

Mapleton City Planning Commission Staff Report

Meeting Date: June 10, 2010

Item: 4

Applicant: Mapleton City

Prepared by: Matt Brady

REQUEST

Mapleton City Staff requests a discussion item regarding the current zoning of property between Maple Street to 800 North and 300 West to 1100 West.

FINDINGS OF FACT:

1. Mapleton City has received inquiries regarding the possibility of rezoning the area between Maple Street to 800 North and 300 West to 1100 West from the current zoning designations to the RA-2 zone.
2. The current General Plan map shows the subject area being planned mostly as Low Density Residential (LDR), which calls for single family homes with a minimum lot size of 1 acre, or ½ acre lots with the use of transferable development rights (TDRs).
3. The RA-2 zone allows for single family homes with minimum lot sizes of 14,500 square feet (~0.33 acres) with a minimum 100 feet of street frontage. No TDRs are required.
4. See Attachment #1 for a zoning map of the subject area. See Attachment #2 for a general plan map of the subject area.

STAFF RECCOMENDATION:

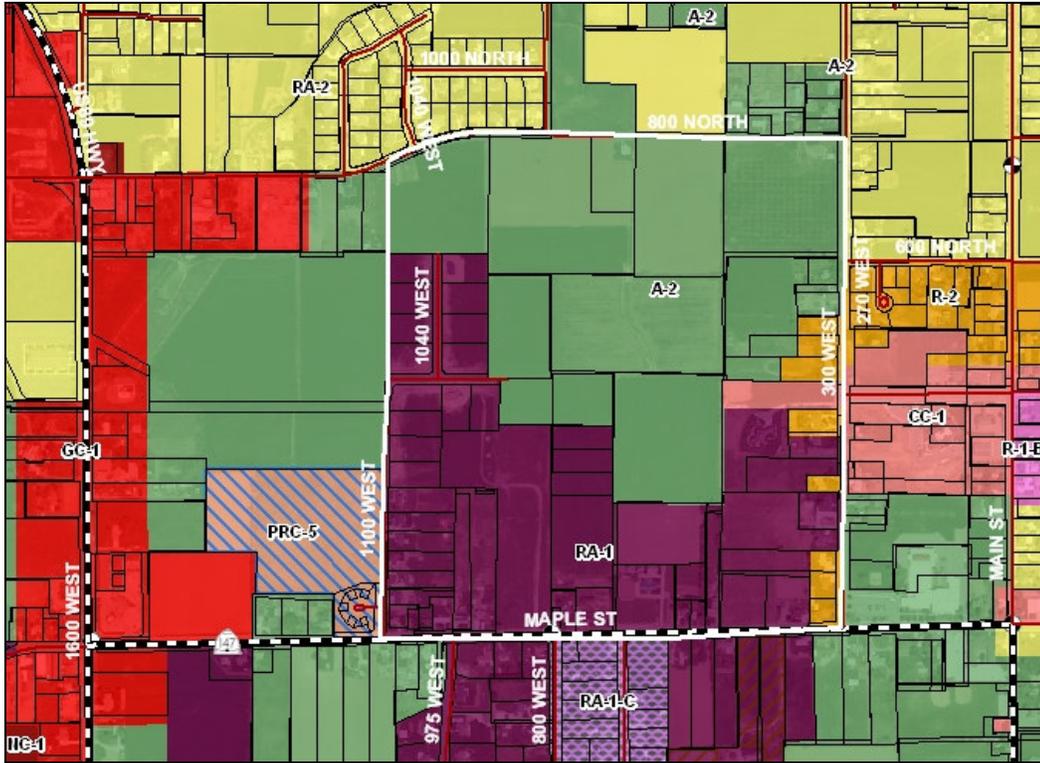
This is a discussion item only. Staff suggests that the Planning Commission discuss the following items.

SUGGESTED DISCUSSION ITEMS:

1. Does the change of density make sense when looking at the surrounding land uses and density in the City?
2. Mapleton Fields & Hales Subdivisions (on the east side of 1100 West Street) are already developed as 1 acre lots under the RA-1 zone and could be surrounded by RA-2 on both sides. Would the proposed densities be compatible with each other?
3. The RA-1 zone allows for animal rights. The RA-2 zone only allows for animal rights in subdivisions where all lots have been oversized to 20,000 square feet (~0.46 acres). Is this of concern?
4. When the Whisper Rock Subdivision, Plat "A" was being approved, the City Council suggested that the area between Maple Street and 800 North between 1100 West to the commercial areas along Highway 89 be changed in the General Plan to Medium Density Residential to provide a transition from the commercial areas along Highway 89 into the Low Density Residential areas east of 1100 West Street. Would the current proposal be compatible with this idea?
5. When the General Plan was updated in 2007, it had not been updated for several years. Many of the updates were merely inventorying higher densities that had already been granted to developments. However, some additional areas were designated for higher densities for which no development proposals had yet been submitted. No comprehensive study of sewer and water capacity has been done with the current general plan. Should additional study be done while considering this proposal?
6. The RA-2 Zone does not require the use of TDRs. Should a study be done on the effect on the TDR program?

	<p>ATTACHMENTS:</p> <ol style="list-style-type: none">1. Zoning Map for the Subject Area2. General Plan Map for the Subject Area
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Attachment #1: Zoning Map for Subject Area



Attachment #2: General Plan Map for Subject Area

