

Mapleton City Planning Commission Staff Report

Meeting Date: September 27, 2012

Item #: 2

Applicant: Mapleton City

Prepared by: Matt Brady

Public Hearing Item: Yes

Council Action Required: Yes

REQUEST:

Mapleton City requests a rezone of approximately 0.57 acres located generally at 1816 West 800 North from GC-1 (General Commercial Zone) to R-2 (Residential Zone).

FINDINGS OF FACT:

1. The subject property is currently zoned GC-1 (General Commercial). There is a detached single family home on the subject property (1816 West 800 North) which was built in 1996. The GC-1 Zone does not currently allow for detached single family homes. Thus, the current use of the property for a detached single family home is a nonconforming use.
2. The General Plan for the majority subject property is High Density Residential (equivalent to the R-2, SDP, and PD Zones). The written policy for the High Density Residential area states: *“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.”*
3. A small sliver of the northeast part of the property (approximately 3’x15’) is shown as Shopping Center Commercial in the General Plan.

STAFF ANALYSIS:

1. The property to the west (Wildflower Estates Subdivision, Plat “B” – recorded February 21, 2007) is zoned R-2 (Residential) and shown in the General Plan as High Density Residential. The homes in this subdivision have been built from 2007 to the present. The property to the north (Amended Mapleton Storage Center PUD) is zoned I&M-1 (Industrial and Manufacturing), is shown in the General Plan as Industrial and Manufacturing, and is currently developed as a storage unit facility. The property to the east is zoned GC-1 (General Commercial), is shown in the General Plan as Shopping Center Commercial, and is currently undeveloped.
2. This request is in compliance to the General Plan. Mapleton City has initiated the application to bring the property into conformity with the General Plan.
3. The Development Review Committee (DRC) has reviewed the proposed rezone and does not have any concerns.

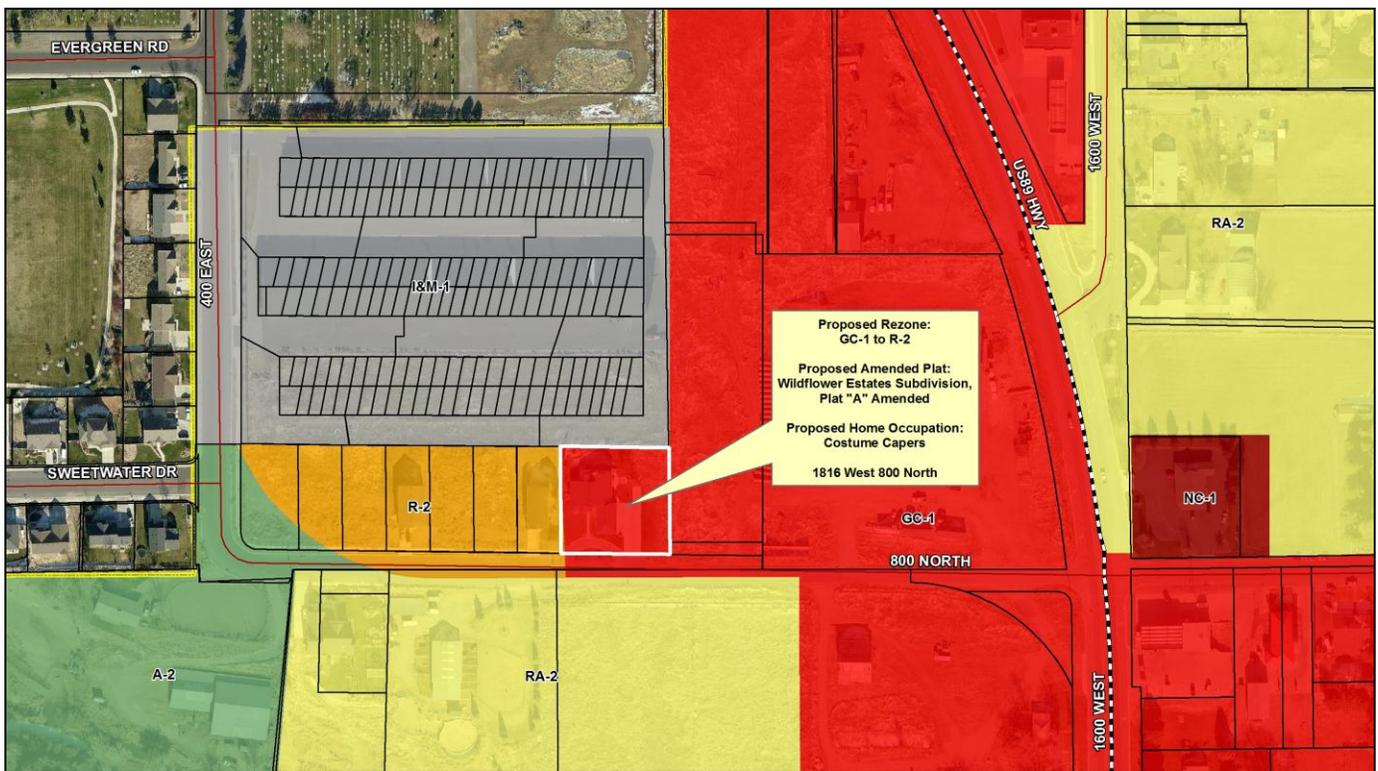
STAFF RECOMMENDATION:

Staff recommends Approval of the proposed rezone.

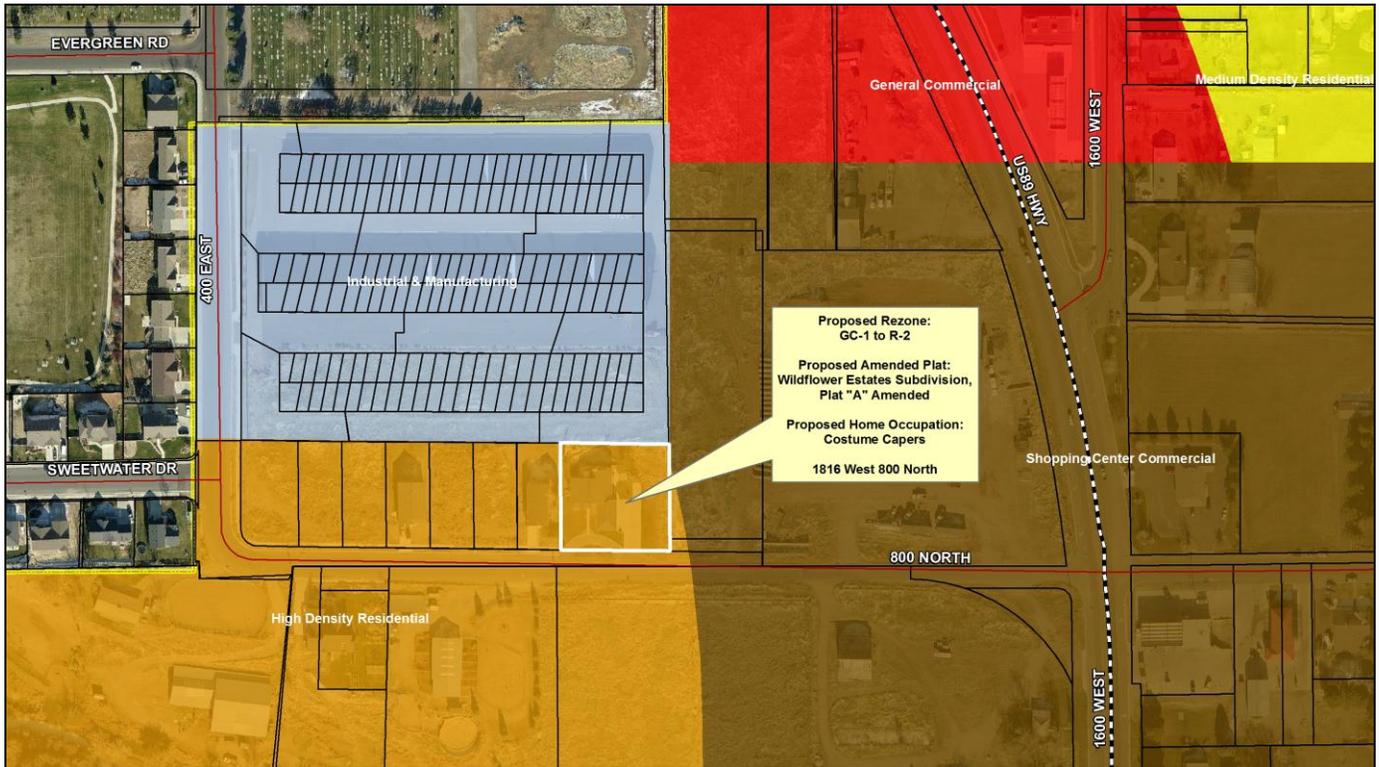
VICINITY MAP:



ZONING MAP:



GENERAL PLAN MAP:



SITE PHOTO:



Looing northwest at the Ferguson home (1816 West 800 North)