Mapleton City

City Council Staff Report

September 16, 2015

Applicant: Georgetown Development

Location: 190 N 1100 W

Prepared by: Sean Conroy, Community Development Director

Public Hearing: No

Zone: PRD-1

Attachments:

1. Project plans.

REQUEST

A discussion item regarding amendments to the Whisper Rock Development Agreement and phasing plan.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is approximately 16.55 acres in size. In 2009, the City approved a development agreement for the Whisper Rock subdivision project and applied a Planned Residential Development (PRD-1) zoning to the property. The original development agreement required the following amenities:

- Trail system;
- A central Park; and
- A clubhouse and swimming pool.

In 2014, the owner applied to amend the development agreement and requested the following changes to the project amenities:

- Eliminate the trail around the perimeter (interior trails still proposed);
- Eliminate the swimming pool; and
- Reduce the size and scope of the clubhouse.

Two phases consisting of a total of 16 lots have been built. On August 5, 2014 the City Council approved Plat "C", which included the last 42 lots the development. However, this plat has not yet been instructed. The owner has had a difficult time marketing the project and the Council has had several hearings regarding this development over the past year. John Dester with Georgetown Development is now interested in purchasing the property and finishing the project. However, he is interested in the following changes:

- Divide the final 42 lots into two phases (plats "C" and "D");
- Eliminate the requirement for a clubhouse;
- Install the park with a covered pavilion and picnic area as well as a tot lot as part of plat "C";
- Install a sports court in the park as part of plat "D";
- Allow the minimum main floor square footage to be as small as 1,000 square feet for two-story units (the PRD-1 zone already allows this, but the development agreement states a min. size of 1,400 square feet);
- Allow a minimum side yard setback of 15 feet;

- Install a walking trail around the perimeter of the project as originally proposed; and
- Reduce the footprint of the homes to allow a slightly larger fenced in rear patio area.

EVALUATION

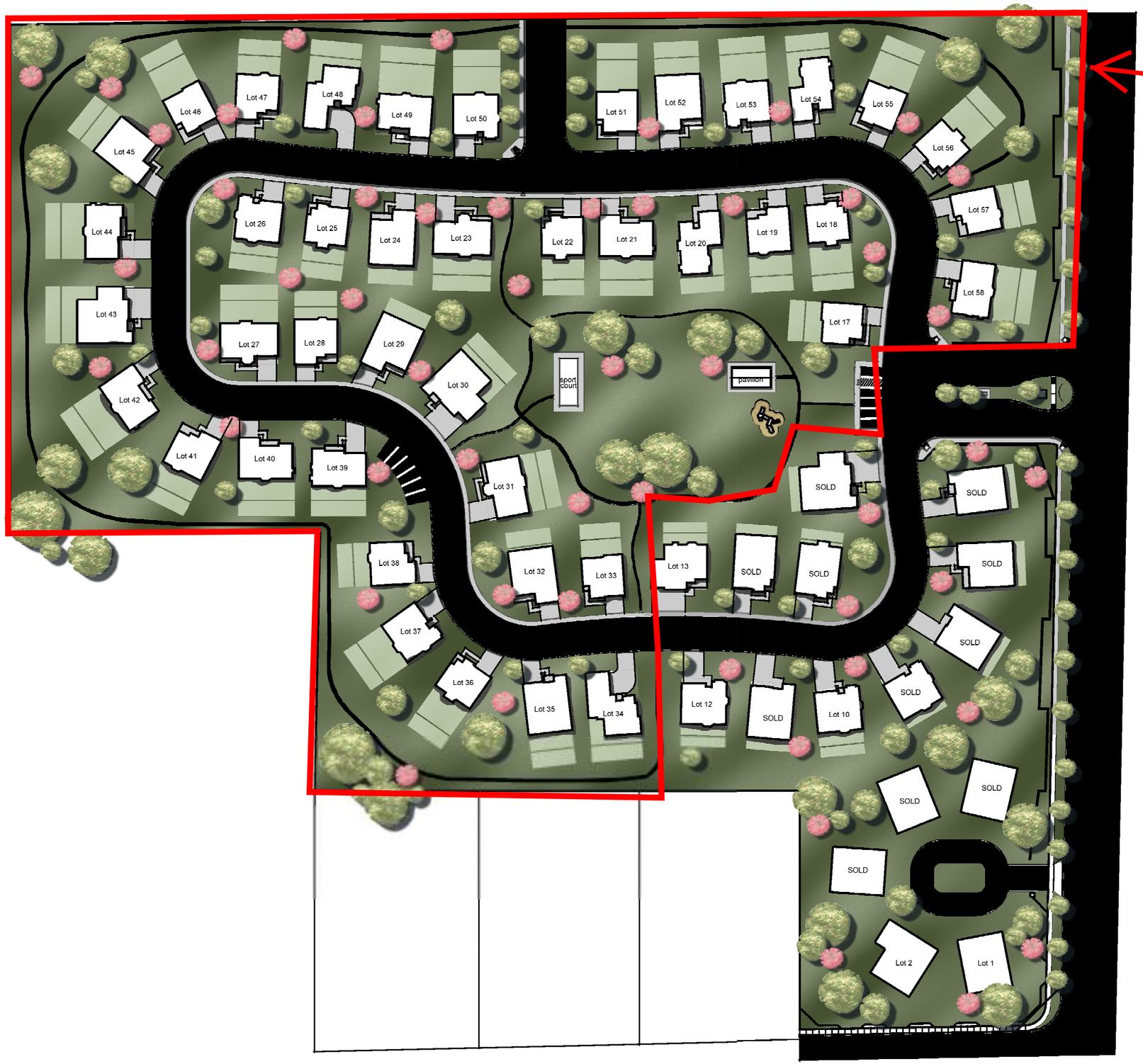
PRD-1 Zone: The expressed purposes of the PRD-1 zone include:

1. Allowing densities higher than a typical residential development;
2. Establishing standards for landscaping, building and site design, public safety, parking, aesthetics, traffic circulation, fencing, lighting, and other similar site improvements; and
3. Requiring standards that enable the PRD-1 to fit into the surrounding neighborhoods.

The Council should review the requested changes and determine if they are still consistent with the intent of the PRD zone and will still result in a quality development.

RECOMMENDATION

Provide direction to the applicant.



SCALE 11X17 – 100

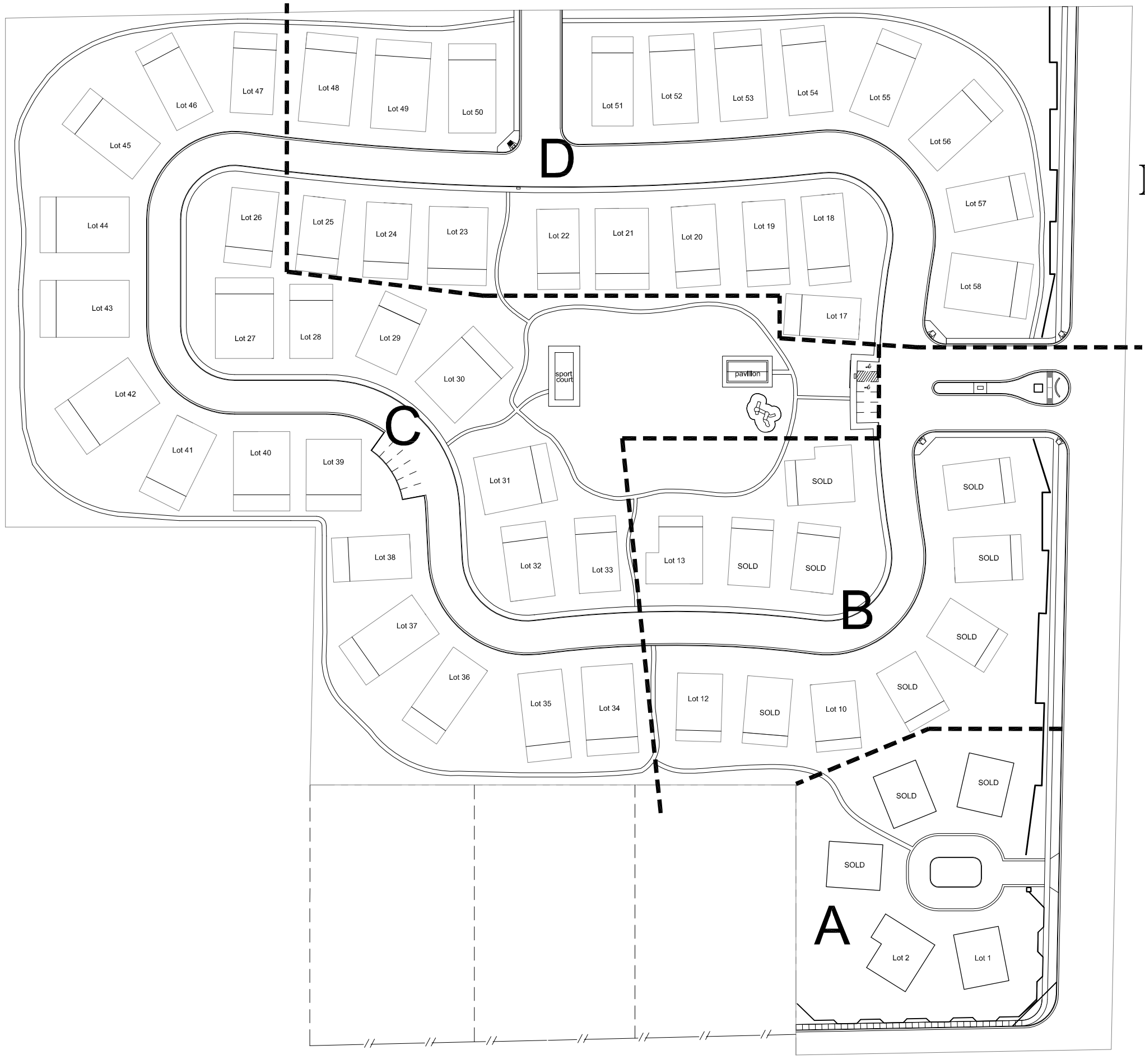
POSSIBLE MODELS

CRESTNEW	3 UNITS
ROSEMONT	3 UNITS
KESLEE	1 UNITS
GARDEN PLAN 5	6 UNITS
GARDEN PLAN 1	6 UNITS
TRENTON	4 UNITS
SEATTLE	5 UNITS
AMORE	3 UNITS
WASHINGTON	4 UNITS
KREW	2 UNITS
KYNDEE	5 UNITS
CORINNA	3 UNITS

TOTAL UNITS.....45

GEORGETOWN
. Development .
2230 North University Pkwy 7G
Provo Ut. 84604
801.374.0772

Applicant is proposing to construct final 42 lots as plats "C" and "D"



2015 PHASE MAP

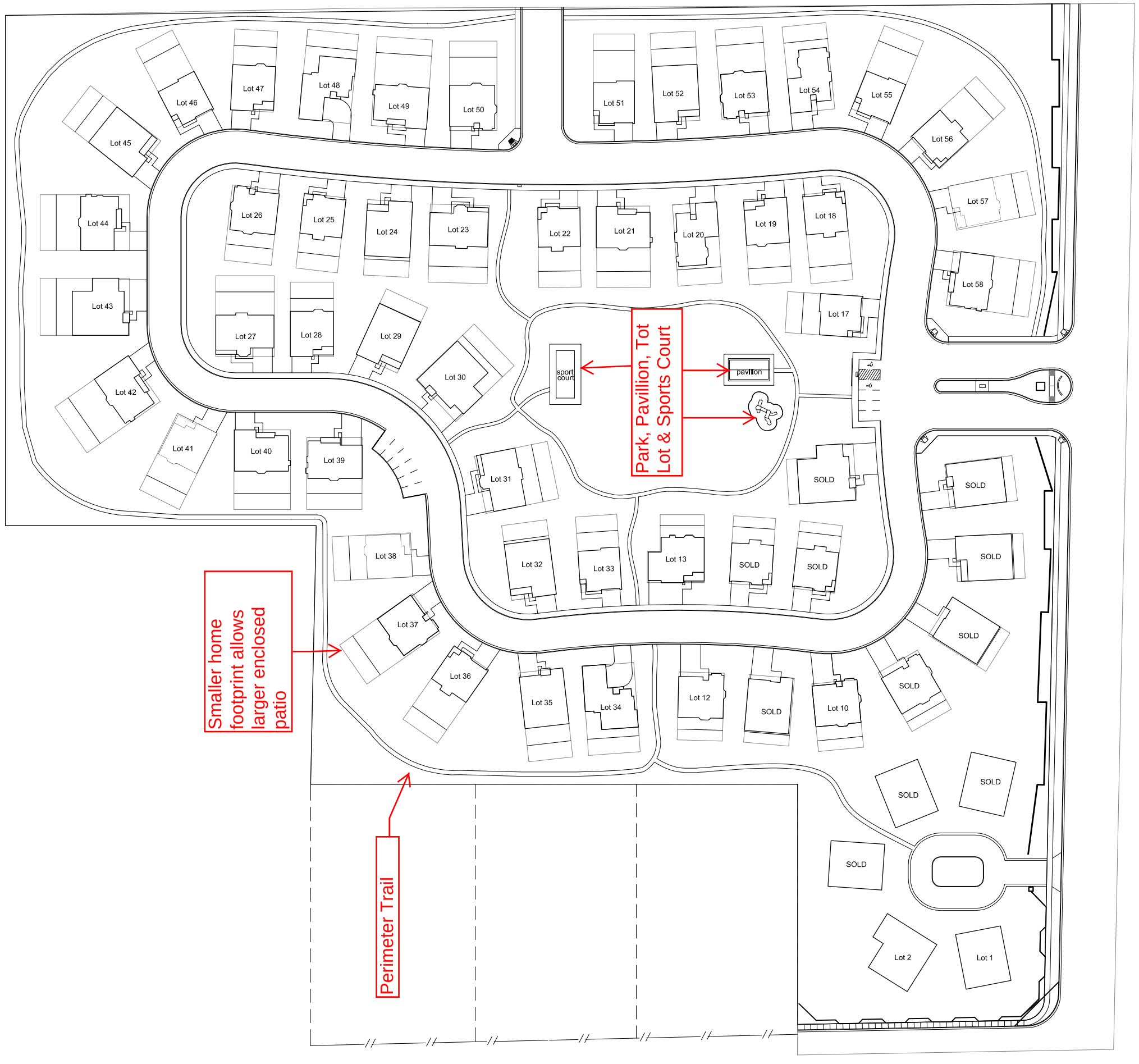
SCALE 11X17 = 100

POSSIBLE MODELS

CRESTNEW .....3 UNITS
ROSEMONT.....3 UNITS
KESLEE.....1 UNITS
GARDEN PLAN 5.....6 UNITS
GARDEN PLAN 4.....6 UNITS
TRENTON.....4 UNITS
SEATTLE.....5 UNITS
AMORE.....3 UNITS
WASHINGTON.....4 UNITS
KREW.....2 UNITS
KYNDEE.....5 UNITS
CORINNA.....3 UNITS

TOTAL UNITS.....45

GEORGETOWN
• Development •
2230 North University Pkwy 7G
Provo Ut. 84604
801.374.0772



SCALE 11X17 = 100

POSSIBLE MODELS

CRESTNEW	3 UNITS
ROSEMONT	3 UNITS
KESLEE	1 UNITS
GARDEN PLAN 5	6 UNITS
GARDEN PLAN 4	6 UNITS
TRENTON	4 UNITS
SEATTLE	5 UNITS
AMORE	3 UNITS
WASHINGTON	4 UNITS
KREW	2 UNITS
KYNDEE	5 UNITS
CORINNA	3 UNITS

TOTAL UNITS.....45

GEORGETOWN
• Development •
2230 North University Pkwy 7G
Provo Ut. 84604
801.374.0772