval of the proposed rezone.

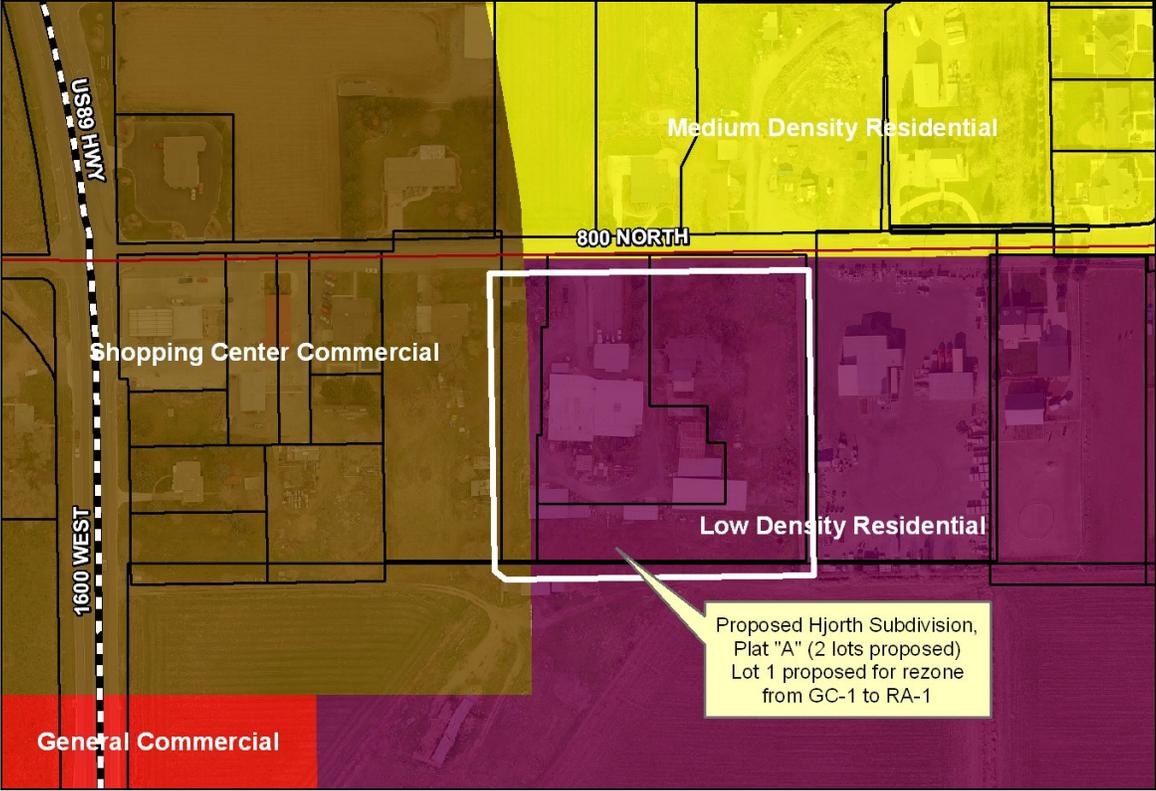
VICINITY MAP:



ZONING MAP:



GENERAL PLAN MAP:



SITE PHOTOS:



Looking south at the home on proposed Lot 1