

City Council Staff Report

March 4, 2015

Applicant: Summit
Engineering
Location: 1600 S Hwy 89
Prepared by: Sean Conroy,
Community Development
Director
Public Hearing: No
Zone: GC-1 & RA-2
Attachments:

1. Concept Plan.
2. General Plan.

REQUEST

A discussion item regarding a project concept that includes some neighborhood commercial development, approximately 24 townhomes and 38 single family lots located on approximately 20 acres of property at the northeast corner of 1600 South and Highway 89.

BACKGROUND AND PROJECT DESCRIPTION

The Whiting family owns approximately 20 acres of property located on the northeast corner of 1600 South and Highway 89. Approximately 8 acres of the property is located in the General Commercial (GC-1) zone with the remaining 12 acres located in the Residential Agricultural (RA-2) zone. The property is currently vacant.

A potential buyer is considering a project that would include:

- Development of a neighborhood scale grocery store and a hardware store;
- Two addition retail pad sites for future development;
- Approximately 24 townhomes; and
- Approximately 38 single-family lots of approximately 1/3 acre in size.

The applicant is requesting input from the City Council prior to moving forward with more detailed project plans.

EVALUATION

Commercial: The applicant is working in conjunction with a grocer that has interest in locating in Mapleton. Policy D of the Land Use Element of the General Plan identifies this property as one of the priority intersections for commercial development. The City's Economic Strategic Plan also encourages the promotion of neighborhood retail opportunities at key nodes along Highway 89.

Staff is supportive of the proposed uses at this intersection. While 1600 South is somewhat further away from Mapleton's existing population core than either Maple Street or 800 North, a significant amount of growth is expected to the south of the project site as well as to the west, including development in Spanish Fork.

Staff also notes that Spanish Fork has approximately 10 acres of property general planned for commercial use just west of the railroad tracks on 1600 South, approximately ½ mile west of the Whiting parcel. If the Spanish Fork parcel is developed prior to the Whiting parcel, it may make it more challenging to provide commercial on the Whiting parcel in the near future.

One potential concern with the current concept is the size of the grocery store pad, which is only 20,000 square feet. For comparison, some smaller neighborhood style grocery stores like Reams in Springville, Stokes in Salem, and Payson Market in Payson are closer to 40,000 square feet.

Townhomes: The applicant is requesting the ability to increase density with townhomes to assist with the ability to provide the commercial development. The townhomes also would serve as a buffer between the commercial development and the proposed single family lots. Single family lots are not highly desirable when located immediately adjacent to a grocery store or other similar uses.

One concern regarding townhomes at this location might be compatibility with surrounding properties due to the rural character that currently exists. However, staff points out that the property on the south side of 1600 South has General Plan designations of commercial and medium density residential as well. If the properties along 1600 South developed in accordance with the General Plan there would be a logic transition from commercial properties on Highway 89 to townhomes on the subject parcel (approximately 7 units per acre) to medium density residential (approximately 3 units per acre) to low density residential (1-2 units per acre) to rural residential (.5 to 1 units per acre).

The Council should discuss whether allowing for townhomes is a reasonable concession for providing some commercial development.

Density: The proposed single family lots are located within the RA-2 zone, which allow for 3 units per acre. No zone change is required to allow the proposed 38 single family lots. The portion of the site allocated to the townhomes is currently in the GC-1 zone. The GC-1 zone allows for residential units and does not establish a limit on density other than what the site can accommodate for parking. However, the GC-1 zone only allows residential units when part of a mixed use building with the residential units on the second floor. Therefore the GC-1 zone would not allow for townhomes as proposed.

The City's R-3 zone is meant to accommodate multi-family and single-family attached housing at densities of approximately 7 units per acre. If the Council is supportive of allowing townhomes, staff would recommend that the townhomes portion of the site be rezoned to R-3.

Traffic: If the Council is supportive of the proposed concept plan, staff recommends that the applicant prepare a traffic impact study to address the increase in traffic, particularly for 1600 South.

RECOMMENDATION

Provide direction to the applicant and staff.



Attachment "1"
Concept Plan



Concept Plan

Whiting Parcel

Summit Engineering

Feb. 11, 2015

**Attachment "2"
General Plan**

High Density Residential
4-6 units per acre

Medium Density Residential
3 units per acre

Rural Residential
.5 - 1 units per acre

Low Density Residential
1-2 units per acre

Shopping Center
Commercial

