

# Mapleton City Planning Commission Staff Report

Meeting Date: May 9, 2013

**Item:** 6

**Applicant:** V. Blaine Turner

**Location:** 2169 W. Yarrow Dr.

**Prepared by:** Sean Conroy, Community Development Director

**Public Hearing Item:** Yes

**Zone:** SDP-1

## **REQUEST**

Consideration of recommendations to the Community Development Director on a request to allow two detached single family dwellings in place of two twin homes located on lots 54 and 55 of Harvest Park Plat "A" amended.

## **BACKGROUND AND PROJECT DESCRIPTION**

Harvest Park is located west of Highway 89 between roughly 500 South and 1100 South in the SDP-1 Zone. An overall concept plan and development agreement was approved November 19, 2003. The concept plan included a mix of single family detached, twin homes and condominium units. The concept plan included twin homes on several lots throughout the development, including on lots 54 and 55 of plat "A" amended.

The applicant is requesting approval to building two detached single family dwellings in place of the two twin homes. No amendments to the subdivision plat are required.

## **EVALUATION**

**Twin Homes:** Part of the vision of the Harvest Park development was to create a walkable community with a variety of housing types. Typically, twin homes are more affordable than detached single-family dwellings and allow access to the development for a variety of income levels. While staff is supportive of the overall concept of providing a variety of housing types, there is nothing in the SDP-1 zone or the original development agreement that would require twin homes. For these reasons, staff can support the proposal to eliminate the twin homes for lots 54 and 55.

## **STAFF RECCOMENDATION**

Recommend that the Community Development Director approve two detached single family dwellings in place of two twin homes for lots 54 and 55 of Harvest Park Plat "A" amended.

## **ATTACHMENTS**

1. Application Materials.

Existing Plan

W PARK

W COVE

1723 W.

L55  
5,908 sq. ft.  
0.14 acres

N

1737 W.

N

L54  
6,527 sq. ft.  
0.15 acres

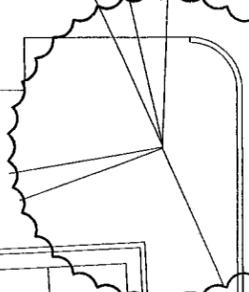
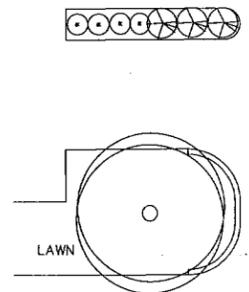
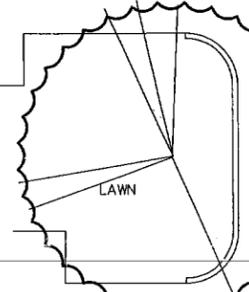
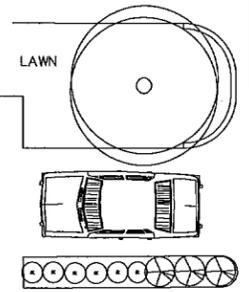
D

1751 W.

N

L52  
4,803 sq. ft.  
0.11 acres

1763 W.



Proposed Plan

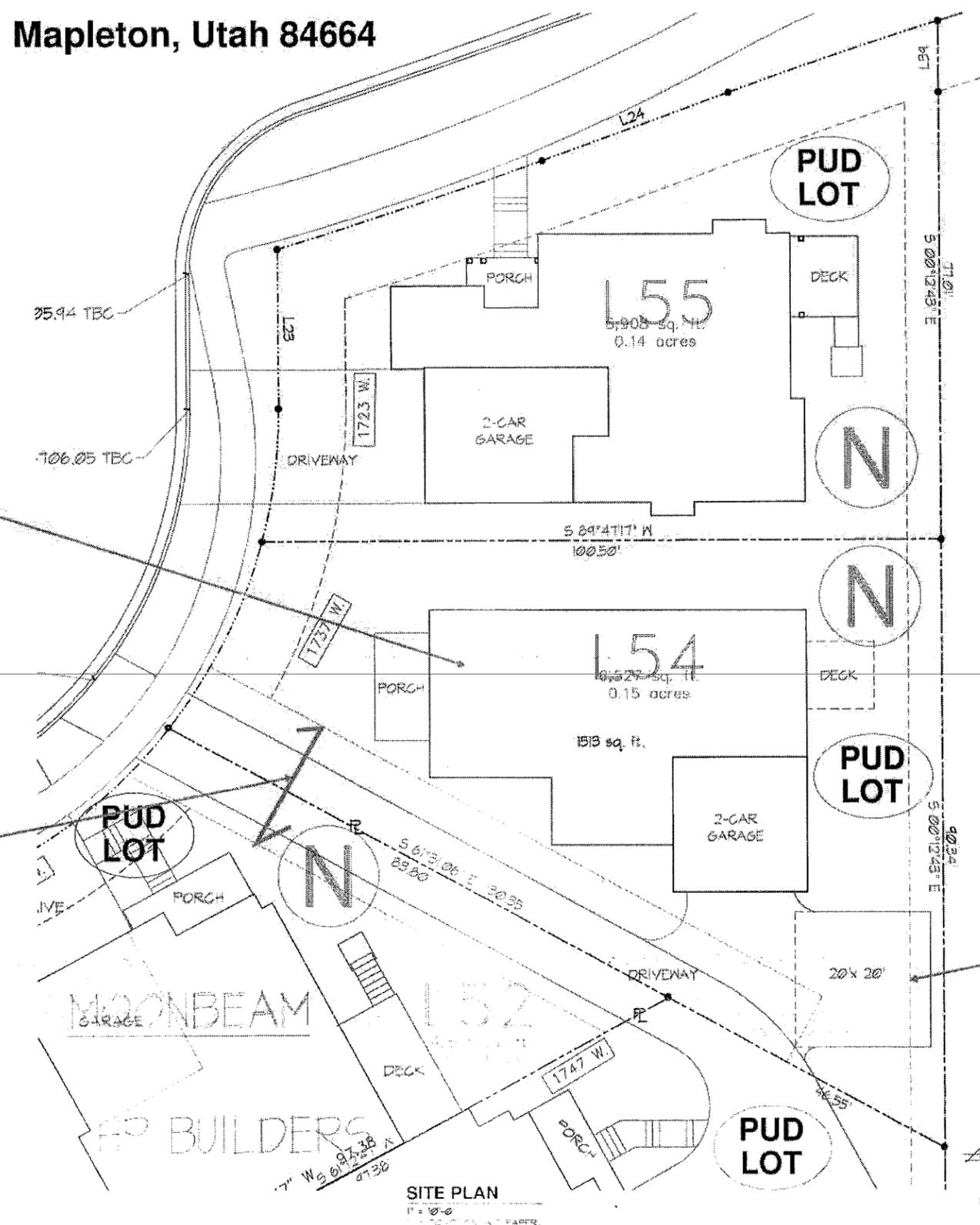
# Laurel-A Lot L55

Mapleton, Utah 84664

Lot L54 will be a new design from scratch. The lot is wider and has more design possibilities than lot L55.

Lot L53 and lot L54 share an existing common easement. This will be appealing design because it will have several form variations because of the corners.

Lot 54 two car guest parking. This is the same with or without the unit split.



**CONTENT INDEX**

- A0.0 - TITLE SHEET & SITE PLAN
- A1.0 - FOOTING & FOUNDATION PLAN
- A1.1 - BASEMENT FLOOR PLAN
- A1.2 - MAIN LEVEL FLOOR PLAN
- A1.3 - UPPER LEVEL FLOOR PLAN
- A2.0 - FRONT & RIGHT ELEVATIONS
- A2.1 - REAR & LEFT ELEVATIONS
- A3.0 - BUILDING & WALL SECTIONS
- A4.0 - PORCH & STAIR SECTIONS
- A6.0 - ARCHITECTURAL DETAILS
- EM1.0 - ELECTRICAL & MECHANICAL PLAN
- 51.0 - MAIN LEVEL FRAMING PLAN
- 51.1 - UPPER LEVEL FRAMING PLAN
- 52.0 - ROOF FRAMING PLAN
- 53.0 - STRUCTURAL DETAILS
- 53.1 - STRUCTURAL DETAILS
- 53.2 - STRUCTURAL NOTES

**HARVEST PARK DESIGN**  
 2299 SOUTH HIGHLAND DRIVE  
 SALT LAKE CITY, UTAH 84106  
 PHONE (801) 4867777  
 FAX (801) 4867007

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**WEST PARK, MAPLETON, UTAH 84664**  
 Site Plan

**SYMBOLS**

- PROPERTY LINE
- BLDG. SECTION
- PARTIAL SECTION
- DETAIL

**LEGEND**

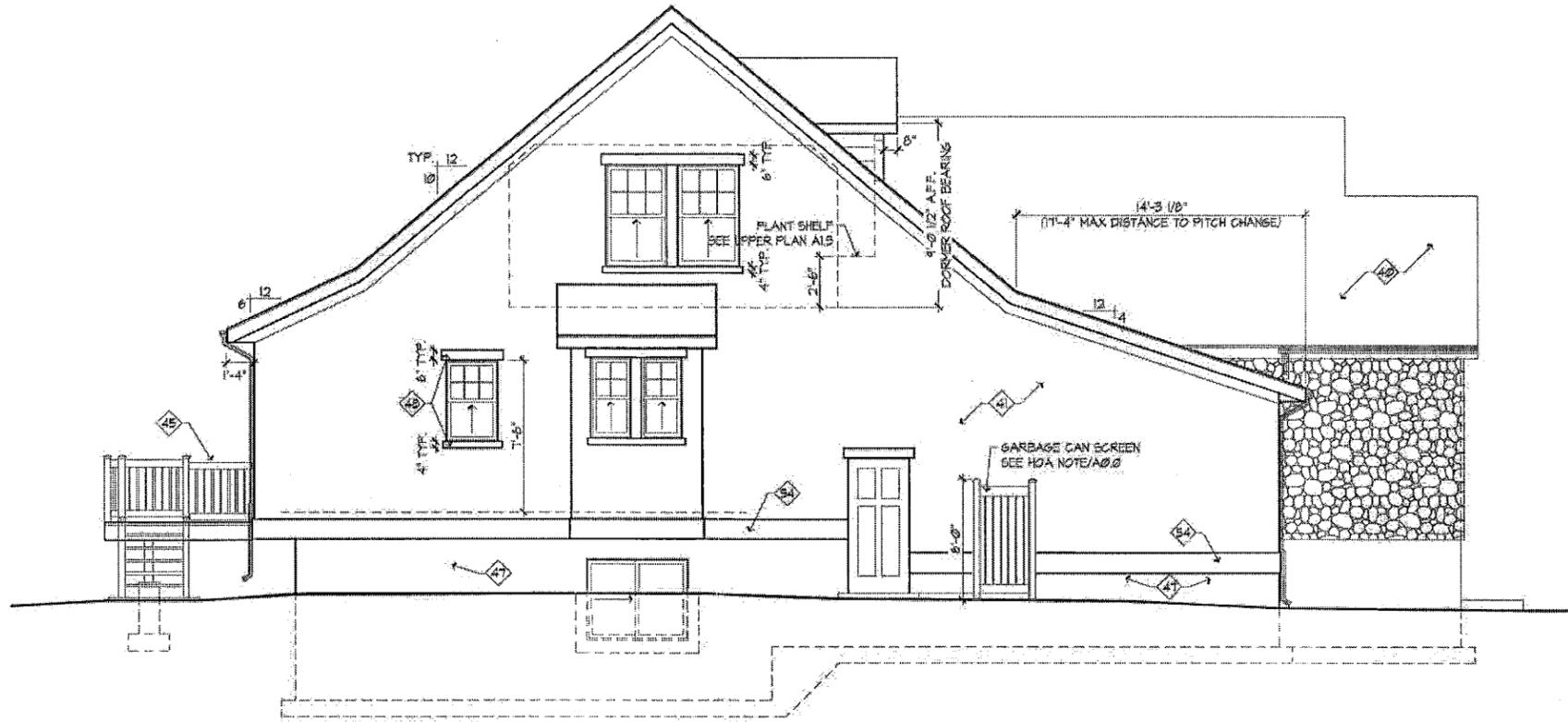
- CONCRETE
- EARTH, SOIL
- GRANULATED GRAVEL FILL
- INSULATION BOARD
- BATT INSULATION
- GYPSEUM BOARD
- WOOD FRAMING (CONTIGUOUS)
- WOOD FRAMING (INTERRUPTED)
- PL FLOOR
- WOOD FINISH

Job #	
Dr. By	MTE
CA. By	
Rev. By	
Revisions	
Date:	PRELIMINARY
Sheet:	<b>A0.0</b>
	1 of 17

DRAWING 215 PM 11/14/18 10:45 AM 11/14/18 10:45 AM 11/14/18 10:45 AM

**WINDOW HEIGHT NOTES:**

1. ALL WINDOWS IN BASEMENT TO BE SET WITH TOP OF FRAME @ 6'-5" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
2. ALL WINDOWS ON MAIN LEVEL TO BE SET WITH TOP OF FRAME @ 1'-3" AFF. UNO.
3. ALL WINDOWS ON UPPER LEVEL TO BE SET WITH TOP OF FRAME @ 1'-6" AFF. UNO.



**REAR ELEVATION**  
 1/4" = 1'-0"  
 (1/8" = 1'-0" ON 1/4" PAPER)

- NOTED NOTES**
- 41 MASONRY VENEER
  - 42 20" ARCH. GRADE ASPHALT SHINGLES
  - 43 STUCCO WITH ACRYLIC FINISH COAT
  - 44 HARDPLANK LAP SIDING - SMOOTH FINISH, 8" EXPOSURE
  - 45 LOWERED ATTIC GABLE VENT WITH INSECT SCREEN - SIZE NOTED
  - 46 3'-1" HIGH VINYL GUARD RAIL PATTERN SHALL NOT PASS A 4" SPHERE
  - 47 PRE-FIN. ALUM. OVER 2x6 FASCIA, TYP. (OR SIZE AS NOTED)
  - 48 PLASTERED CONCRETE FOUNDATION WALL (MATCH WALL COLOR ABOVE)
  - 49 STUCCO OVER STYROFOAM TRIM (SIZES NOTED, TYP.)
  - 50 HARDIEBOARD COLUMNS
  - 51 REDWOOD OR TREATED WOOD DECK STRUCTURE WITH 'TREX' DECKING AND STAIR TREADS, TYP.
  - 52 STUCCOED 1" x 12" STYROFOAM SKIRT TRIM WITH CANTED TOP EDGE, TYP.
  - 53 GUTTER AND DOWNSPOUT
  - 54 HARDITRIM MD 7/16" x 5 1/2" SMOOTH CORNER TRIM, TYP. (UNO.)
  - 55 TURTLE VENTS AS PER CODE ON REAR SLOPE OF ROOF
  - 56 HARDIE SHINGLES

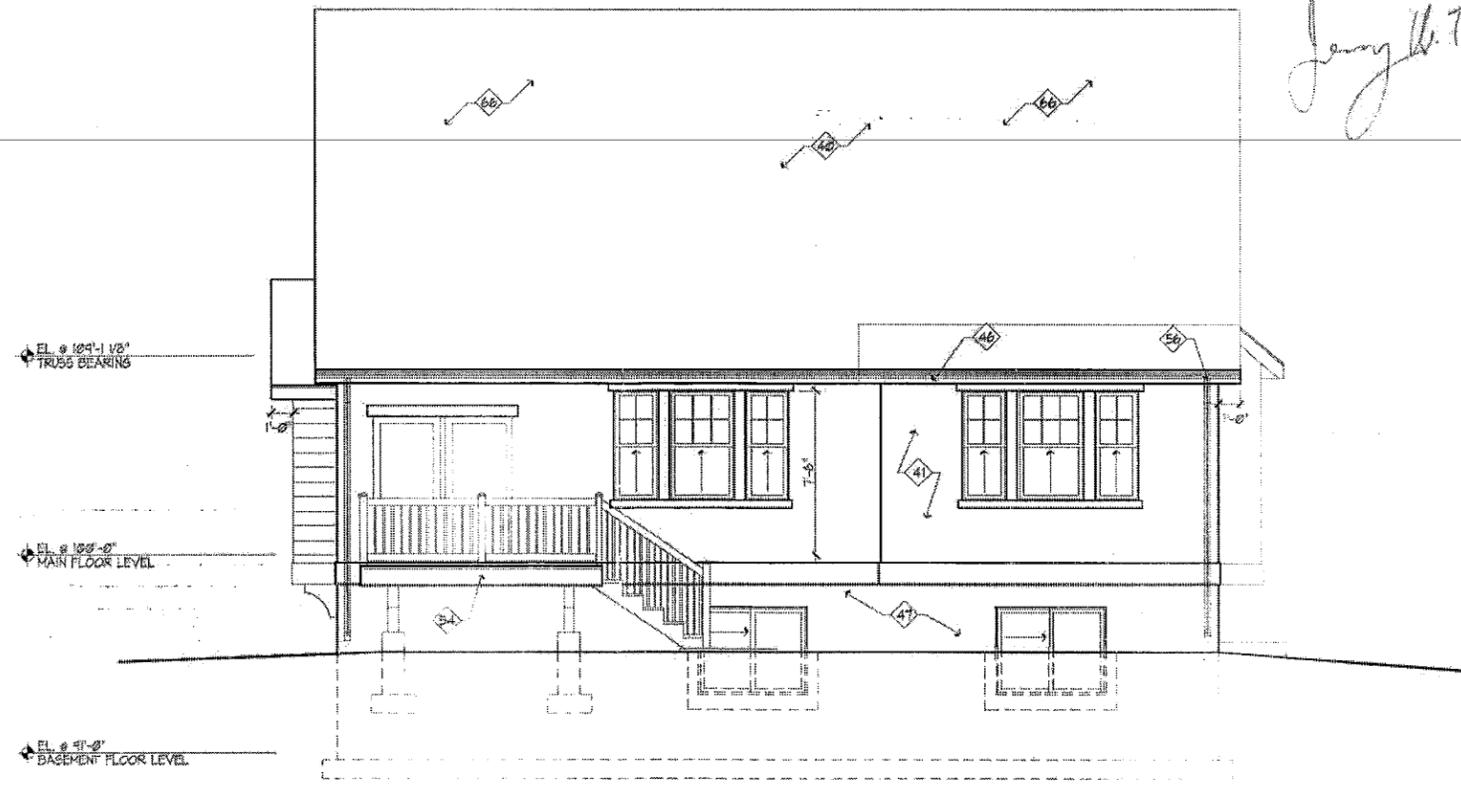
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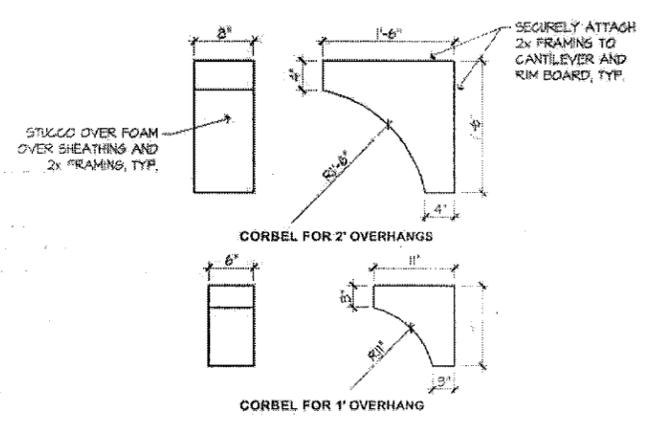
NOTE:  
 ROOF OVERHANGS ARE MEASURED FROM FACE OF STRUCTURE, TYP., NOT FACE OF MASONRY VENEER.

PLAN AHEAD TO ALLOW ALL VENTS, FLUES AND EXHAUST DUCTS TO BE ON REAR ROOF SURFACE LEAST VISIBLE FROM THE STREETS. WHERE DISTANCE ARE SUCH THAT IT IS NOT POSSIBLE TO DO THIS AND STILL MEET THE CODE REQUIREMENTS, THEN PAINT THESE WITH A COLOR TO MATCH THE ROOF SHINGLE COLOR.

*Jerry H. P. [Signature]*



**RIGHT ELEVATION**  
 1/4" = 1'-0"  
 (1/8" = 1'-0" ON 1/4" PAPER)



**F CORBEL DETAILS**  
 1" = 1'-0"  
 (1/2" = 1'-0" ON 1/4" PAPER)

**LAUREL-A**  
 Lot W27, HARVEST PARK, MAPLETON, UTAH 84664  
 Rear & Right Elevations

DR	KS
OR	
Rev. 3	
Revisions	

Date: DEC 3, 2012

Sheet: A2.1

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