

# Mapleton City Planning Commission Staff Report

Meeting Date: January 8, 2015

**Item:** 3

**Applicant:** Cory Anderson

**Location:** Approximately 400 South Main Street

**Prepared by:** Brian Tucker, Planner

**Public Hearing Item:** Yes

**Zone:** RA-1

## **REQUEST**

Consideration of a rezone to include the TDR Receiving Zone Overlay, Preliminary and Final Plat approvals for the Copperhead Estates subdivision consisting of seven lots located at approximately 400 South Main Street in the Residential Agricultural (RA-1) zone

## **BACKGROUND AND PROJECT DESCRIPTION**

The project site is approximately 4.81 acres and is located in the RA-1 zone at approximately 400 South Main Street. The project site consists of the remainder parcel from the one lot Harvey Subdivision Plat "A" approved and recorded in 1998. The applicant is requesting approval to construct and dedicate 400 South Street and 170 East Street to provide frontage for 7 new building lots and for subdivision approval for those 7 lots.

In April of 2014 a 4 lot subdivision called the Harvey Subdivision Plat "B" was approved on this property but was never recorded. The owners of the property believe that 4 lots are not financially viable given the amount of infrastructure that would need to be constructed and have therefore proposed what they feel is a more viable alternative.

## **EVALUATION**

**General Plan:** The General Plan indicates that this property should develop in a low density manner. The proposed ½ acre lots are very much in line with this indication. The characteristics of the "Low Density Residential" land use category indicated by the General Plan "include low density single family homes with ample open spaces and setback requirements meant to provide adequate spacing between dwellings, and houses of worship. A higher density than one dwelling per acre may be allowed pursuant to a development agreement or with the use of "Transferable Development Rights" (TDR's) and zone overlay of TDR-R. In order to allow animals and residential agricultural uses on all lots, lots smaller than 21,780 square feet should not be allowed, even with TDR's or development agreements. "

**Master Transportation Plan/Street Design:** The Mapleton City Transportation Master Plan does not indicate that a road in this location is required, however a street constructed as proposed in this subdivision application would provide access to undeveloped and underdeveloped property located to the east of the project area. The transportation map shows primary access to the area bounded more or less by Maple Street and 900 South and by Main Street and 1200 East as having future access from a future major local street off of East Maple Street. The additional access created by this previously unforeseen connection would be welcome for creating interconnectivity for this largely inaccessible area. The proposed street design is a standard design for a local access street.

**Zoning:** Lots located within the RA-1 zoning district with the TDR Receiving Overlay Zone have a minimum lot area requirement of 21,780 square feet and a minimum width of 100 feet as allowed by Mapleton City Code (MCC) Chapter 18.32.050. The proposed lots comply with these requirements.

**Review Criteria:** MCC Chapter 17.04.050.B outlines the review standards that shall be used by the Planning Commission in making its determination. These standards are shown in attachment “1”. The proposed project complies with these standards.

**STAFF RECCOMENDATION**

Recommend approval of the Preliminary and Final Plats for the “Copperhead Estates Subdivision Plat A” with the attached findings and conditions and approval of the TDR overlay to the City Council.

**SPECIAL CONDITION**

1. Any outstanding issues raised in the DRC minutes dated December 10, 2014 shall be addressed prior to plat recording.

**ATTACHMENTS**

1. Findings for Decision.
2. Proposed Plat with preliminary construction drawings and proposed street cross sections.
3. DRC Minutes dated 12/10/2014.
4. Relevant Minutes from the April 2014 Planning Commission Meeting discussing the 4 lot Harvey Subdivision.

<b>Attachment "1" Findings for Decision</b>		
<b>No.</b>	<b>Findings</b>	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✓
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✓
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✓
6.	The project does not impose an undue financial burden on the City.	✓
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✓
8.	The project plan recognizes and accommodates the existing natural conditions.	✓
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✓
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✓





