

Mapleton City Planning Commission Staff Report

Meeting Date: June 23, 2011

Item #: 3

Applicant: Jane Miner

Prepared by: Cory Branch

Parcel ID #'s: 26:009:0094;
0096; 0097

Current Zone: PO-1

General Plan Designation:
High Density Residential

Total Acreage: Approximately
2.5 acres

REQUEST:

Jane Miner, agent for Richard K. and Helen C. Miner, requests a rezone of approximately 2.5 acres from PO-1 (Professional Office - 1) to A-2 (Agricultural-Residential). The subject properties are located generally at 1590 West 2000 North.

FINDINGS OF FACT:

1. There are three (3) properties subject to this proposed rezone. The current zoning of the subject properties are PO-1.
2. The applicant is requesting to rezone the subject properties from PO-1 to A-2 in order to construct one (1) single family dwelling.
3. All utilities for the subject properties are serviced thru Springville City. On August 1, 2006 the applicant received approval from Springville City Council allowing for utility (water, sewer, and electric) connections to the subject properties.
4. On June 2, 2008 the applicant demolished the existing office building which was located on the subject properties.

STAFF ANALYSIS:

1. The subject properties border Springville City to both the north and west. The surrounding zoning to the south is RA-2 and to the east is A-2.
2. The RA-2 zone and A-2 zone only allow for single family dwellings.
3. The majority of the primary uses surrounding the subject properties are single family dwellings.
4. It is the opinion of staff that due to topography constraints and limited points of access relating to the subject properties the construction of one (1) single family dwelling would provide the least amount of impact to the subject properties and surrounding area.

STAFF RECOMMENDATION:

Staff recommends Approval of the requested Rezone based on the above staff analysis.

ALTERNATIVE ACTIONS:

1. The Planning Commission may recommend that the City Council Deny the requested Rezone. This action would be a change from the Staff recommendation. If the Planning Commission recommends denial 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.

ATTACHMENT:

1. Information submitted by the applicant

VICINITY MAP:



Parcel in Question: Northeast corner of 1600 West 2000 North

May 17, 2011

Mapleton City
Community Development Department

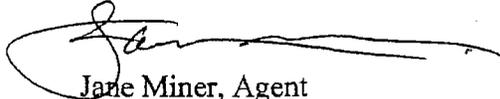
To Whom It May Concern:

I am requesting a zone change of the property located at 1550 W 2000 N to an A2 zone. The intent for the zone change is to facilitate the property being listed for sale as a single family residential lot. In talking with real estate agents, the property would have a broader appeal to buyers if the zone were changed. As the surrounding area is mostly single family residences, this will make the property a better fit for the neighborhood.

I am the daughter of Richard K. and Helen C. Miner and will act as their agent in handling this property in their behalf. The only intention is to sell the property for my parents and changing the zone will hopefully help in this goal.

In talking with Cory Branch, he did not feel that my personal appearance at the meetings would be necessary as I do not live in that area, but should it be necessary, I will make myself available. Please feel free to contact me.

Sincerely,



Jane Miner, Agent
Richard K. and Helen C. Miner