

Mapleton City Planning Commission Staff Report

Meeting Date: February 24, 2011

Applicant: Mapleton City
Prepared by: Cory Branch

REQUEST

Mapleton City requests to amend Mapleton City Code Title 18, Development Code, Part III, Zoning, Section 18.64.050: LOTS, BUILDINGS, YARDS, AND OPEN SPACES in order to increase the building height for main structures within a GC-1 Zone.

FINDINGS OF FACT:

1. Mapleton City has received inquiries from potential commercial developers to amend Mapleton City Code 18.64.050: LOTS, BUILDINGS, YARDS, AND OPEN SPACES in order to increase the building height by five feet (5') for main structures within the GC-1 (General Commercial) Zone.
2. See Attachment #1 for the existing and proposed ordinance regarding Section 18.64.050, Paragraph (B), Buildings

STAFF ANALYSIS:

1. It is the opinion of Staff that an increase in the building height for commercial buildings will allow for a better exterior design as it relates to the general appearance of roof pitches.
2. Staff will discuss fire safety concerns relating to the above request at the night of the Commission meeting.

STAFF RECCOMENDATION:

Staff recommends approval of the proposed ordinance amendment.

ATTACHMENT:

Existing and Proposed Ordinance – Section 18.64.050, Paragraph (B), Buildings

B. Buildings: The following standards shall apply to all buildings within the GC-1 zone:

1. Building height for the main structure shall not exceed ~~thirty~~ thirty-five feet (~~30'~~ 35') to the midpoint of the structure. For measurement purposes, the height is measured from the top of the established natural grade of the highest point of the lot. If the natural grade is lower than the established elevation of the street directly in front of the proposed structure, then the grade elevation shall be established from the highest point of the curb (if present) or six inches (6") above the existing asphalt of the road. The midpoint is established by measuring from the lowest roof eave to the highest portion of the roofline, then taking the average of those two (2) points as the top elevation. Decorative elements of the building, such as clock towers, weather vanes, steeples, or nonhabitable penthouse structures for the housing of an elevator shaft, shall not be counted in the overall height of a building.

2. Accessory structures, such as incidental storage buildings, shall be no taller than twenty feet (20') or the height of the main structure, whichever is less. Height for accessory structures is measured from the natural grade of the property to the highest point of the roof.