

Mapleton City Planning Commission Staff Report

Meeting Date: April 22, 2010

Item #: 3

Applicant: Michael D. Parry

Prepared by: Cory Branch

Public Hearing Required:

Yes

Council Action Required:

Yes

REQUEST:

Michael D. Parry requests to amend Mapleton City Code Title 18, Development Code, Part III, Zoning, Section 18.36.060: LOTS, BUILDINGS, YARDS, AND OPEN SPACES in order to increase the lot coverage requirement from twenty percent (20%) to thirty-five percent (35%) within an RA-2 Zone.

FINDINGS OF FACT:

1. The applicant is proposing to increase the RA-2 maximum lot coverage from 20% to 35%.
2. The minimum lot size for the RA-2 Zone is 14,500 square feet (~0.33 acre).
3. The maximum lot coverage of the following Mapleton City zones are: A-2: 30%, RA-1: 35%, RA-2: 20%, R-1-B: 30%, R-2: 30%, R-3: 30%.
4. Assuming a minimum size of a lot for each zone, the following are the square footages of building footprints that would be allowed on a lot, from greatest to least: A-2: 26,136 sf, RA-1: 15,246 sf, R-1-B: 4,350, R-2: 3,000 sf, RA-2: 2,900 sf, R-3: 1,800.
5. The maximum lot coverage of surrounding City's includes the following: Spanish Fork and Orem – Calculated by setbacks; Payson – 5 acres/20%, 1 acre/20%, 12,000sf/40%, 10,000sf/45%, 9,000sf/50%, 7500sf/50%; Springville – 200,000sf/25%, 8,000 to 15,000sf/35%, 5,000 to 7,000sf/40%; Provo – 6,000 to 20,000sf/40%.
6. Approximately one-sixth of the area of Mapleton City is zoned RA-2.
7. Mapleton City's Vision Statement, reads, in part, as follows:
"To avoid jeopardizing the open space ambiance and spectacular views in every direction, the City has been and will be pro-active in its planning scope to accommodate diversified residential, commercial, and recreational interests. Our focus is to our citizens. They in turn have dedicated an enormous amount of time to community service and are commended for such."
8. The written policies for the Medium Density Residential designation (which includes RA-2 zoning) in the General Plan, reads, as follows:
"This designation shall have a minimum lot size of 14,500 square feet. Uses characteristic of this designation primarily include single family dwellings, but also including houses of worship. TDRs shall not be permitted to avoid increasing density in this area. These areas shall be located primarily in the northwestern and southern parts of Mapleton. This designation shall also serve as a buffer and transition area to less intense residential designations east of the Highway 89 General Commercial corridor."
9. See attachment # 1 for the proposed ordinance text.
10. See attachment # 2 for the information submitted by the applicant.

STAFF ANALYSIS:

1. Approximately two (2) years ago a similar item was brought before the Planning Commission and City Council relating to increasing the lot coverage in the RA-2 zone. At that time Mapleton City Staff and the Planning Commission both recommended denial to the City Council regarding the proposed increase. On April 23, 2008 the City Council motioned to deny the proposed request. Some of the concerns raised included aesthetics issues with higher lot coverage, the General Plan written policies for Medium Density Residential, jeopardizing open space, large number of established homes which have lot coverage of less than 20%, and would the request decrease the rural open feel of the City.
2. Since 2008 Mapleton City Staff has continued to receive complaints from

	<p>property owners, contractors, and developers stating that the current 20% lot coverage requirement doesn't allow them to build a sufficient size home and accessory buildings (garages/sheds) etc. They feel that with the 20% coverage requirement they will be constructing starter homes which eventually require families to move out as their family continues to grow. Other concerns include the maintenance of landscaping and conservation of water.</p> <p>3. More storm water is usually generated by higher lot coverage. Mapleton City Code 14.20.010 and 14.20.450 prohibits any lot storm water discharge into storm sewers or sanitary sewers.</p> <p><u>STAFF RECOMMENDATION:</u> Staff recommends Approval of the proposed text, with the condition that the lot coverage is increased to a maximum of 30%. The recommendation is based on the above staff analysis #2.</p> <p><u>PLANNING COMMISSION DISCUSSION ITEMS:</u> It is the opinion of Staff that the following issues should be discussed by the Commission:</p> <ol style="list-style-type: none">1. Is the current 20% building footprint coverage limits to the RA-2 zone too restrictive?2. Does this proposal present aesthetic issues?3. Is this proposal consistent with the General Plan?4. Does the issue of water conservancy play a role in lot coverage?5. Does the concern of construction of a two story versus a one story home play a role in lot coverage?6. Is open space a big issue if the majority of the open space is located in the back yard and completely fenced off? <p><u>AVAILABLE PLANNING COMMISSION RECOMMENDATIONS:</u> It is the opinion of Staff that the Commission could consider the following recommendations:</p> <ol style="list-style-type: none">1. Increase the existing 20% lot coverage to 30% or 35%.2. Increase the existing 20% lot coverage to 30% or 35% on lots where the CC&R's don't allow for animal rights.3. Increase the existing 20% lot coverage to 30% or 35% for one story (rambler) homes.4. Leave the lot coverage at 20%.
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ATTACHMENTS:

1. Proposed ordinance text
2. Information submitted by the applicant

Attachment 1

18.36.060: LOTS, BUILDINGS, YARDS, AND OPEN SPACES:

Each lot or parcel of property in the RA-2 zone shall meet all of the following requirements:

- A. Lot Size And Area Per Dwelling: The minimum lot size in the RA-2 zone shall be not less than fourteen thousand five hundred (14,500) square feet. Not more than one single-family dwelling may be placed upon a legally created lot or parcel of land in the RA-2 zone.

- B. Lot Width: Each lot or parcel of land in the RA-2 zone shall have an average width of at least one hundred feet (100').

- C. Front Yard Requirements: No home shall have a front yard of less than thirty feet (30') measured from the front property line or the right of way to the foundation of the home.

- D. Side Yard: Each lot or parcel of land in the RA-2 zone shall have a side yard of not less than ten feet (10').

- E. Side Yard; Corner Lots: Lots having frontage contiguous to a street shall not be less than thirty feet (30') as measured for the front yard setback.

- F. Accessory Buildings: Accessory buildings may be located no closer than three feet (3') to a property line. Buildings with fire rated walls, built to the standards outlined in the international residential building code (IRC) may be placed up to the property line. However, in no case shall an accessory building exceed twelve feet (12') in height within ten feet (10') of the required setback area. All roof drainage shall be directed away from any adjacent property lines, and shall be on the property wherein the building is located. Accessory buildings shall not exceed thirty feet (30') in height.

- G. Projections Into Yards: The following structures may be erected on or projected into any required yard:

1. Fences and walls in conformance with this code and approval by the planning and zoning director. Other city codes or ordinance also apply.
2. Landscape elements including trees, shrubs, agricultural crops, and other plants.
3. Necessary appurtenances for utility service.
4. The structures listed below may project into a minimum front or rear yard not more than four feet (4'), and into a minimum side yard not more than two feet (2'):
 - a. Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features.
 - b. Fireplace structures and bays, provided that they are not wider than eight feet (8') measured generally parallel to the wall of which they are a part.
 - c. Stairways, balconies, door stoops, fire escapes, awnings, and planter boxes or masonry planters not exceeding twenty four inches (24") in height.
 - d. Porte cochere over a driveway in a side yard, providing such structure is not more than one story in height and twenty four feet (24') in length, and is entirely open on at least three (3) sides except for necessary supporting columns and customary architectural features.

H. Building Height: No lot or parcel of land in the RA-2 zone shall have a building or structure used for dwelling or public assembly which exceeds a height of two (2) stories with a maximum of thirty feet (30') measured from the finished grade of the lot to the midpoint of the roof pitch. Measurement shall be taken on three (3) sides of the home. Finished grade shall be established thirty feet (30') away from the front of the home, top of the curb (if present), or the middle point of the street directly in front of the home. If the home is located more than thirty feet (30') from a city street, then the measurement shall be taken off of the established grade ten feet (10') from the home. Finished grade shall be established two feet (2') above the top of the curb or sidewalk if present, otherwise, established grade will be the existing street in front of the lot or two feet (2') above the grade or whatever is less.

I. Permissible Lot Coverage: All buildings, including accessory buildings and structures, shall cover not more than ~~twenty percent (20%)~~ **thirty-five percent (35%)** of the area of the lot or parcel of land.

April 8, 2010

Cory Branch
City Planning Director
Mapleton City, Utah 84664

Dear Cory,

I respectfully request that Mapleton City change its ordinance for lot coverage in the RA-2 zone to 35%.

I am the owner and developer of the Sweet Iron Subdivision located at approximately 1300 West and 1800 North in Mapleton. This subdivision was completed several years ago and consists of twenty-seven lots, which include four lots with existing homes on them. Three of the lots I developed for Dave Gashler and one lot I developed for Renee Snyder in order to make the best use of the area and finish one of the roads that intersects with 2000 North.

I have only sold three lots and Dave Gashler has sold one lot. Of the three lots I have sold, two of the new owners have found the 20% lot coverage too restrictive. One decided to change his house plans and the other is waiting for Mapleton City's decision to decide what they are going to do. I have considered building a new home for myself in the subdivision, but with the 20% restriction, I cannot build the home I want with a three car garage, a covered porch, a covered patio, and an additional outbuilding (garage). Other potential buyers, according to my realtor, Landmark Real Estate, have gone outside of Mapleton to purchase lots because of this restriction.

Many of today's buyers are from the generation labeled as the "baby boomers." Often they are already residents of Mapleton or have family or roots here. Many of these people are looking for well-built, energy efficient, low maintenance homes with smaller yards that they can take care of easily. They are interested in gardening, a small yard, water conservation, and yet don't want to move to a condo or a townhome.

Many people today want a home of sufficient size to finish raising their family or have a home large enough to have their children and grandchildren come home to. Many want three car garages and often an additional garage or outbuilding for storage. Often these accessory buildings are built with the same construction methods as the house, so they will blend in. Because of the existing neighborhood, I did not want starter homes, but nice, move-up homes that would enhance the beauty of Mapleton and keep property values up. The CCR's reflect this fact. This was the market I was hoping to attract.

Please consider the following in your review of this request:

1. Maintaining the beauty and open space in Mapleton.
 - a. In the RA-2 zone, the minimum lot size is one third of an acre with lot frontages that average a minimum of 100 feet. Many (if not all) of the lots in this zone are deeper than they are wide. Many homes being built today in this zone are close, if not right up to the side yard set-backs. From the street, building a deeper home, i.e. one with more lot coverage will have little impact on the feel of "open space."
 - b. Building move-up homes with CCR's that require either brick or stone matched with stucco enhances the beauty of Mapleton. Aluminum or vinyl siding is restricted from the exteriors of the homes in Sweet Iron.
 - c. Typically, homeowners who desire covered porches, covered patios, and accessory buildings have the means to put together homes and landscaping that will add to the beauty of our city.
 - d. Allowing accessory buildings such as free-standing garages and storage sheds with CCR's that require the exteriors of these buildings to match the exteriors of the home enhances the beauty of our city. Often when people aren't allowed to build accessory buildings or three car garages, they will store vehicles, bikes, recreational vehicles, trailers, equipment, etc. outside where they detract from the beauty of Mapleton.
 - e. The CCR's of Sweet Iron do not allow animal rights. Not having animals on lots in this zone enhances the beauty of Mapleton by not having corrals, fences, dust, manure, etc., that don't blend in or are not compatible with the neighborhood.

2. How other cities measure their lot coverage:
 - a. Payson
 - 5 acres: 20% = 43,560 sf.
 - 1 acre: 20% = 8712 sf.
 - 12,000 sf.: 40% = 4800 sf.
 - 10,000 sf.: 45% = 4500 sf.
 - 9000 sf.: 50% = 4500 sf.
 - 7500 sf.: 50% = 3750 sf.
 - b. Springville
 - 20,000 sf.: 25% = 5000 sf.
 - 8000 to 15,000 sf.: 35% = 2800 to 5250 sf.
 - 5,000 to 7,000 sf.: 40% = 2000 to 2800 sf.
 - c. Provo
 - 6,000 to 20,000 sf.: 40% = 2400 to 8000 sf.

d. Spanish Fork
Setbacks only

e. Orem
Setbacks only

3. Current Mapleton percent of lot coverage

- a. RA-1: 35%
- b. RA-2: 20% $14,500 \text{ sf.} \times .20 = 2900 \text{ sf.}$
- c. R-1-B: 30%
- d. R-2: 30%
- e. R-3: 30%

4. Comparison between cities to show "open space" with comparable lot size

City	Lot Coverage	Open Space
a. Payson	$12,000 \text{ sf.} \times 40\% = 4800 \text{ sf.}$	7,200 sf.
b. Springville	$14,500 \text{ sf.} \times 35\% = 5075 \text{ sf.}$	9,425 sf.
c. Provo	$14,500 \text{ sf.} \times 40\% = 5800 \text{ sf.}$	8,700 sf.
d. Mapleton	$14,500 \text{ sf.} \times 20\% = 2900 \text{ sf.}$	11,600 sf.
e. <i>Proposed</i>	$14,500 \text{ sf.} \times 35\% = 5075 \text{ sf.}$	9,425 sf.

Increasing the lot coverage to 35% will still allow 9425 square feet of open space on a 14,500 square foot lot.

5. Drainage

- a. The subdivision was engineered and constructed to meet Mapleton City's drainage requirements.
- b. The soil in this area is sandy with a mixture of gravel, which is ideal for drainage of water.
- c. Homes constructed in Sweet Iron subdivision will be encouraged to direct the water from downspouts to either French drains or bubble-up drains in their lawns to keep the drainage water on their lots.
- d. Often concrete pads that are used for outside storage create more of a drainage problem than an accessory building or a covered patio that has downspouts connected to French drains.

6. Other factors to consider:

- a. Building move-up homes with covered porches, covered patios, and accessory buildings increases the property values in Mapleton and thus increases the property taxes.

- b. Living in a high desert, water conservation is important to us all. With the smaller lots in the RA-2 zone, agricultural uses are not practical, but it does make sense to reduce the size of our yards to help with water conservation.
7. Included with this letter are examples of homes and site plans with different lot coverage percentages:
 - a. The house plans are an example of the style and size of homes that could be built by increasing the lot coverage to 35%.
 - b. Please review the site plans to visualize the difference in open space allowed by increasing the lot coverage to 35%.

In summary, with many homes now being built with three car garages, covered porches, covered patios, and accessory buildings, along with the desire for smaller lots, the 20% lot coverage is too restrictive to build a move-up home that will meet the needs of today's homeowners.

With a lot size of 14,500 square feet and the current lot coverage at 20%, homeowners are allowed only 2900 square feet of buildable area. Deducting 800 square feet for a three car garage leaves a homeowner a footprint of only 2100 square feet to build his home. If a homeowner wants a covered porch, covered patio, or accessory building, the square footage drops dramatically.

Under these conditions, it is difficult, if not impossible for homeowners to have the home that they want. Homes in these price ranges are typically built with architectural styles, building components, and landscaping that enhance a neighborhood and beautify a city.

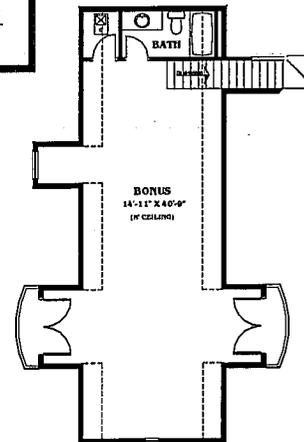
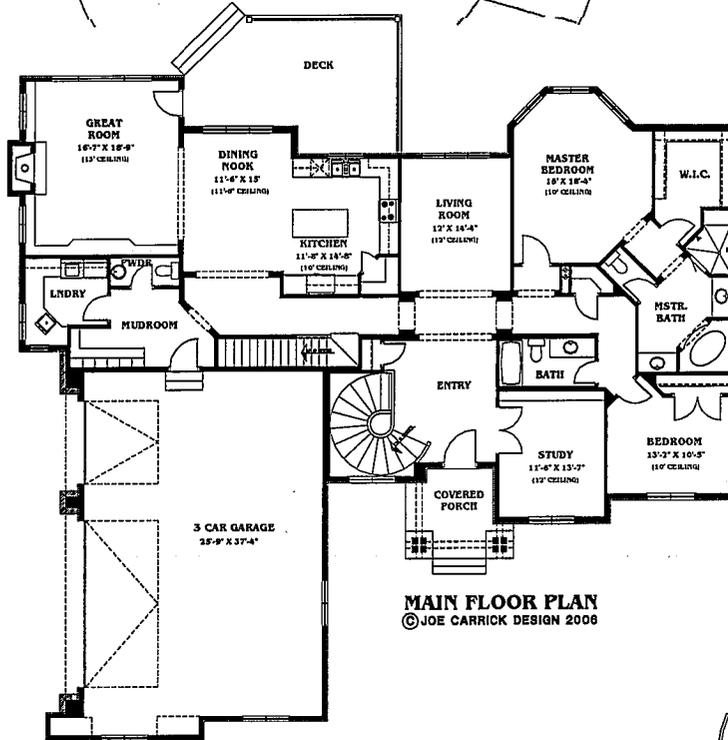
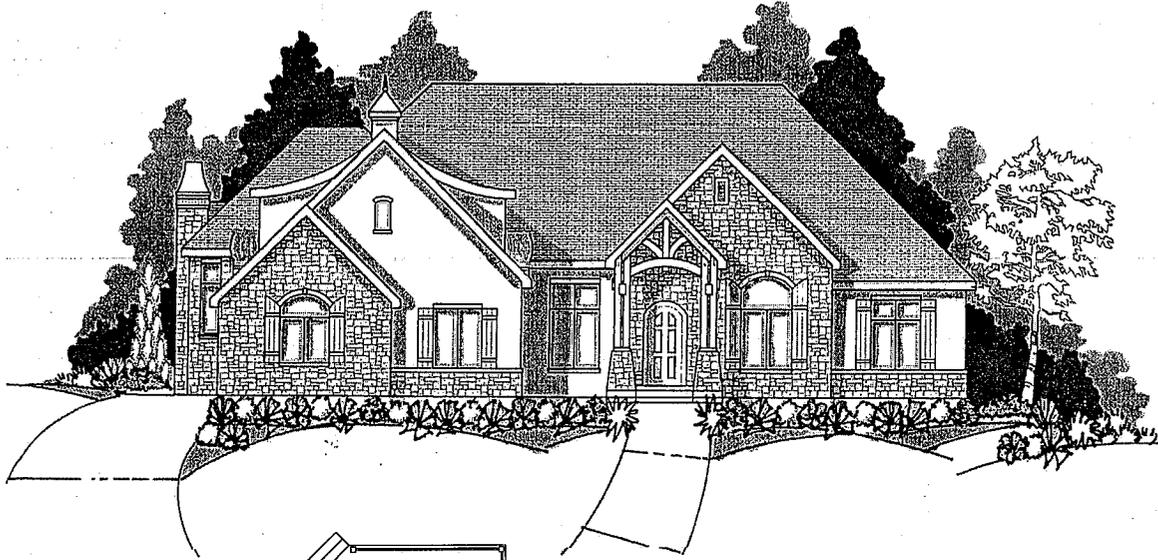
Please change the lot coverage requirements in the RA-2 zone from 20% to 35%. Thank you for your consideration in this matter.

Sincerely,



Michael D. Parry

Design 2765

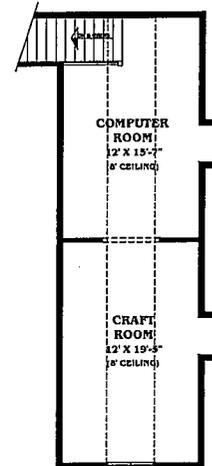
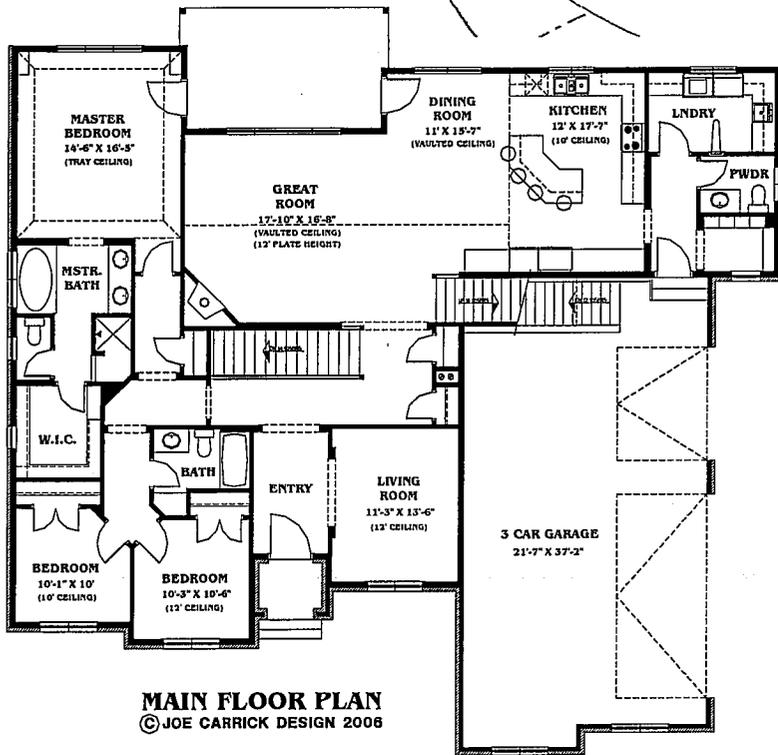


DESIGN INFORMATION

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04067		Main Level:	2765
Bedrooms:	2	Upper Level:	837
Baths:	3 1/2	Basement Level:	2866
		Total:	6468
Width:	79'-6"	Depth:	71'-11"

JOE CARRICK DESIGN INC.
CUSTOM HOME DESIGN
839 North 100 East, Spanish Fork, UT 84680
801-794-0220

Design 2439

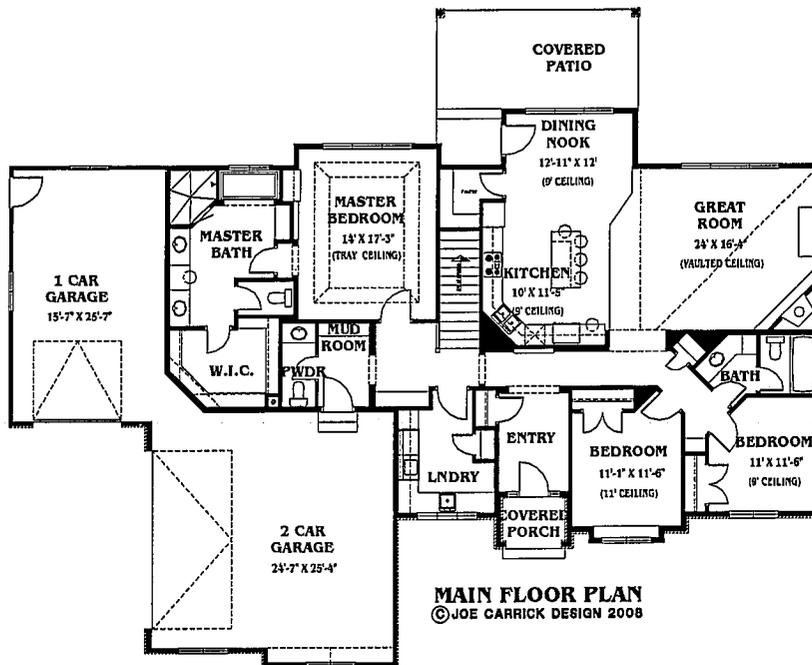


DESIGN INFORMATION

File Name:		SQUARE FOOTAGE	
04190		Main Level:	2439
Bedrooms:	3	Upper Level:	542
Baths:	2 1/2	Basement Level:	2503
		Total:	5484
Width:	69'	Depth:	62'-10"

JOE CARRICK DESIGN INC.
 CUSTOM HOME DESIGN
 839 North 100 East, Spanish Fork, UT 84660
 801-794-0220

Design 2269

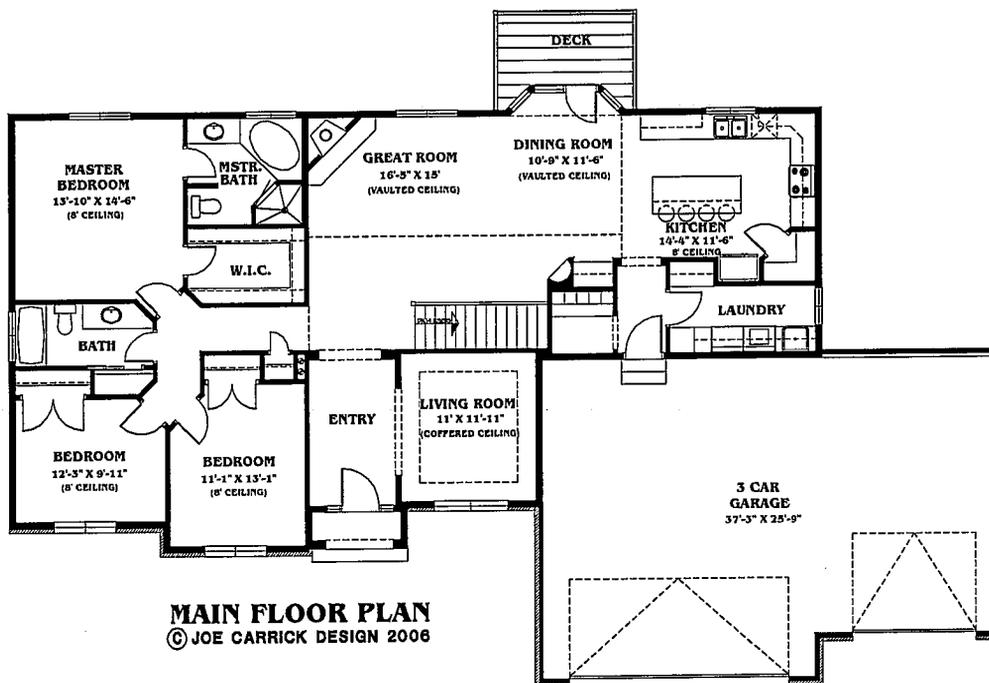


DESIGN INFORMATION

File Name:		SQUARE FOOTAGE	
08104		Main Level:	2269
Bedrooms:	3	Upper Level:	N/A
Baths:	2 1/2	Basement Level:	2299
		Total:	4669
Width:	82'-10"	Depth:	56'-8"

JOE GARRICK DESIGN INC.
CUSTOM HOME DESIGN
839 North 100 East, Spanish Fork, UT 84600
801-794-0220

Design 1967

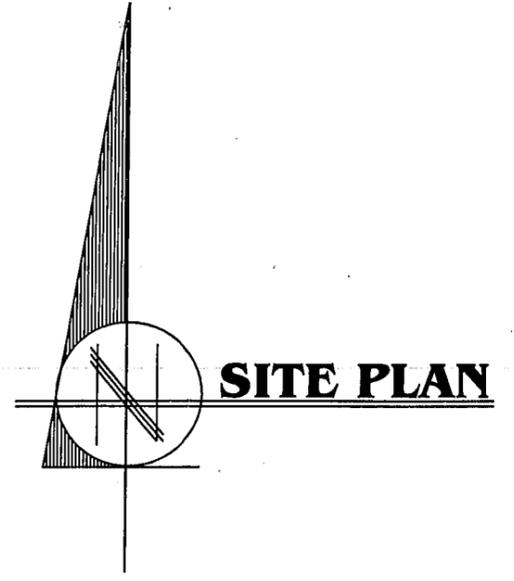
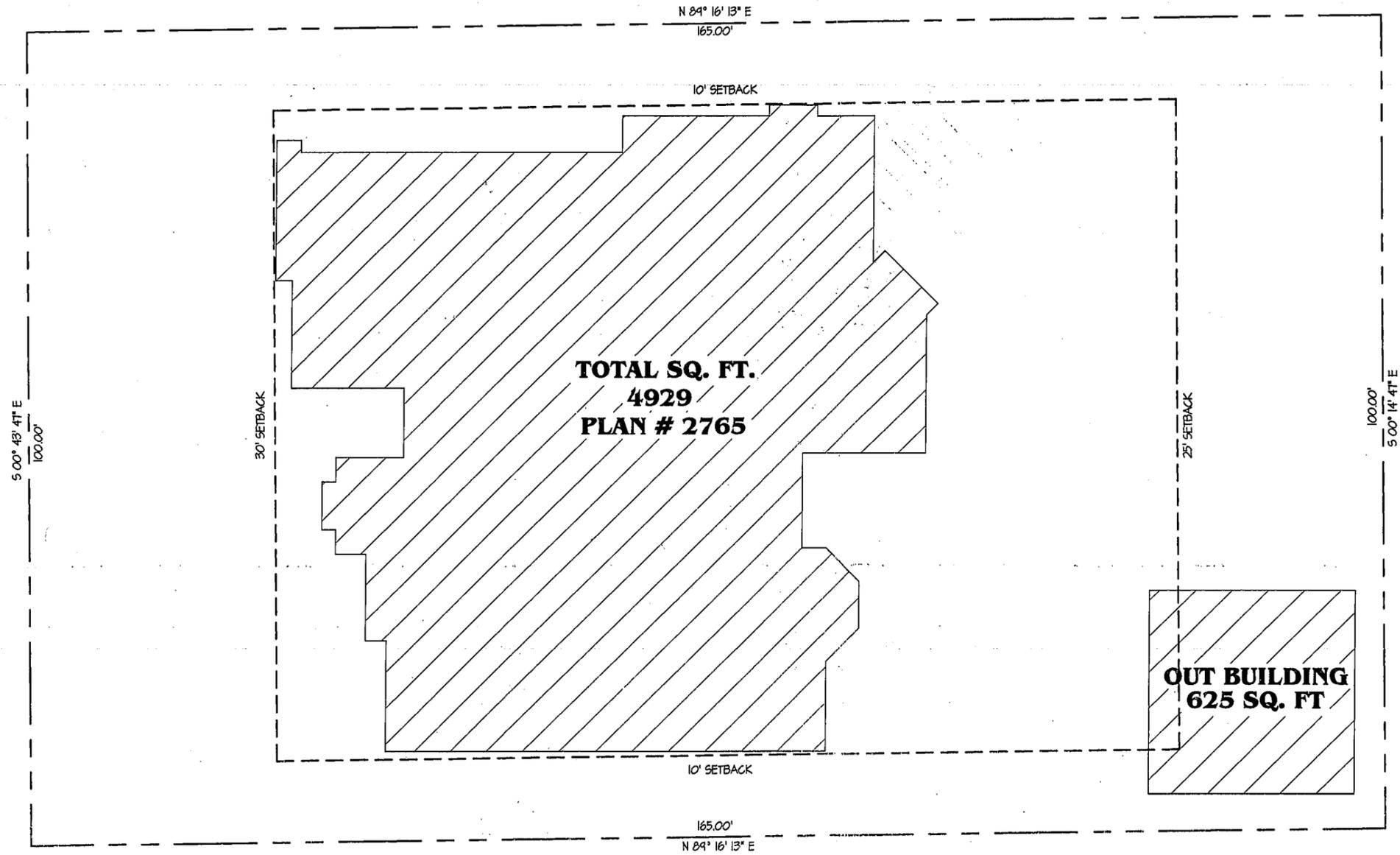


DESIGN INFORMATION			
File Name:		SQUARE FOOTAGE	
00115		Main Level:	1967
Bedrooms:	3	Upper Level:	N/A
Baths:	2	Basement Level:	1952
		Total:	3919
Width:	81'-5"	Depth:	48'-8"

JOE CARRICK DESIGN INC.
CUSTOM HOME DESIGN

839 North 100 East, Spanish Fork, UT 84660
801-794-0220

1250 WEST STREET



LOT 17 SWEET IRON SUBDIVISION
35% = 5775 AVAILABLE SQUARE FOOTAGE

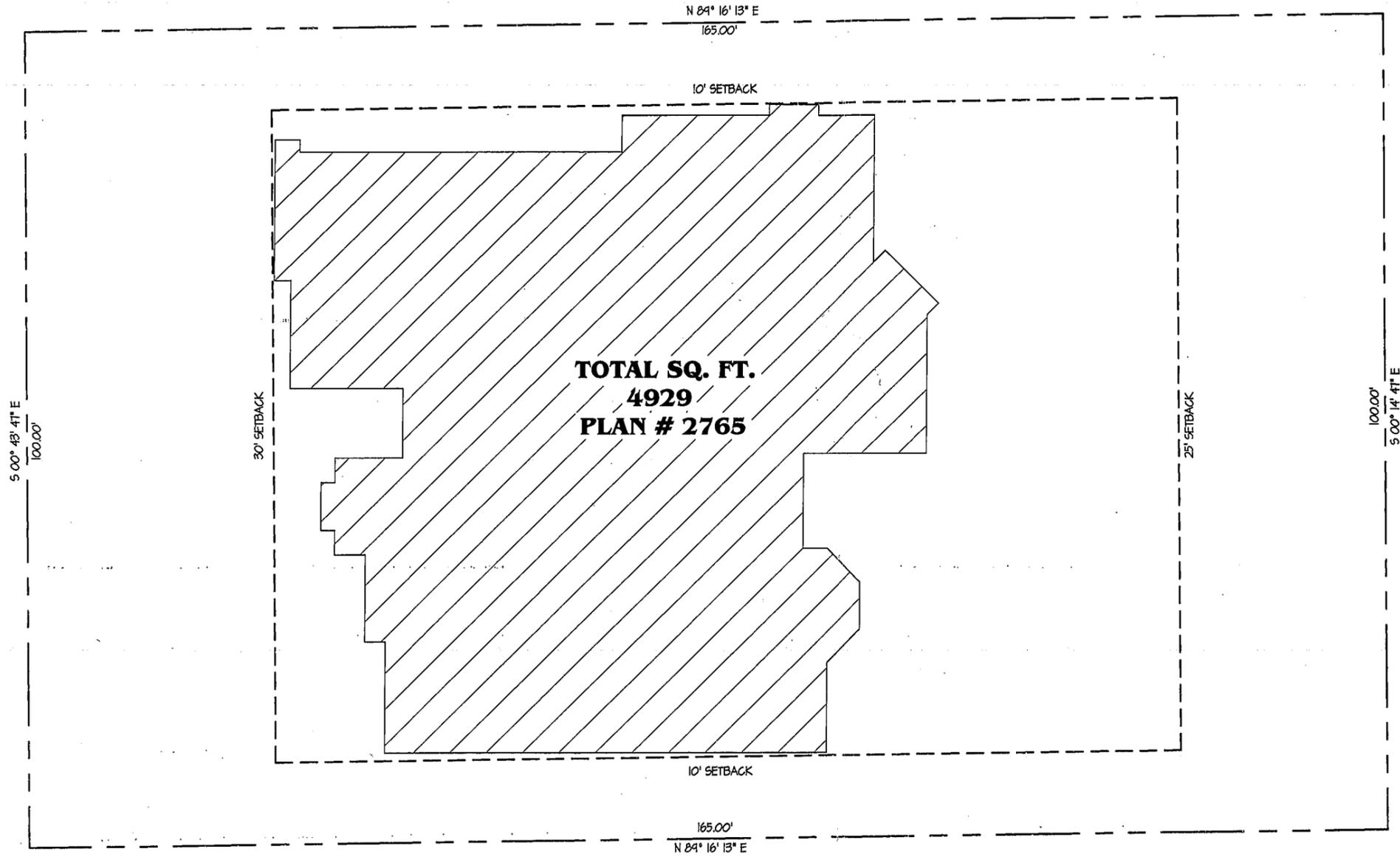
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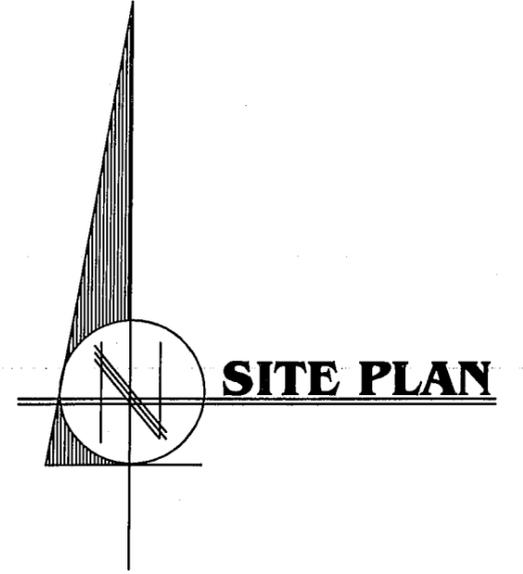
SHEET
SD-1

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1250 WEST STREET



LOT 17 SWEET IRON SUBDIVISION
30% = 4950 AVAILABLE SQUARE FOOTAGE



FILE NAME
XX

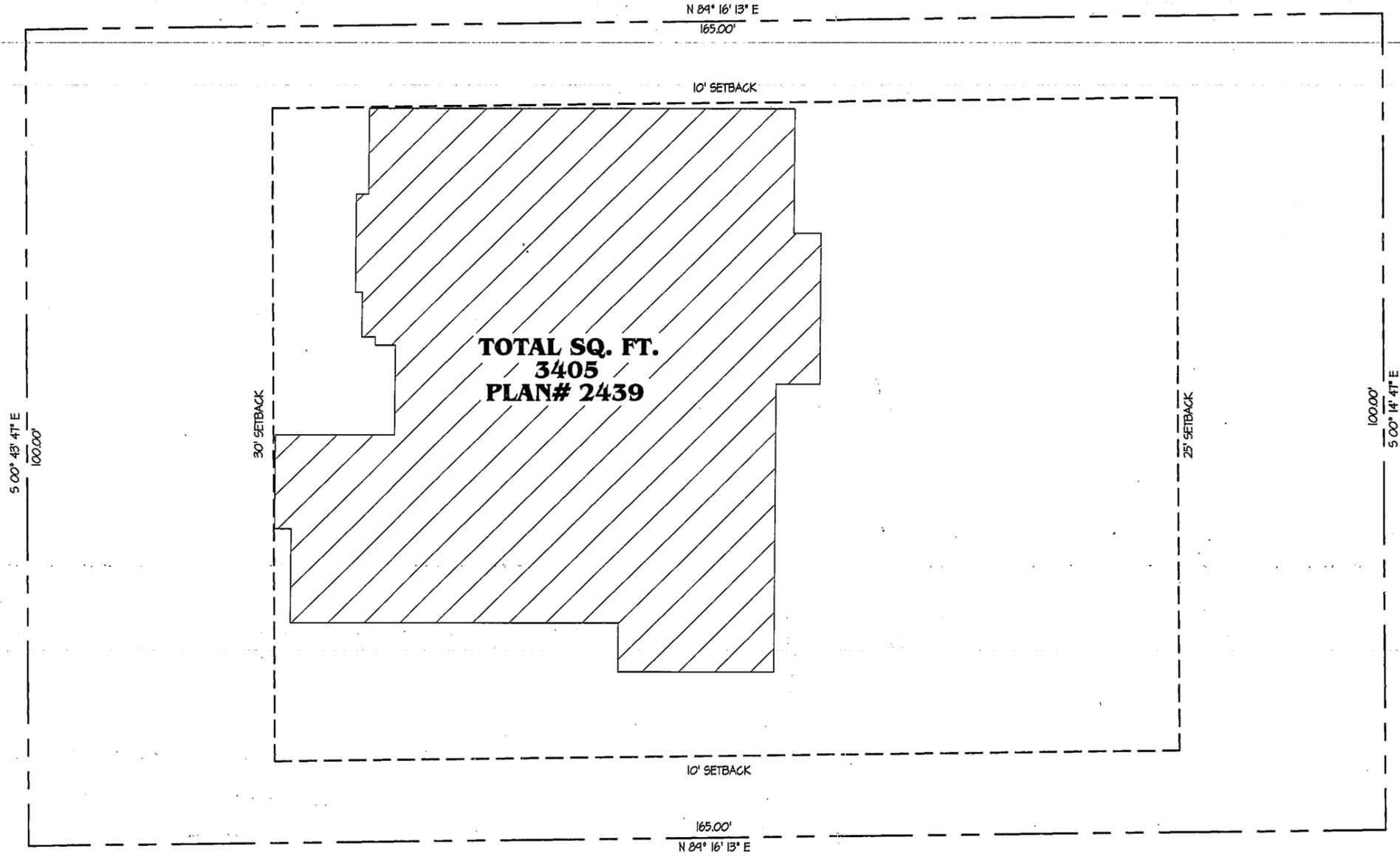
1250 NORTH 100 EAST
SPANISH FORK, WEST VIRGINIA
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JOE CARRICK DESIGN INC.
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SHEET
SD-1

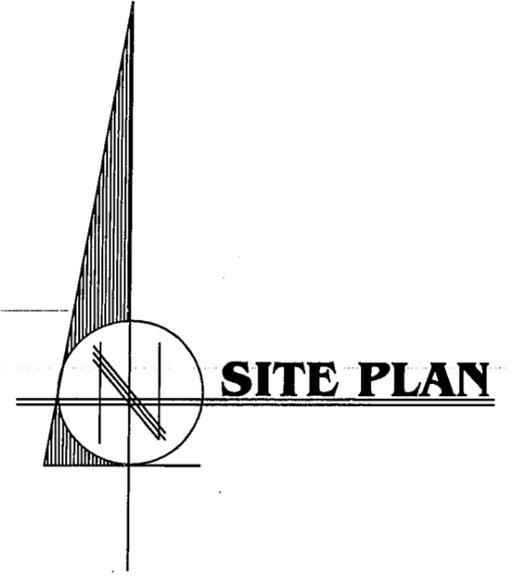
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1250 WEST STREET



**TOTAL SQ. FT.
3405
PLAN# 2439**

**LOT 17 SWEET IRON SUBDIVISION
20% = 3300 AVAILABLE SQUARE FOOTAGE**



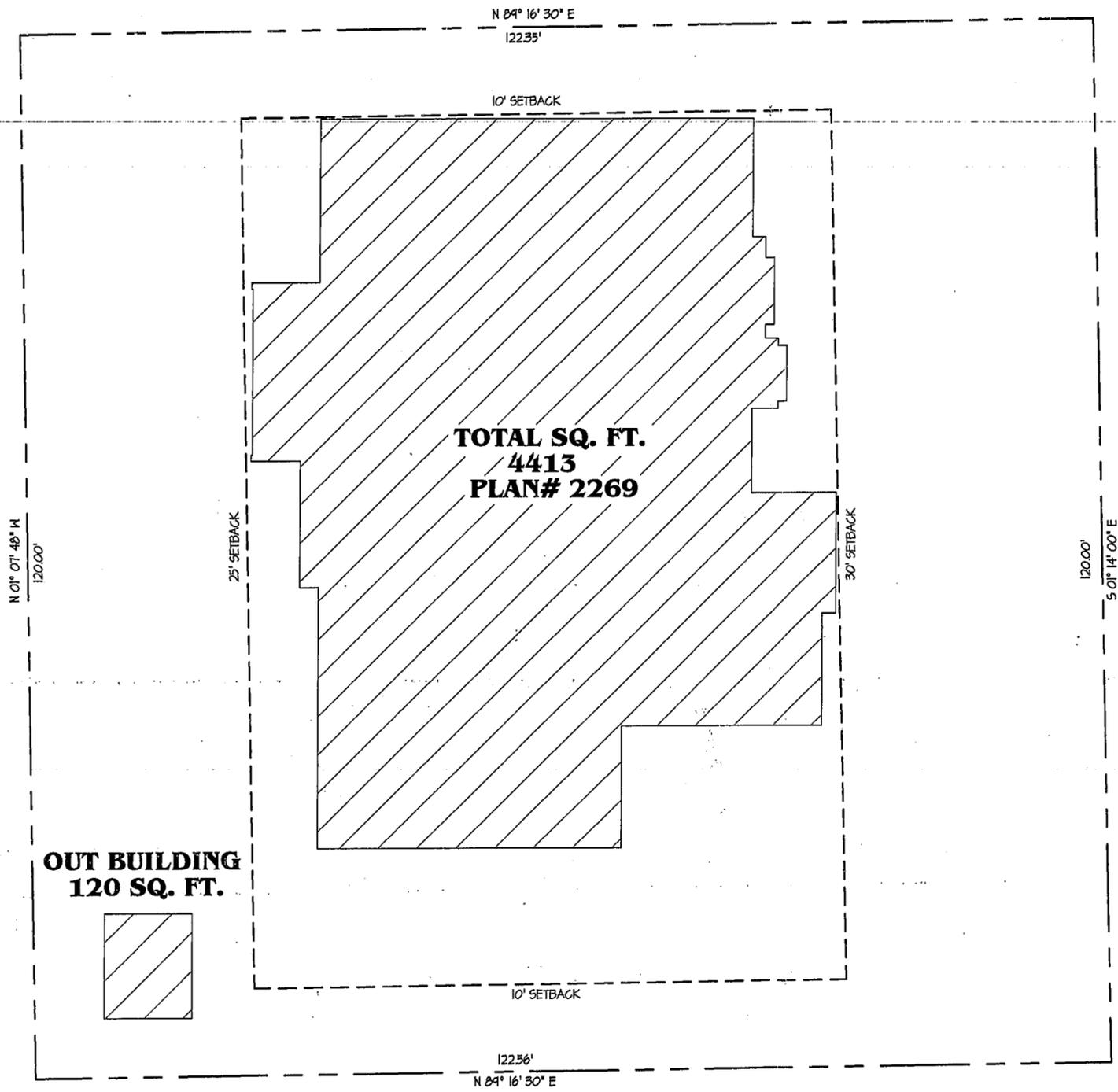
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818 NORTH 100 EAST
SPRING PARK, UTAH 84900
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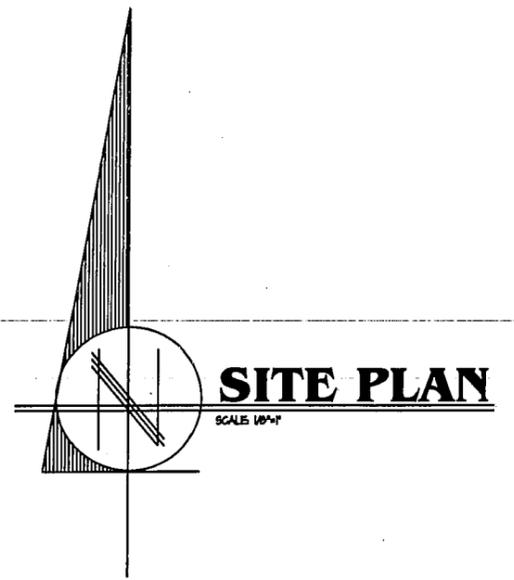
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#DESIGNINC.
#GETLTONTHOSEDESIGNS

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1350 WEST STREET



**LOT 3 SWEET IRON SUBDIVISION
35% = 5143 AVAILABLE SQUARE FOOTAGE**

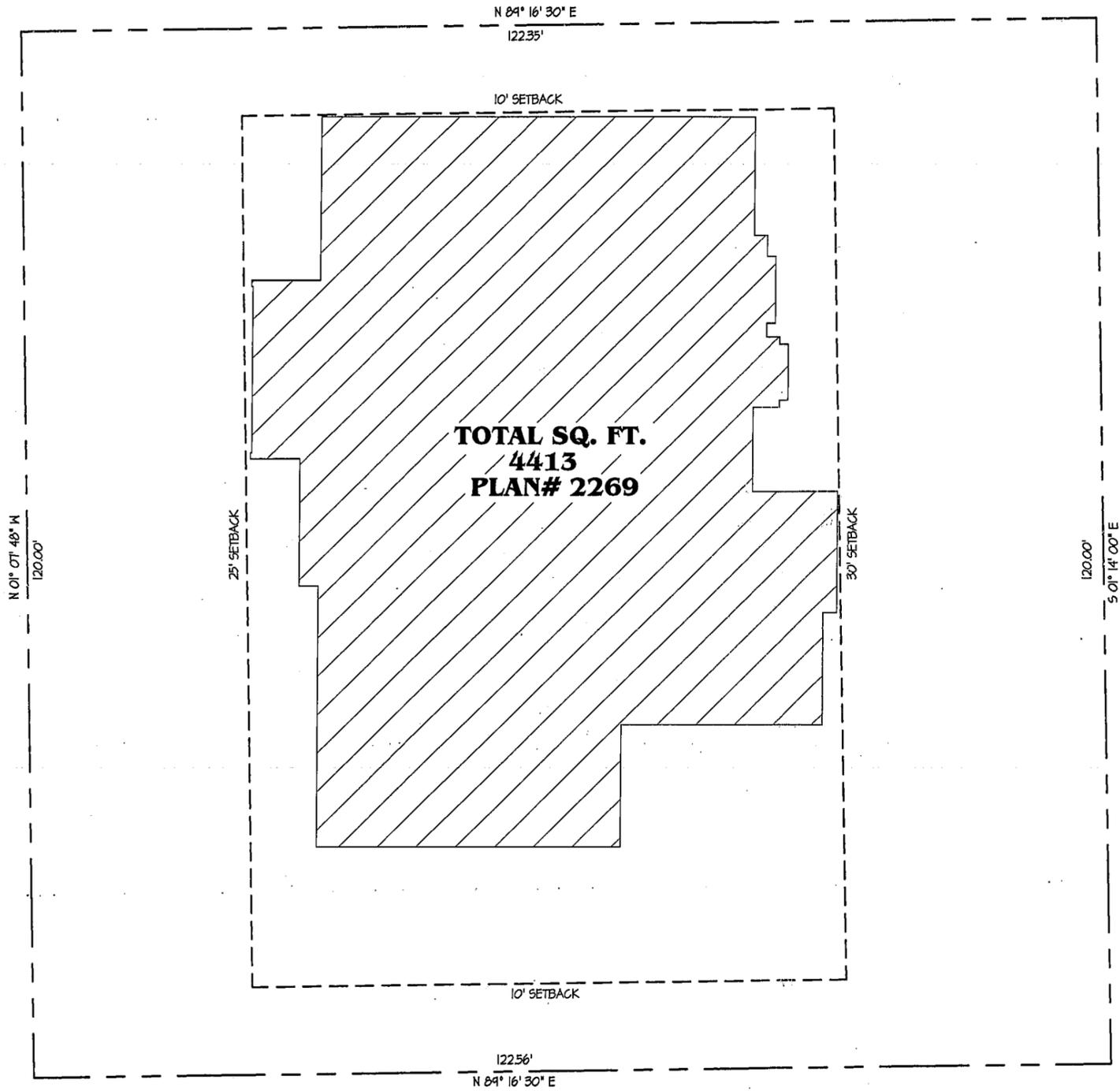
**OUT BUILDING
120 SQ. FT.**

FILE NAME
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DESIGN INC.
DESIGN

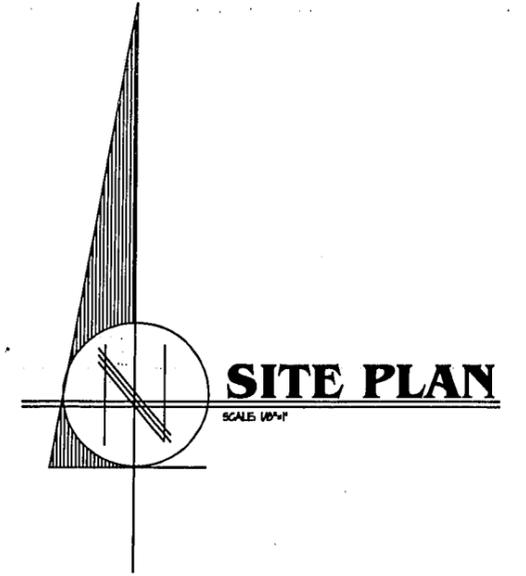
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SHEET
SD-1



LOT 3 SWEET IRON SUBDIVISION
30% = 4408 AVAILABLE SQUARE FOOTAGE

1350 WEST STREET



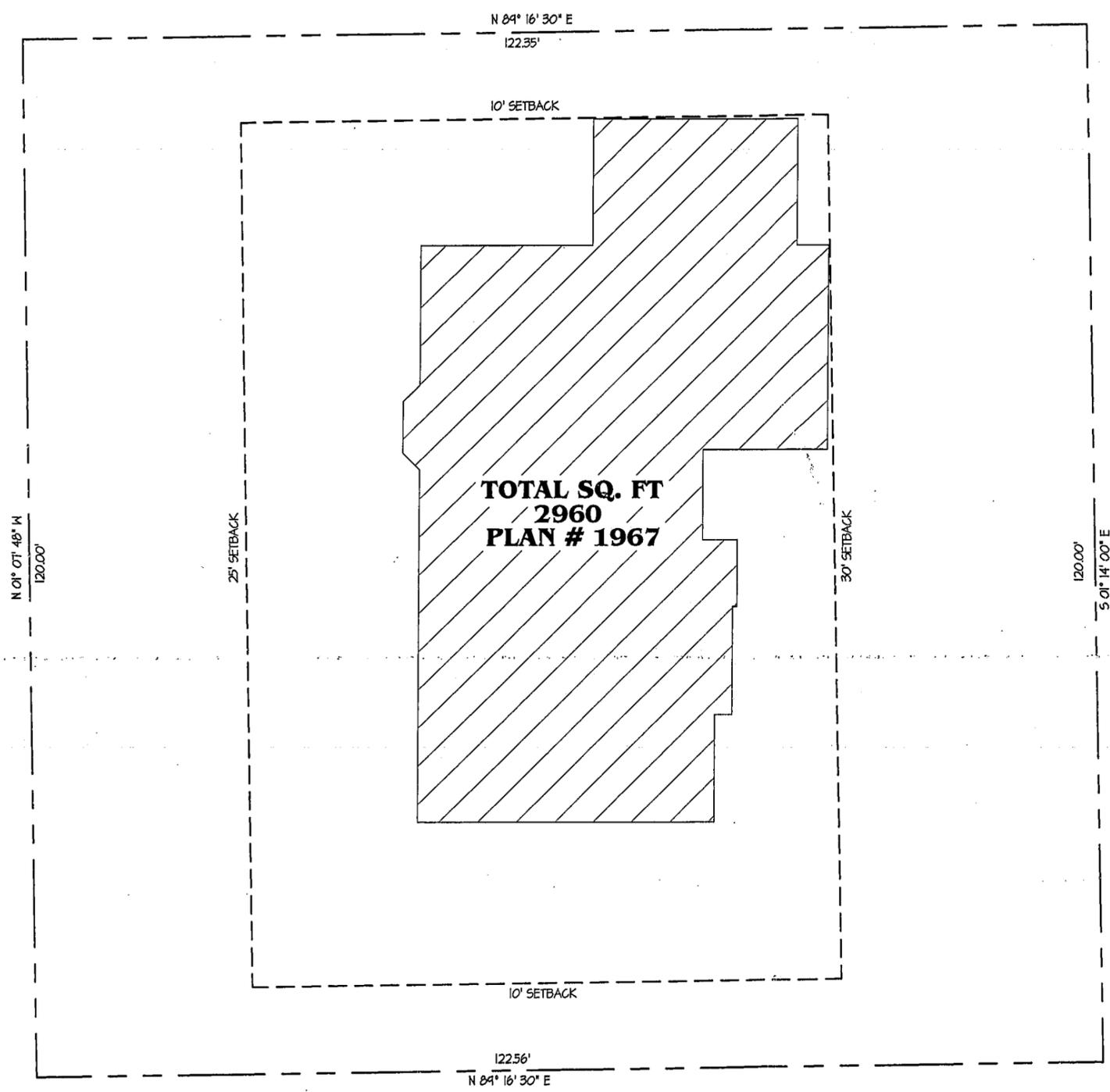
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838 NORTH 100 EAST
 SPANISH FORK, UTAH 84303
 NA 801-744-0020
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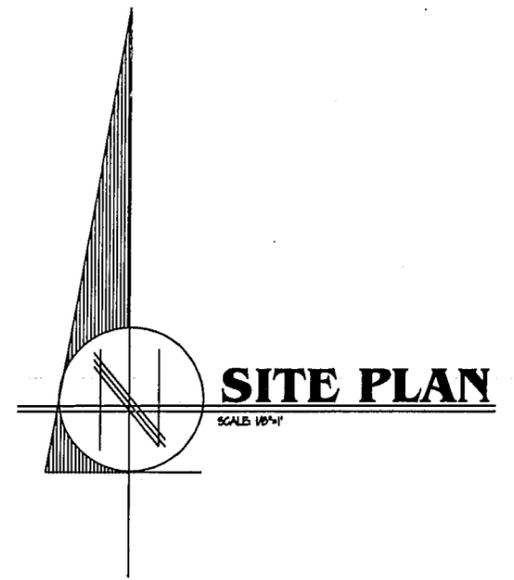
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 #DESIGN INC.
 #CUSTOM HOME DESIGN

SHEET
SD-1

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1350 WEST STREET



**LOT 3 SWEET IRON SUBDIVISION
20% = 2939 SQUARE FEET AVAILABLE**

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