

# Mapleton City Planning Commission Staff Report

Meeting Date: May 12, 2011

**Item #:** 2

**Applicant:** Steven Jackson

**Prepared by:** Cory Branch

**Parcel ID #:** 43:183:0003

**Current Zone:** R-2

**General Plan Designation:**

High Density Residential

**Total Acreage:** Approximately  
0.51 acres

## **REQUEST:**

Steven Jackson requests to rezone approximately 0.51 acres from R-2 to R-3 in order to construct a 4-plex on property located generally at 580 North 300 West.

## **FINDINGS OF FACT:**

1. This rezone request is for Lot 3 of Jackson Hollow Subdivision, Plat "A". The subdivision consists of eight lots which were approved by the Planning Commission on February 22, 2007 and the City Council on March 6, 2007. The subdivision plat was recorded at the Utah County Recorder's office on August 9, 2007.
2. The recorded plat noted that a duplex is allowed on Lot 3 and all of the other lots within the subdivision are only allowed to have a single family dwelling. (see Attachment 3 – Jackson Hollow Subdivision, Plat "A")
3. The subject lot is currently located in the R-2 (Residential) zone.
4. Single Family Dwellings and Duplexes are allowed in the R-2 zone as per Section 18.48.040, Permitted Uses, Mapleton City Code.
5. The subject lot consists of approximately 0.51 acres or 22,222 square feet.
6. The minimum lot size for the R-2 zone shall not be less than 10,000 square feet per unit, as per Section 18.48.050, Lots, Buildings, Yards, and Open Spaces.
7. The existing structure on the subject lot is currently being utilized as a duplex.
8. The applicant is requesting to rezone the subject lot from R-2 to R-3 in order to convert the existing building into a 4-plex.
9. Mapleton City General Plan map designates the subject lot as High Density Residential.
10. The written polices for High Density Residential, read, as follows:  
*"This designation shall have minimum lot sizes of less than 14,500 square feet. The purpose of this category is to help provide affordable housing and will take place as a result of transfer of development rights, multi-family dwellings, or accessory apartments. It is intended that this category comprise a relatively low percentage of land within Mapleton and that it will occur where and when the need arises. Other uses characteristic of this designation include houses of worship. Areas in this designation shall primarily be located on the west of the General Commercial area on Highway 89, in the southern limits of the city, and in the north-central area of the city. Specific development plans and planned developments may allow for clustered housing and townhomes"*.
11. The applicant has submitted a statement outlining the purpose of the proposed rezone. (see Attachment 1 – Information submitted by the Applicant)

## **STAFF ANALYSIS:**

1. As stated in the above Findings of Fact #'s 4 and 6 the R-2 zone allows for single family dwellings and duplexes with a minimum lot size of 10,000 square feet per unit. If this rezone request is approved the minimum lot size would be approximately 5,500 square feet per unit.
2. As stated in the above Findings of Fact #'s 1 and 2 the subject lot is located in the Jackson Hollow Subdivision, Plat "A" and a note was placed on the plat stating "Duplex allowed only on Lot 3. All other lots are only allowed a single family dwelling per lot". Staff is concerned that the landowner's within the Jackson Hollow Subdivision purchased property within the subdivision with the assurance that each lot would be a single family home and that Lot 3 would be allowed a duplex.

3. The surrounding zoning to the north is RA-2, to the south is R-2 and CC-1, to the east is R-2 and RA-2, and to the west is A-2. The RA-2 and A-2 zone only allows for single family dwellings. The CC-1 zone is established for retail and business purposes. Staff is concerned with this request based on the fact that the majority of the primary uses surrounding this subject lot are established for single family dwellings. It is the opinion of staff that by having a 4-plex within an area surrounded by single family dwellings may cause an adverse impact on adjacent landowners as to physical appearance and traffic.

**STAFF RECOMMENDATION:**

Staff recommends denial of the requested rezone, based on the concerns raised in the above staff analysis.

**ALTERNATIVE ACTIONS:**

1. The Planning Commission may recommend that the City Council approve the requested rezone. This action would be a change from the Staff recommendation. If the Planning Commission recommends approval of the requested rezone, new findings should be stated with the motion.
2. Continue to a Future Meeting Date: This action could be based upon findings that additional information is required prior to rendering a decision or to further consider information.

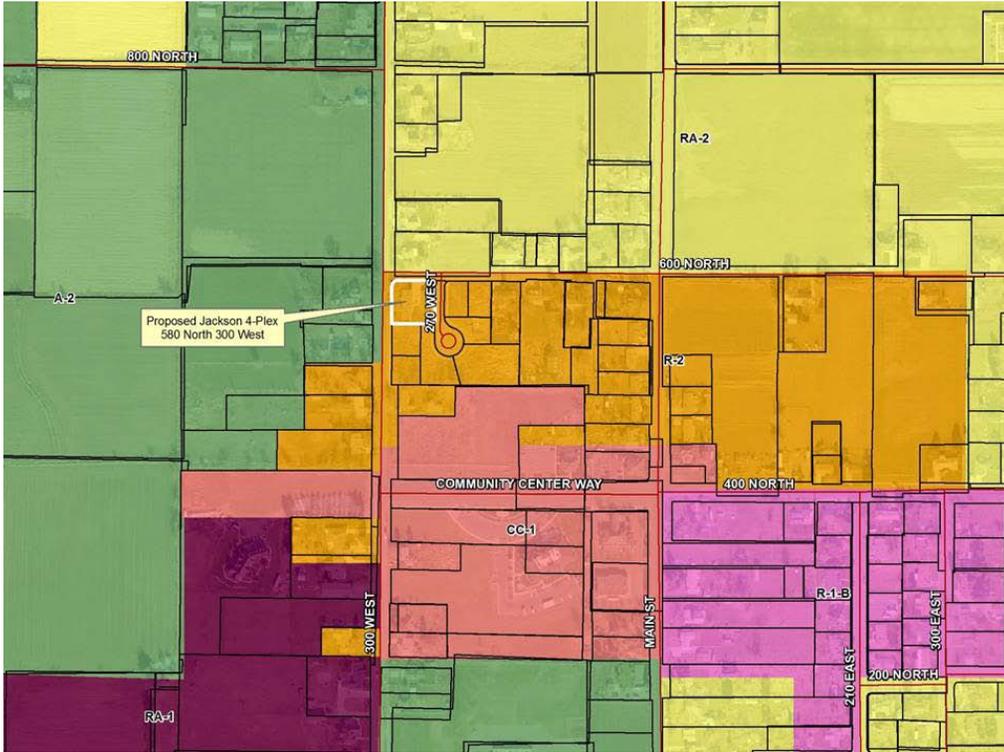
**ATTACHMENTS:**

1. Information submitted by the applicant.
2. Information submitted by an adjacent land owner
3. Jackson Hollow Subdivision, Plat "A"

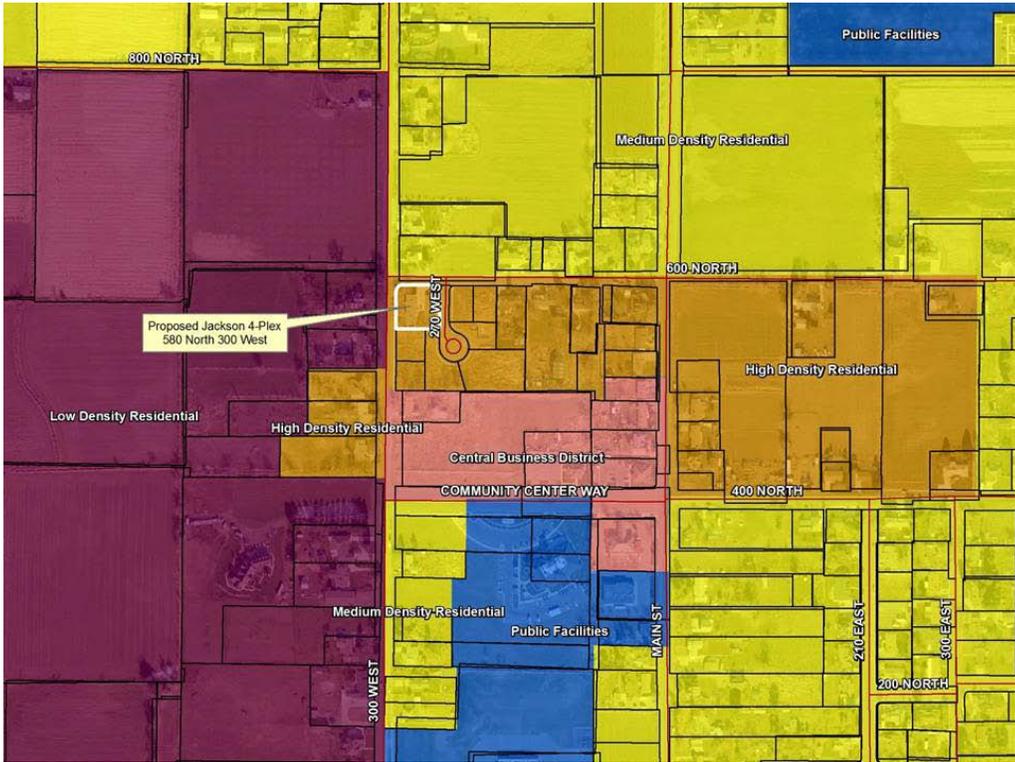
**VICINITY MAP:**



**ZONING MAP:**



**GENERAL PLAN MAP:**



**SITE PHOTO'S:**



Looking northeast at the Jackson property from 300 West Street



**Looking south at the Jackson property from 600 North Street**