

Mapleton City Planning Commission Staff Report

Meeting Date: March 28, 2013

Item: 2

Applicant: Ryan McDougal

Location: 780 and 830 South Main (parcel # 26:062:0001 and parcel # 26:062:0063)

Prepared by: Brian Tucker, Planner

Public Hearing Item: Yes

Zone: RA-2

REQUEST

Consideration of Preliminary approval for the Estates at Mapleton Subdivision consisting of eight (8) lots located in the Residential-Minor Agricultural (RA-2) zone.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 4.29 acres in size located in the RA-2 zone. The property has frontage on Main Street. There is an existing irrigation pipe that runs along a portion of the Main Street frontage, along lots 1 and 2. The property does not contain any significant trees or vegetation that should be preserved. However, there are existing street trees in the Right of Way that should be preserved to the extent possible.

The applicant is requesting preliminary and final plat approval for an eight (8) lot subdivision. The proposal includes a stubbed street, a continuation of 800 North from across Main Street, which provides access to lots 5 and 6. This stubbed road will end in a temporary cul-de-sac until such time as future land development and/or road construction provide for its continuation. The eight lots vary in size from .44 to .52 acres in size. The project requires preliminary and final approval from the Planning Commission and final approval from the City Council. The DRC reviewed this application and issued the attached minutes on February 21, 2013.

EVALUATION

Zoning: The RA-2 zone allows for a minimum lot size of 14,500 square feet (.33 acres) with a minimum width of 100 feet. The proposed lots comply with these standards.

Street Stubs & Cul-de-sacs: The Mapleton City Master Transportation Plan states that when the possibility of future adjacent development exists, that new development should include stub streets at logical locations that will allow adjacent properties to connect in the future. This road stub furthers the transportation plan by providing right of way for the continuation of 800 North, which the transportation plan designates as a major local road.

MCC Chapter 17.12.020 states:

“In order to facilitate the development of an adequate and convenient circulation system within the city and to provide access for the logical development of adjacent vacant properties, the city may, as a condition of approval, require the subdivision plan to include one or more temporary dead end streets (stub streets) which extend to the boundary of the subdivision.”

Development Code: Mapleton City Code (MCC) Chapter 17.04.050 outlines several issues the Commission should review. These are outlined in the attached findings. The application, as conditioned, appears to comply with City standards.

STAFF RECCOMENDATION

Approve the Preliminary Plat for the Estates at Mapleton Plat “A” subdivision with the attached findings and special condition.

SPECIAL CONDITION

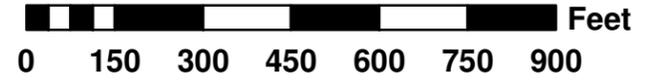
1. All outstanding issues raised in the DRC minutes dated February 21, 2013 shall be addressed prior to plat recording.
2. Because the temporary turnaround is to be located on neighboring property, permission must be granted by those property owners and evidence of that permission must be submitted to the Community Development Director prior to plat recordation.
3. The applicant and future property owners shall work with staff to save the existing street trees to the maximum extent possible.

ATTACHMENTS

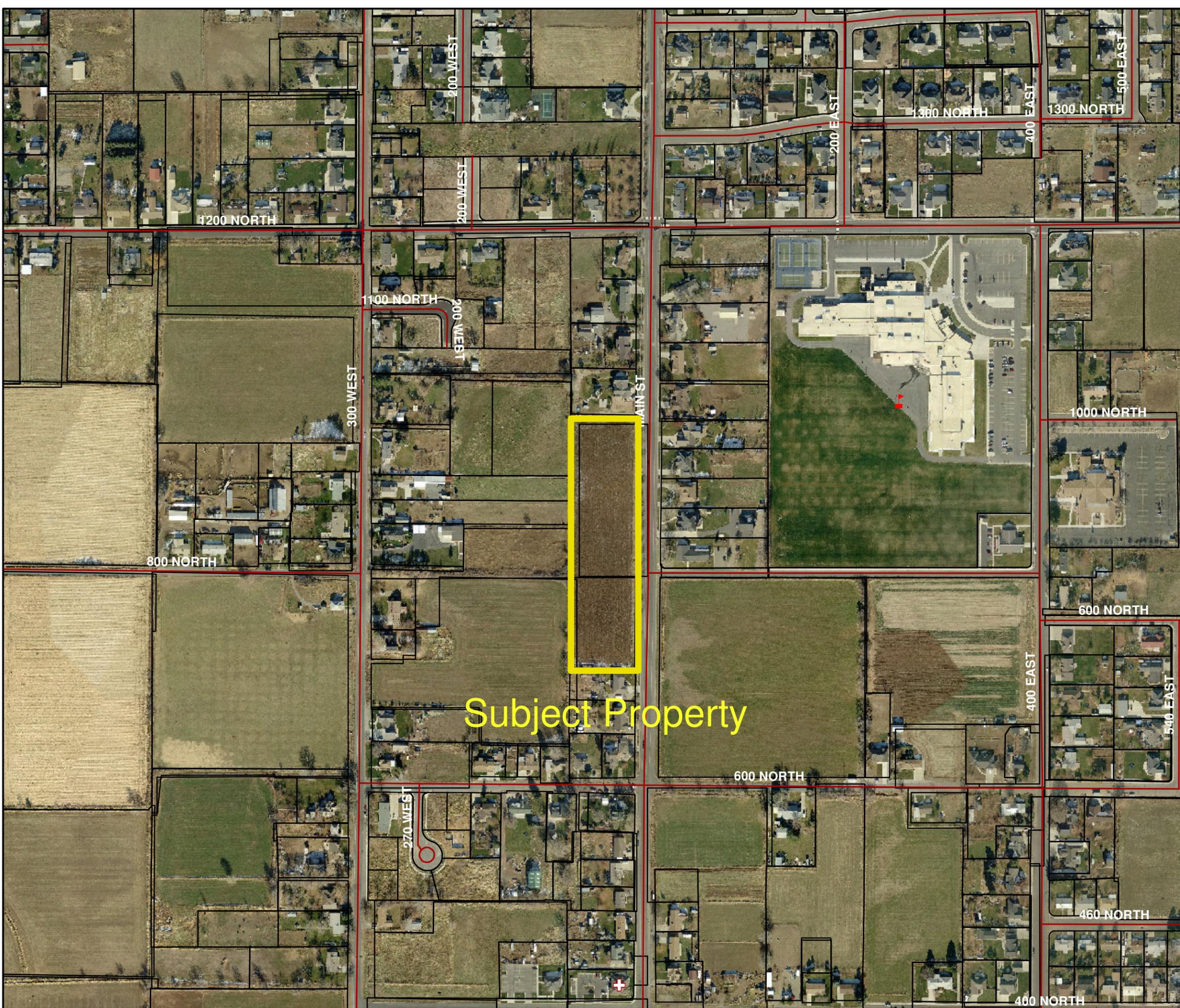
1. Findings for Decision.
2. Application Materials.
3. DRC Minutes 2/21/13.

| Attachment "1" Findings for Decision | | |
|---|---|---|
| No. | Findings | |
| 1. | The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration. | ✓ |
| 2. | The submitted plans, documents and submission materials conform to applicable city standards. | ✓ |
| 3. | The proposed development conforms to city zoning ordinances and subdivision design standards. | ✓ |
| 4. | There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development. | ✓ |
| 5. | The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions. | ✓ |
| 6. | The project does not impose an undue financial burden on the City. | ✓ |
| 7. | The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan. | ✓ |
| 8. | The project plan recognizes and accommodates the existing natural conditions. | ✓ |
| 9. | The public facilities, including public utility systems serving the area are adequate to serve the proposed development. | ✓ |
| 10. | The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01. | ✓ |

Mapleton City Basemap



1 inch equals 310.68 feet



Subject Property

Legend

- US or State Hwy
- Local Roads
- Local Roads - Unpaved
- Railroads
- Parcels as of 12-20-11



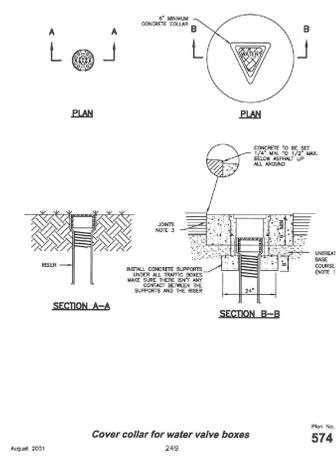
MAPLETON CITY CORPORATION

Mapleton City makes no warranty with respect to the accuracy, completeness, or usefulness of this map, and assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of the map or any of the information contained hereon. For official verifications, contact the Community Development Department.

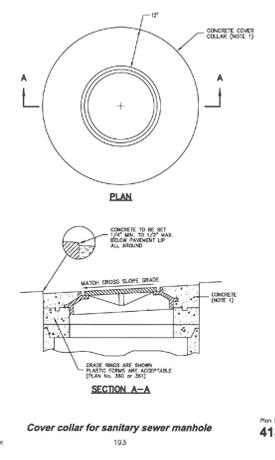


800 South Main Street, Subject Property looking north.

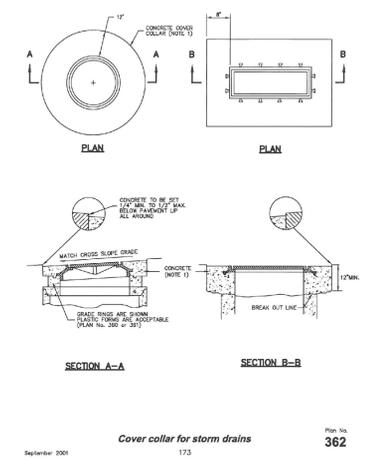




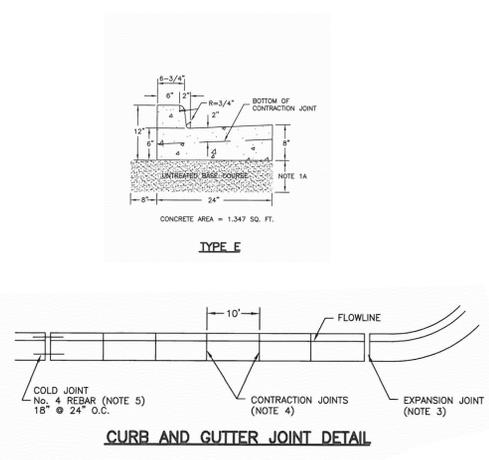
Cover collar for water valve boxes
Plan No. 574



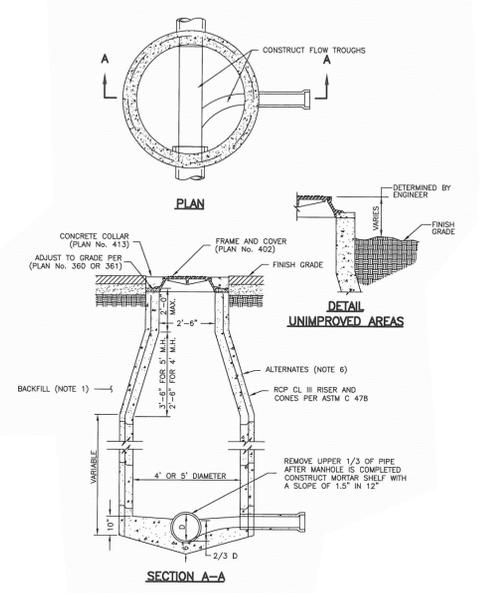
Cover collar for sanitary sewer manhole
Plan No. 413



Cover collar for storm drains
Plan No. 362

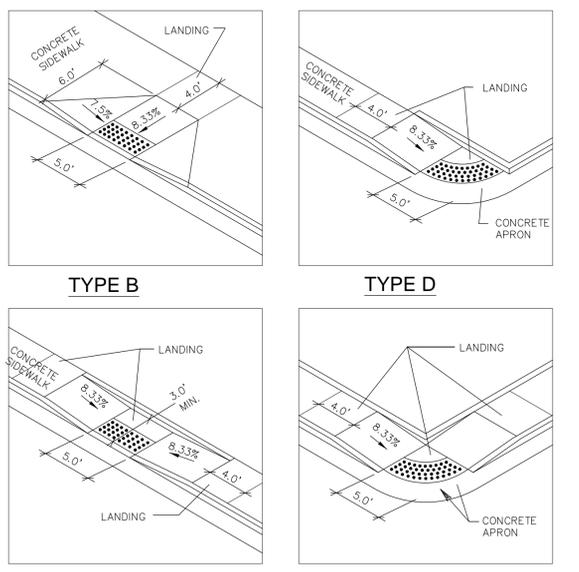


CURB AND GUTTER JOINT DETAIL



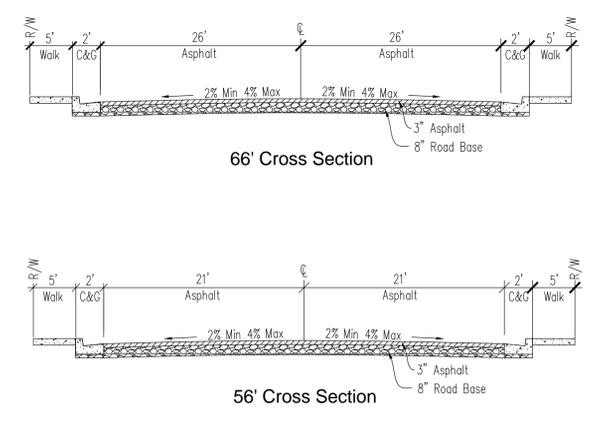
Sanitary sewer manhole

- NOTES:
- PROVIDE DETECTABLE WARNING PANELS PER ADA REQUIREMENTS. (MINIMUM OF 2' DEEP BY THE WIDTH OF RAMP).
 - ALL LANDINGS MUST HAVE 1:48 GROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
 - CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
 - COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20.



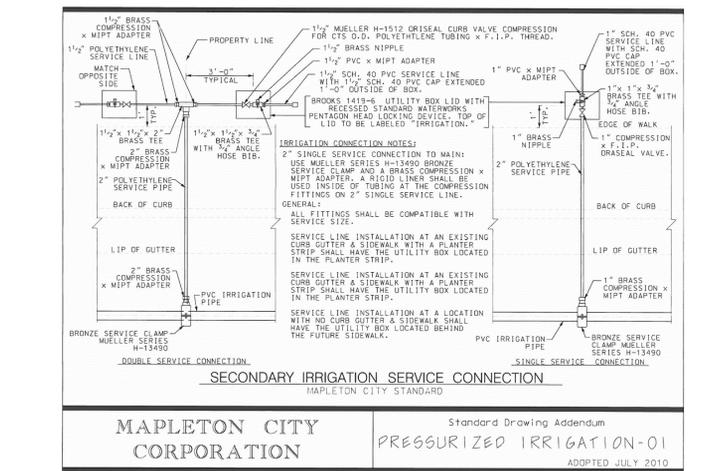
Curb Ramps

18 ADA Ramps

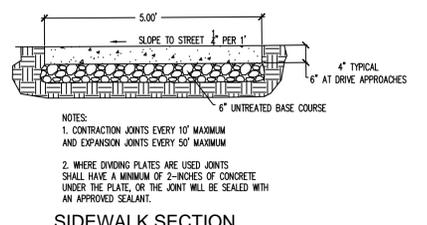


66' Cross Section

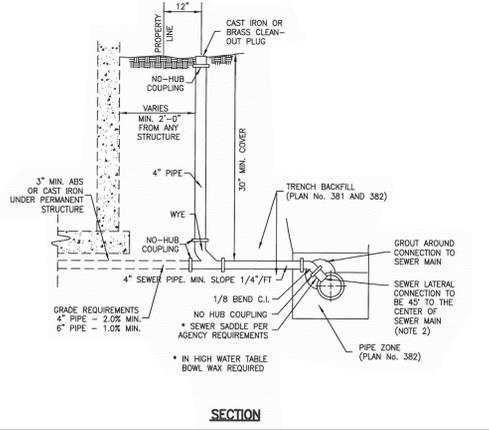
56' Cross Section



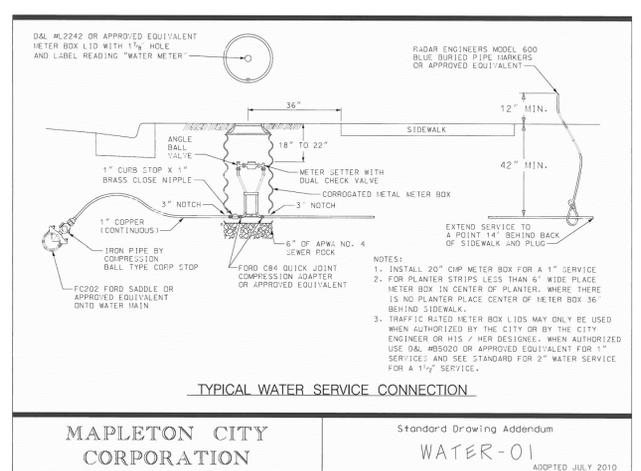
MAPLETON CITY CORPORATION
Standard Drawing Addendum
PRESSURIZED IRRIGATION-01
ADOPTED JULY 2010



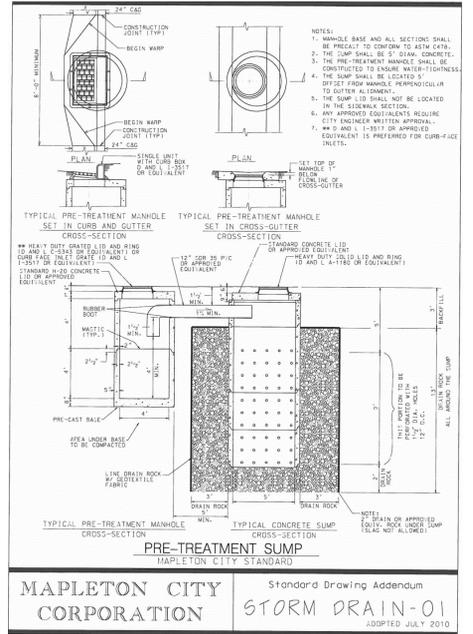
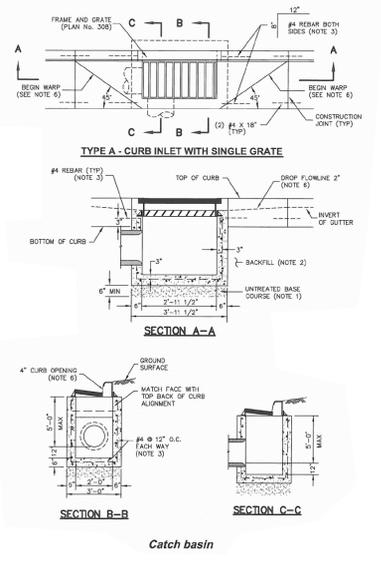
SIDEWALK SECTION



Catch basin



MAPLETON CITY CORPORATION
Standard Drawing Addendum
WATER-01
ADOPTED JULY 2010



MAPLETON CITY CORPORATION
Standard Drawing Addendum
STORM DRAIN-01
ADOPTED JULY 2010

Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Utah
Meadows @ Mapleton
Detail Sheet
Mapleton City

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| REVISIONS |
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DATE 10-5-2012
SCALE None
BY BHT
TRACING NO. L-13579

SHEET No. C-2

