

Mapleton City Planning Commission Staff Report

Meeting Date: April 23, 2009

Items #: 4, 5, 6, 7

Applicant: Cory Andersen

Prepared by: Cory

Branch

Parcel ID #: 26:060:0095

Current Zone: PRC-5

Total Approximate Acres:

17

of Proposed Units: 58

Overall Density:

3.41 units to the acre or approximately 1 unit per 0.29 acres (12,774 square feet)

REQUESTS:

Item 4: Cory Andersen, agent for Whisper Rock, requests to amend Title 18, Development Code, Part III, Zoning, in order to enact Chapter 18.77, Planned Residential Developments (PRD). The purpose of the PRD ordinance is to allow for densities higher than a typical residential development and fit into the surrounding neighborhoods.

Item 5: Cory Andersen, agent for Whisper Rock, requests a rezone of approximately 17 acres from Planned Residential Community – 5 (PRC-5) to Planned Residential Developments (PRD) on property located generally at 1100 West Maple Street.

Item 6: Cory Andersen, agent for Whisper Rock, requests Preliminary Plat approval of Whisper Rock Subdivision (58 lots proposed), on property located generally at 1100 West Maple Street. The subject property is currently located in the Planned Residential Community – 5 (PRC-5) Zone and the proposed Planned Residential Developments (PRD) Zone.

Item 7: Cory Andersen, agent for Whisper Rock, requests Final Plat approval of Whisper Rock Subdivision, Phase 1 (5 lots proposed), on property located generally at 1100 West Maple Street. The subject property is currently located in the Planned Residential Community – 5 (PRC-5) Zone and the proposed Planned Residential Developments (PRD) Zone.

FINDINGS OF FACT:

1. On November 21, 2006 the City Council approved the rezoning of the subject property from the A-2 zone to the PRC-5 zone.
2. Whisper Rock Subdivision, Plat "A" (25 lots proposed) received final plat approval by the Planning Commission on February 22, 2007 and the City Council on March 6, 2007. This approval also included the transfer of eight (8) TDR's. As of today's date the final plat has not been recorded. (see Attachment 1 – Whisper Rock Subdivision, Plat "A")
3. The applicant is proposing a rezone from PRC-5 to PRD in order to develop 58 units. The proposal includes open space and a club house which will be owned and maintained by the Homeowner's Association. (see Attachment 2 – Concept Plan)

OVERALL IMPACT TO ADJACENT PROPERTY AND CITY GOALS:

The surrounding zoning to the north is A-2, to the south is A-2 and GC-1, to the east is RA-1, and to the west is A-2 and GC-1. The surrounding general plan to the north, south, and east is Low Density Residential, and to the west is Low Density Residential, General Commercial, and Shopping Center Commercial.

DEVELOPMENT REVIEW COMMITTEE (DRC) RECOMMENDATIONS:

DRC recommends **Continuance** of the above items until the applicant can resolve the below issues:

1. It is the opinion of DRC that the amendments to the General Plan Map and Written Policies being proposed by the applicant must be approved by the City Council prior to the Planning Commission making a final determination on the above items. On April 9, 2009 the Planning Commission recommended approval to the City Council for the proposed General Plan amendments, with conditions. The amendments to the General Plan are scheduled for the May 6, 2009 City Council meeting.

	<ol style="list-style-type: none">2. The applicant has stated that he has UDOT approval to connect to the UDOT storm water drainage system. This needs to be verified. If the applicant is not able to connect to the UDOT storm water drainage system this will affect his phasing plan and current proposed storm drainage plan calculations. Prior to approval, a UDOT permit and release rate for storm drainage needs to be submitted.3. A traffic study was requested by DRC in January of 2009. As of today's date the applicant has not submitted the study. The traffic study needs to be submitted by a traffic engineer. The purpose of this study is to help substantiate the request for a single point access as the developer is requesting and the surrounding residents are opposing.4. DRC minutes requested a water line be looped to Maple Street. This request has not been shown on the plans. The developer will need to submit his water system plan to RB&G Engineering. RB&G Engineering will assess requirements for the proposed subdivision with the city water model in order to determine appropriate water needs for the subdivision.5. The current submitted plans show a sewer line crossing private property. Prior to approval the utility easement needs to be recorded at the Utah County Recorders office. The easement shall be a minimum of 20' wide.6. The Planning Commission and City Council needs to determine if 40' Right-of-Ways and private drives will be permitted.7. Applicant must submit a Development Agreement and Home Owner's Association Declarations as requested in previous DRC minutes. <p><u>ALTERNATIVE ACTIONS:</u></p> <p>The Planning Commission may recommend Approval or Denial of the above requested items. This action would be a change from the DRC recommendation. If the Commission recommends approval or denial of the requested items, new findings should be stated with the motion.</p>
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ZONING MAP:

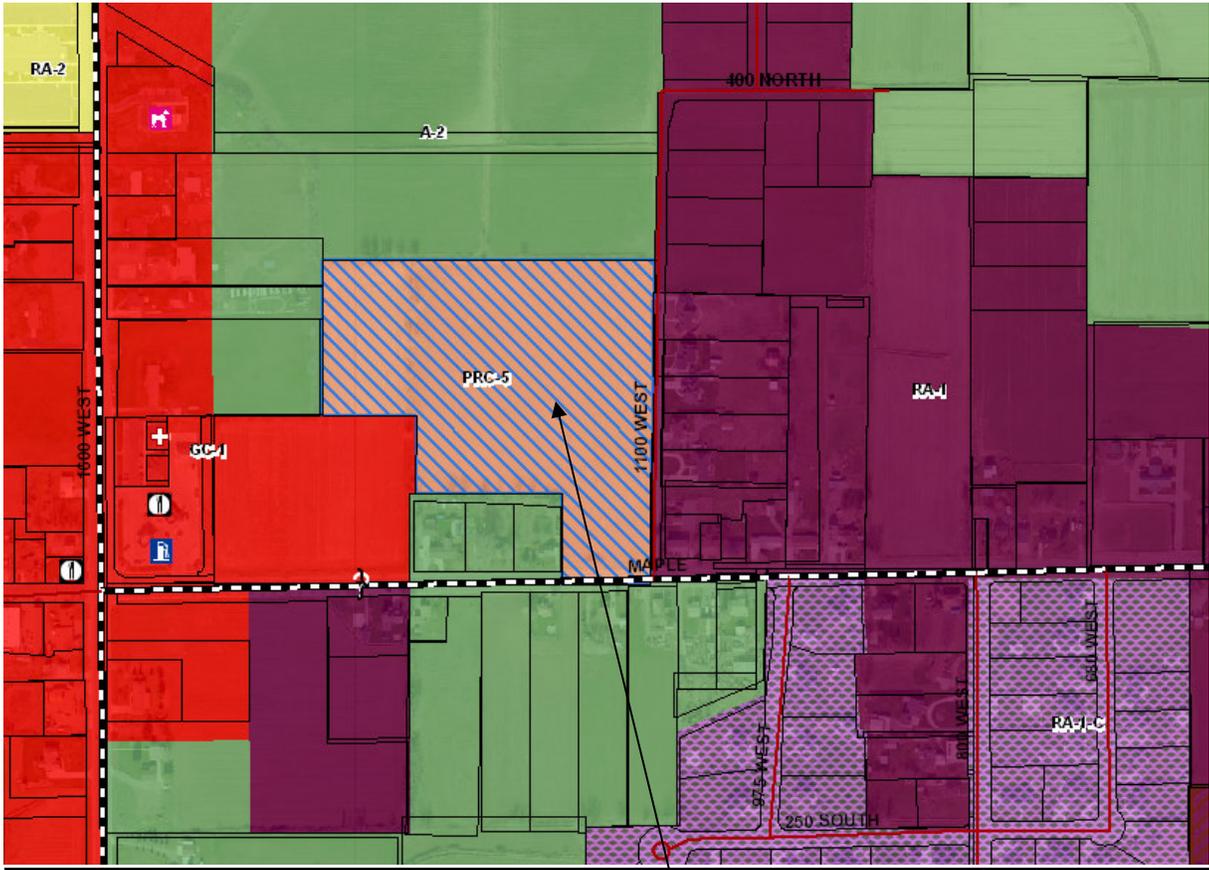


Figure 1 - Zoning of subject property

ATTACHMENTS:

- 1. Approved Whisper Rock Subdivision, Plat "A"
- 2. Proposed Concept Plan

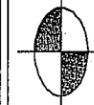


NORTH
1" = 60'

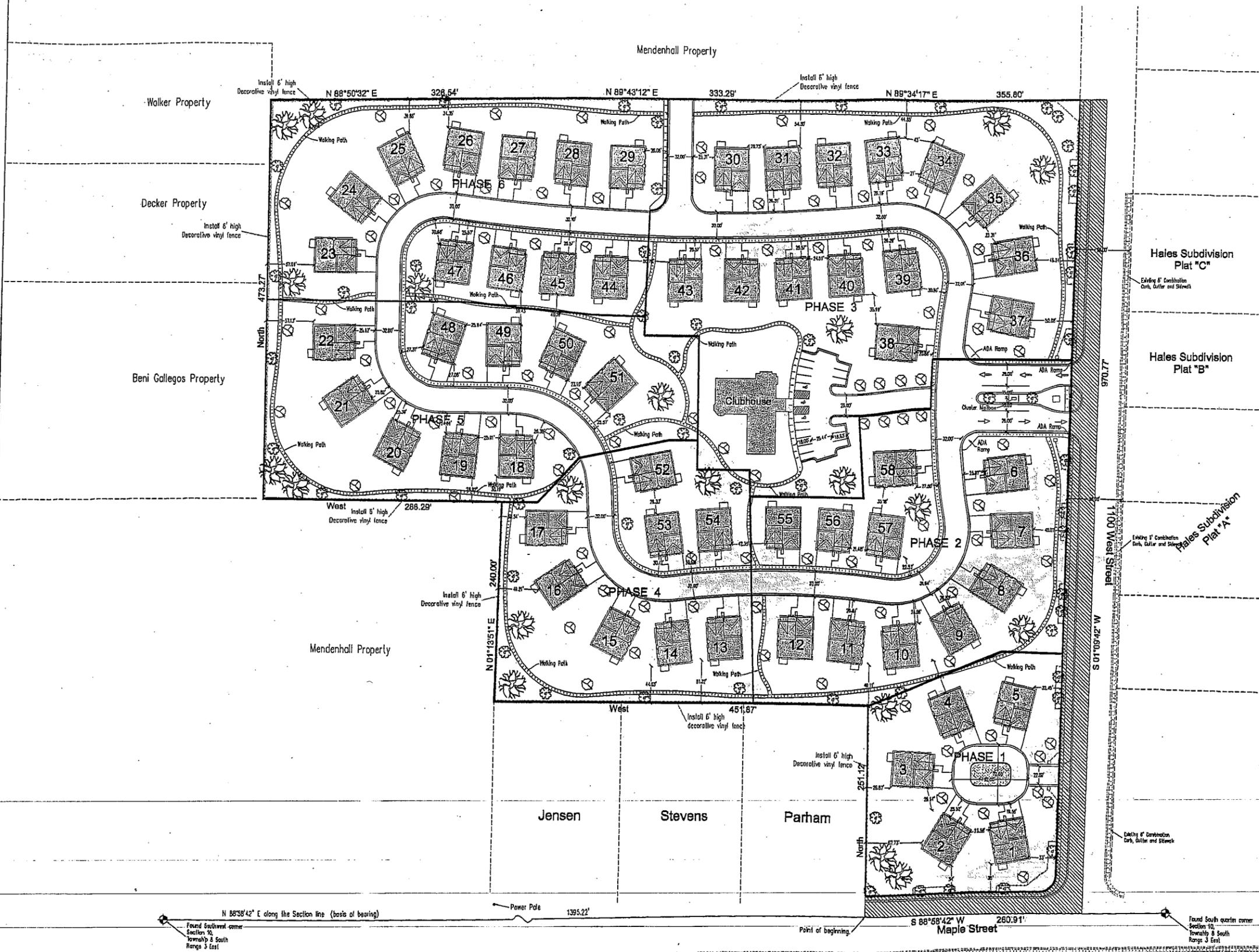
Whisper Rock PUD

Mapleton City Utah

Attachment 2



Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058 801-224-1252

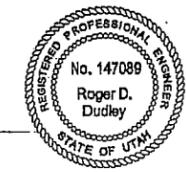


Property Description
Commencing at a point located North 88°58'42" East along the Section line 1395.22 feet from the Southwest corner of Section 10, Township 3 South, Range 3 East, Salt Lake Base and Meridian; thence North 23.12 feet; thence West 451.87 feet; thence North 01°13'51" East 238.12 feet; thence North 88°58'42" West 232.72 feet; thence along the arc of a 83.00 foot radius curve to the right 44.84 feet (chord bears North 72°27'25" West 44.00 feet); thence West 356.17 feet; thence North 01°35'51" East 910.09 feet; thence West 288.29 feet; thence North 43°27'37" East thence North 88°58'42" East along a fence line 238.14 feet; thence North 89°45'12" East along a fence line 333.29 feet; thence North 88°58'42" East along a fence line 355.80 feet; thence South 01°09'42" West partially along a fence line and along the Wastley boundary line of Hales Subdivision Plats A, B and C, 910.77 feet to the Section line; thence South 88°58'42" West along the Section line 263.00 feet to the point of beginning.

- Notes:**
1. All work on irrigation ditches is to be done between October 1st and April 1st.
 2. All inlet, outlet, and clean-out structures are to be approved by the Mapleton Irrigation Company, prior to construction.
 3. All ADA ramps are to have ADA approved yellow truncated domes, per standards.
 4. Any storm drain pipe installed shall not be less than 15". All Storm Drain Pipe material is to be RC, unless otherwise approved.
 5. The Open Space is to be owned and maintained by the Whisper Rock Subdivision, Home Owners Association.
 6. Refer to the Geotechnical Report for CBR Test Results
 7. Refer to all City Standards such as fire hydrants, sewer laterals, FI connections, Water lines, etc.

Area to be dedicated as Public Streets = 0.87 Acres

Developer:
Cory Anderson
210 South Giant Road
Mapleton, Utah
801-787-3073



Engineer:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data:
Total Area = 740,325 sq. ft. 17.00 acres
Total number of Units = 58
Density = 3.41 Units / Acre
Total open space provided = 474,752 sq.ft. or 10.08 Acres

Whisper Rock PUD
Preliminary Plat
Utah
Orem City

REVISIONS

DATE
2-25-09
SCALE
1" = 60'
BY
TD
TRACING NO.
L - 13003

SHEET No.
C - 2