

Mapleton City Planning Commission Staff Report

Meeting Date: May 8, 2014

Item: 5

Applicant: Shiloh Sorensen/Mapleton City

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Location: 1420 W 1600 N

Zone: RA-1/GC-1

REQUEST

Consideration of a request to rezone approximately .48 acres of property located at 1420 West and 1600 North from Residential Agricultural (RA-1) to General Commercial (GC-1). This request would also require a General Plan amendment from Medium Density Residential to General Commercial.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is approximately .92 acres in size and consists of two lots. The property is developed with Sorensen's Auto Care shop. The eastern lot is zoned GC-1 and the western lot is zoned RA-2. The zoning boundary follows the common lot line and bisects the existing building and the site.

The applicant is requesting that all of the site be zoned GC-1 rather than having the site split between two zones.

EVALUATION

Mapleton City Code Chapter 18.12.010 stated that for the purpose of establishing and maintaining sound, stable, and desirable development within the city, it is declared to be the public policy that zoning amendments shall not be made to the zoning map except to promote more fully the intent of this title and the Mapleton City general plan *or* to correct manifest errors.

Staff has not identified any sound reason why the subject site has been split between two zoning districts. The service garage has been in place since at least 1993 and occupies both parcels. According to the strict interpretation of the zoning code, the portion of the garage that is in the RA-1 zone is a nonconforming use and could not be expanded or altered. This creates obvious constraints and limitations to the property owner.

It appears that the current zoning classification of RA-1 qualifies as a manifest error. Staff is supportive of allowing both sites to be zoned GC-1 and that the General Plan designation for both sites be changed to General Commercial.

RECOMMENDATION

Recommend that the City Council approve the rezone request to reflect the GC-1 zone for the entire site and a General Plan designation of General Commercial.

ATTACHMENTS

1. Application information.



RA-1 Zone

GC-1 Zone

Project Site
Proposal is to zone both parcels GC-1