

City Council Staff Report

November 16, 2016

Applicant: Dallas Hakes

Location: 300 E Maple

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: N

Zone: RA-2, A-2

Attachments:

1. Application information.
2. Examples of similar developments.

REQUEST

A discussion item regarding a master planned residential development concept for property located at approximately 300 East Maple Street.

BACKGROUND AND PROJECT DESCRIPTION

Just south of Maple Street between 300 East and 1200 East are several large undeveloped parcels. The applicant is working with several property owners on a potential master planned residential development. The concepts vary depending on how many properties would be included (see attachment “1”), but would include the following:

- A master planned community designed around one or two man made water skiing lakes;
- The application of a Planned Residential Community Zone (PRC) to allow flexibility in lot size and design standards;
- Lots would likely range in size from approximately 1/3 acre to two acres; and
- The lakes would range from 8 acres to 18 acres in size.

There are examples of these types of developments in surrounding states as well as within Utah. The applicant has provided several examples in attachment “2”.

The applicant is requesting feedback from the Council regarding whether this type of concept could be supported prior to moving forward with a formal application.

EVALUATION

General Plan Goals and Policies: The Land Use Element of the General Plan includes the following goals and policies that would be applicable to the proposed project:

Policy 7B: “Locate development in configurations and in areas that will preserve the open view amenities and not degrade public views and vistas.”

Policy 8D: “Encourage clustered subdivisions.”

Policy 8F: “Encourage clustering of residential units on non-environmentally sensitive portions of parcels and the use of dedications, transfer of development rights, and money-in-lieu of dedication to achieve on-and off-site environmental, open space, corridor and conservancy objectives.

The proposed concept would allow for the clustered concept of development around large man made water skiing lakes. These lakes would protect and enhance views and create a large amount of protected open space (8 to 26 acres).

Zoning & Density: The current zoning includes a small amount of RA-2 (3 units per acre) and A-2 (1 unit per 2 acres, or 1 unit per acre with TDRs). The applicant proposes to apply the Planning Residential Community (PRC) zone to the project. The purpose of the PRC zone is:

“...to encourage imaginative and efficient utilization of land, develop a sense of community, and to ensure compatibility with the surrounding neighborhoods and environment. This is accomplished by providing greater flexibility in the location of buildings on the land, the consolidation of open spaces, and the clustering of some or all dwelling units. These provisions are intended to create more attractive and desirable environments within the residential areas of Mapleton City.”

The PRC zone does not allow an increase in the density beyond what otherwise would have been allowed in the existing zoning, but it does allow for more creativity and flexibility with lot sizes and configurations. Density can only be increased with the use of TDRs. If the Council was supportive of the concept, staff would work with the applicant to determine the maximum allowed density. The proposed project appears to be a good candidate for the PRC zone, especially if it would result in a master plan involving several large parcels.

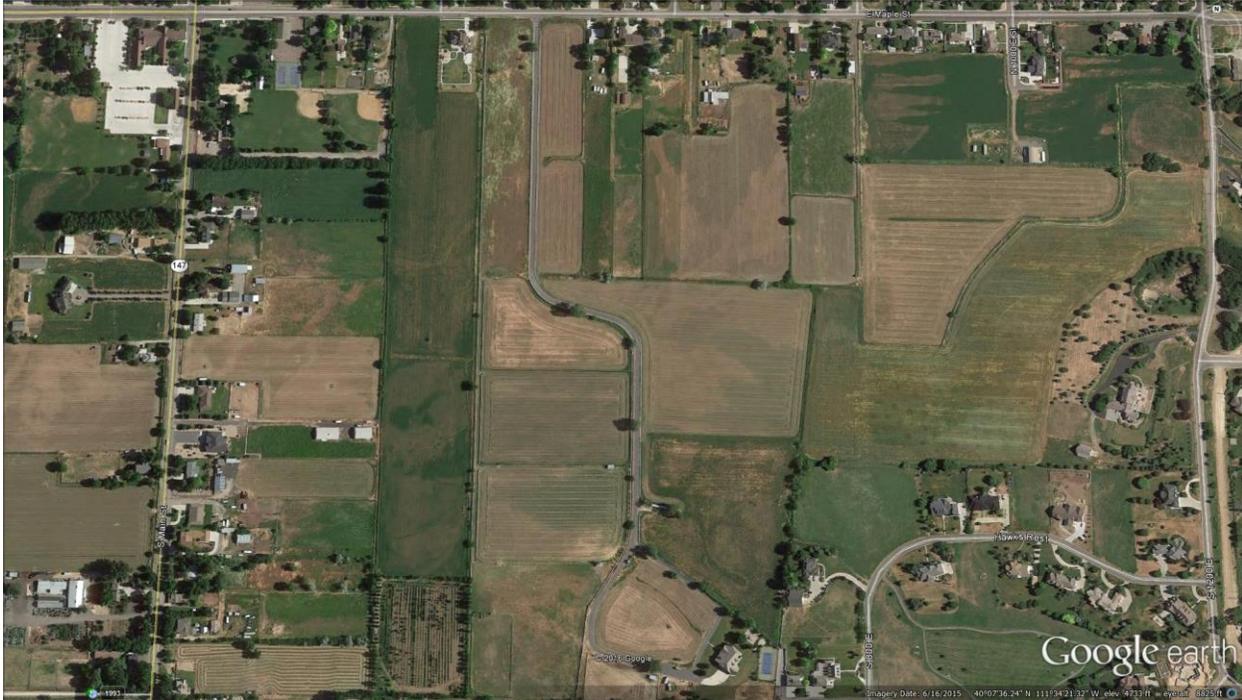
Some questions that may be appropriate for the Council to discuss with the applicant include:

- Where would the water come from for the lake(s), and how would they be maintained?
- Would any part of the lake(s) be open to the public?
- Would noise be a concern for neighboring property owners?
- How many boats would be allowed on the lake(s) at any given time?

STAFF RECCOMENDATION

Provide guidance to the applicant.

MAPLE MTN LAKES MAPLETON, UT



The purpose of this development is to provide an area in where people can live and with an awe-inspiring scenery no matter which direction you look. Also to provide an exclusive close-knit residential neighborhood in the heart of Mapleton for active fun-loving families in an urban setting within a vibrant community with easy access to excellent schools, community services, shopping, restaurants, entertainment, etc., with each lot backing up to it's own tournament-capable ski lake. This idea has been done in several places throughout the Wasatch Front. (See attached pictures)

With all of the residential development happening in Mapleton, all of the open space will quickly be taken be lots and the feel of Mapleton will change from what people love. One of the things that people love and enjoy about Mapleton is the open space which provides for a small town and country feel. Maple Mtn Lakes is a development that will help to maintain the open space that the residents of Mapleton enjoy so much. There will be approximately 25-30 acres of open space that will remain forever in the heart of the City after completion of phases I & II. It will be located just a 1/2 mile down the road from the Beautiful Mapleton Cemetery and from downtown Mapleton. With all phases included in the development there is approximately 98 Acres.

Potential Project Area

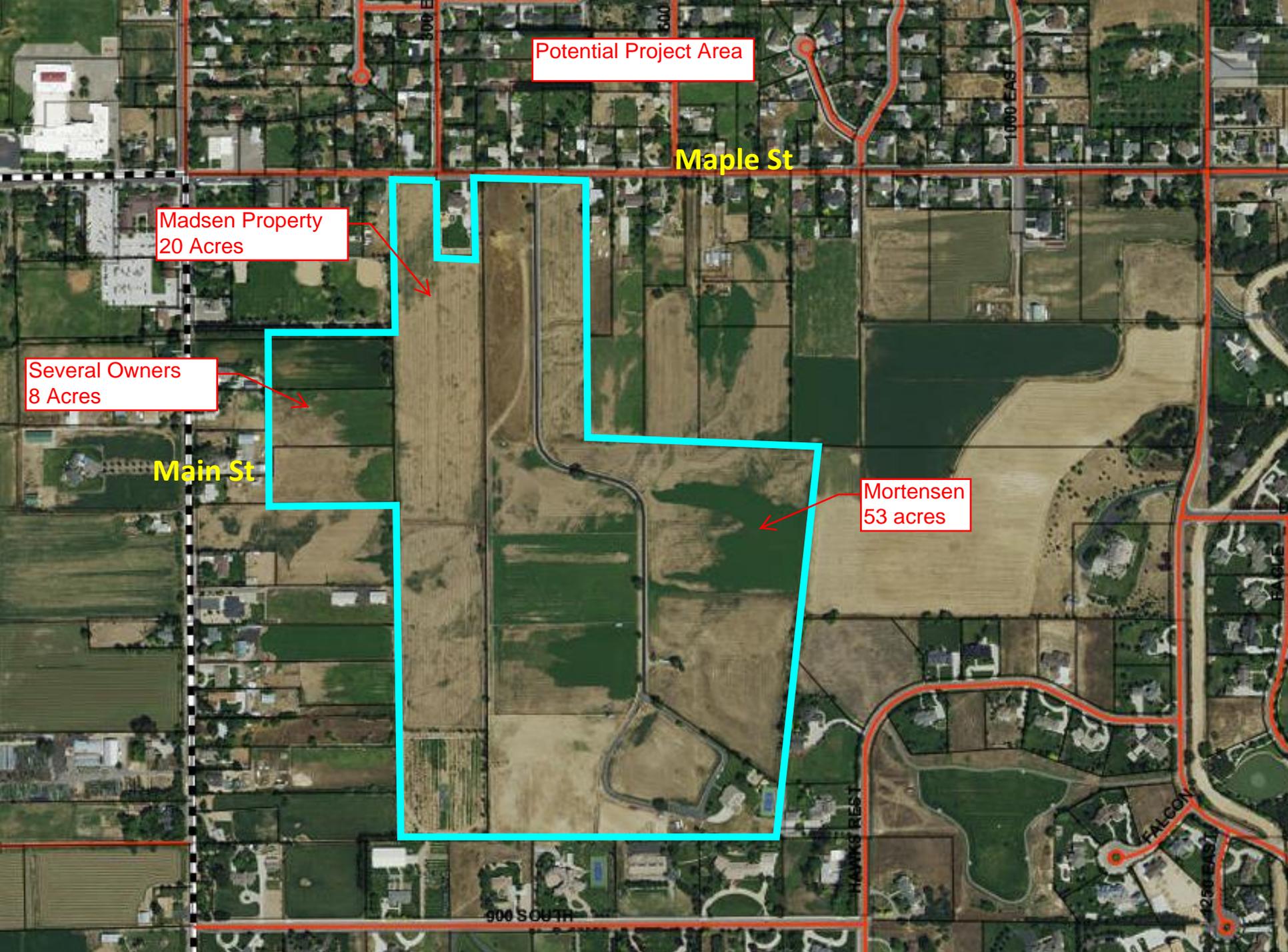
Maple St

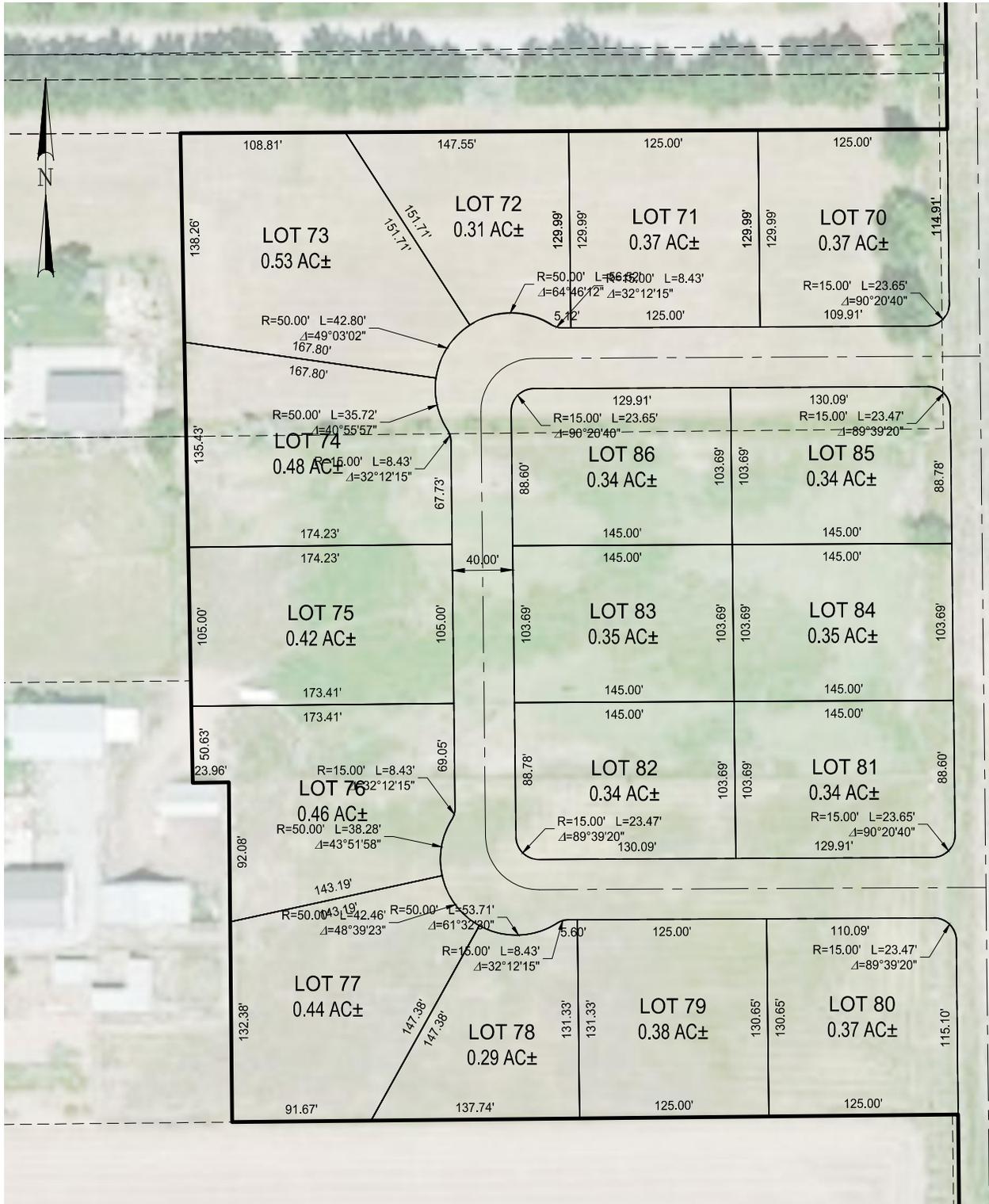
Madsen Property
20 Acres

Several Owners
8 Acres

Main St

Mortensen
53 acres





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 - infrastructure professionals -
 1.800.748.5275 www.jonesanddemille.com



SCALE: 1" = 100'

UTAH COUNTY		FIGURE: 1
LONESTAR BUILDERS		
SUBDIVISION CONCEPT		
DRAWN: . . .	FILE: CONCEPT PLAN 2016	PROJECT: Projnum
CHECK: . . .	UPDATED: 1/18/2016	PLOTTED: 2/9/2016
		SHEET: 1

Attachment "2"
Examples of similar projects



30

W 15200 N

W Slalom Way

Bear Hollow Drive

W 14600 N

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Google Earth

1993

Imagery Date: 10/7/2014 41°46'51.35" N 112°06'41.97" W elev 4253 ft eye alt 7785 ft

Bear River Lakes Logan





Santan Lakeside Estates

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Google Earth

33°12'56.22" N 111°42'30.67" W elev 1367 ft eye alt 4046 ft

1997

Still Water Estates Kaysville Utah

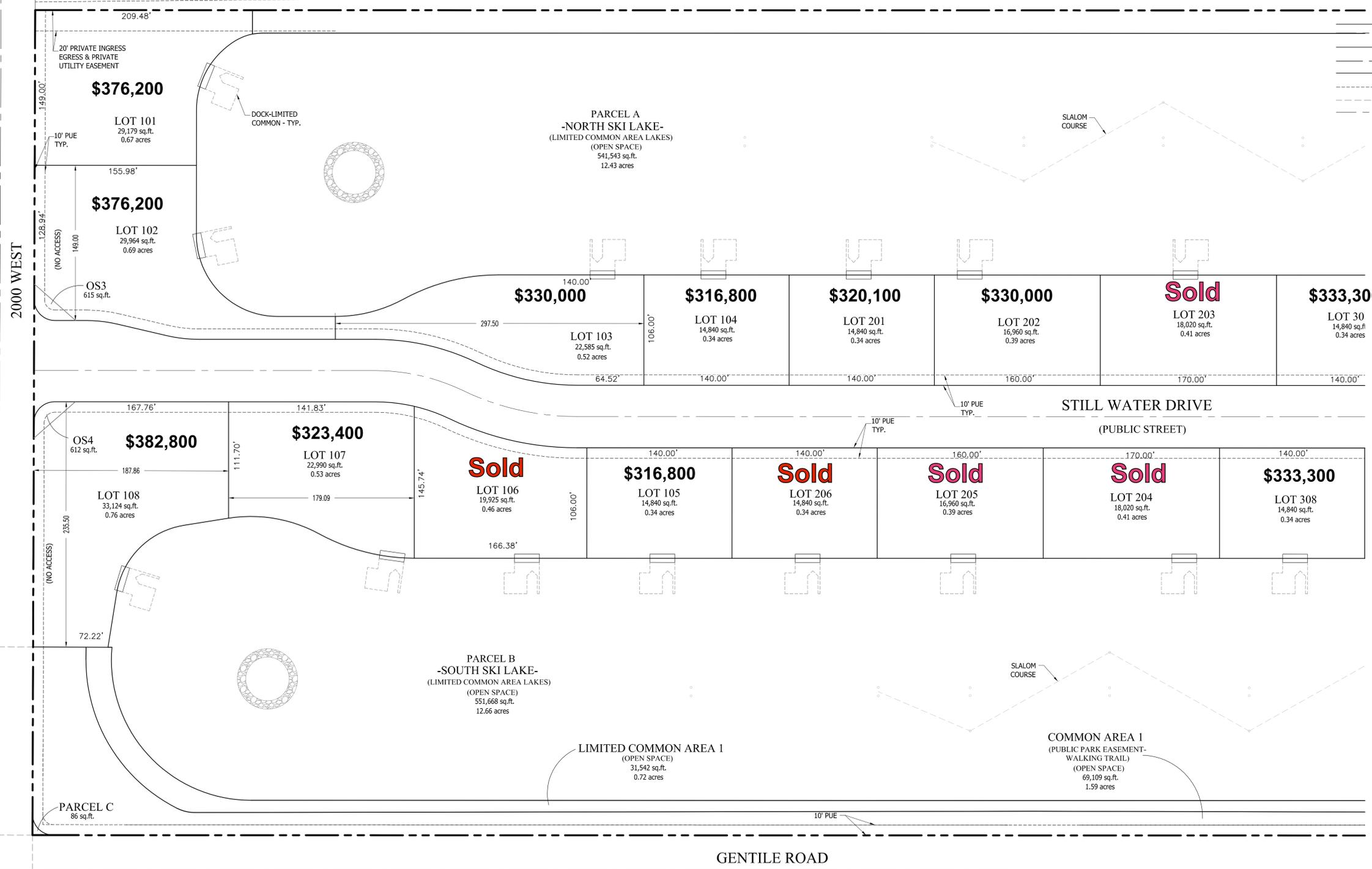






STILL WATER LAKE ESTATES
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION
 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.&M.,
 SYRACUSE CITY, DAVIS COUNTY, UTAH

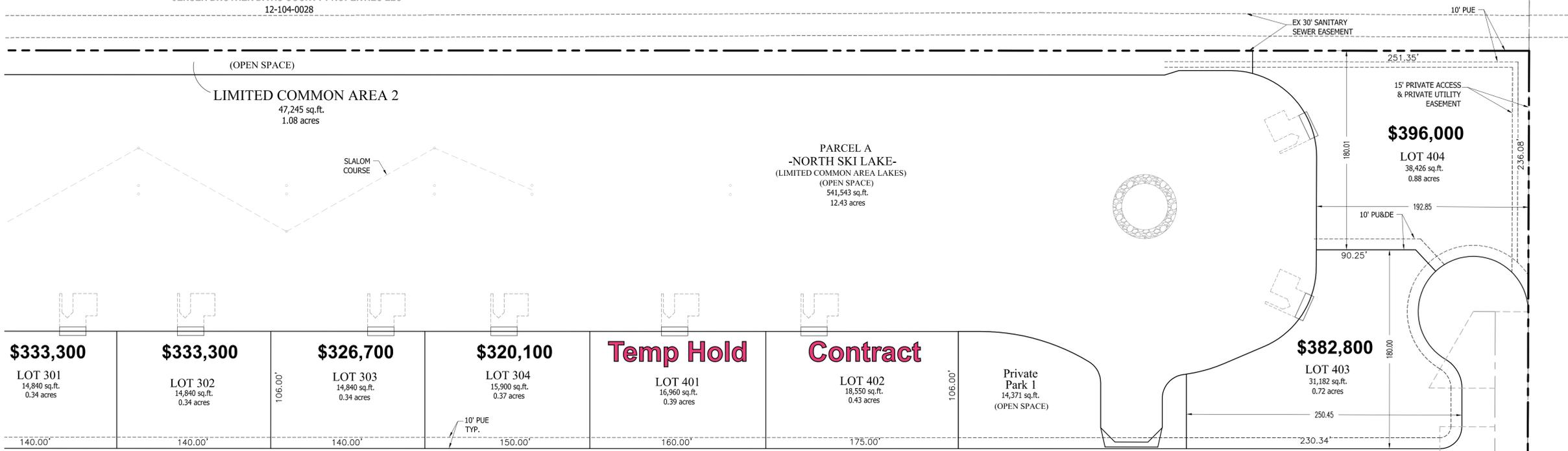
- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - CENTER / SECTION LINE
 - STREET RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - OLD LOT LINE
 - - - ADJACENT PROPERTY LINE
 - ◆ SECTION CORNER
 - PUB&E PUBLIC UTILITY & DRAINAGE EASEMENT
 - SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.
 - N/R NON-RADIAL



PINNACLE
 Engineering & Land Surveying, Inc.
 2720 North 350 West, Suite #108 Phone: (801) 773-1910
 LAYTON, UT 84041 Fax: (801) 773-1925

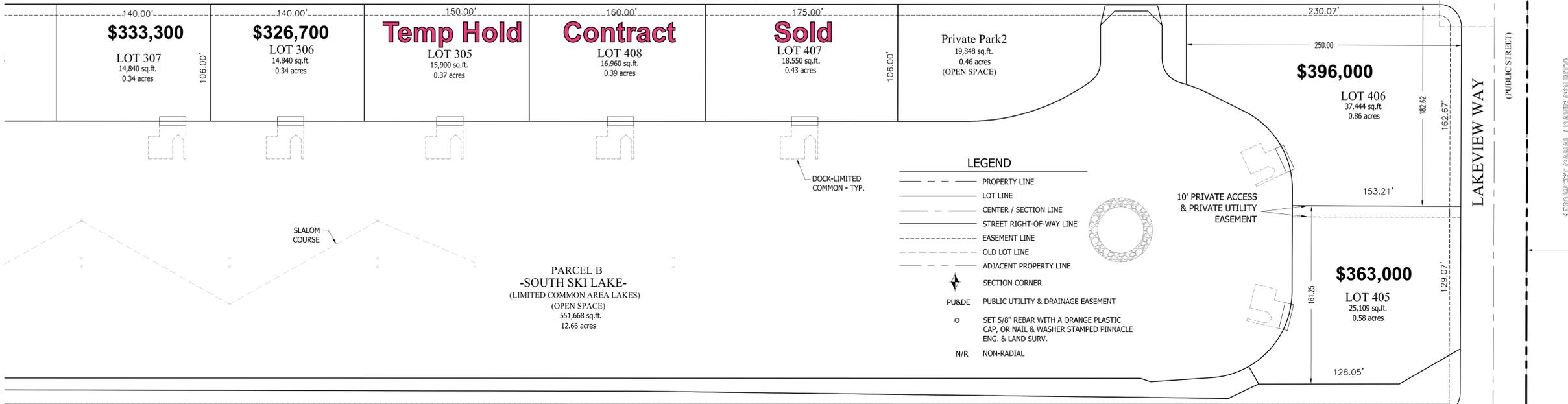
STILL WATER LAKE ESTATES
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 SYRACUSE CITY, DAVIS COUNTY, UTAH

JENSEN BROTHER DAVIS COUNTY PROPERTIES LLC
 12-104-0028



STILL WATER DRIVE

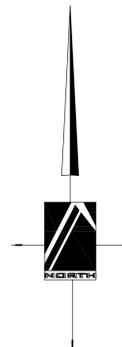
(PUBLIC STREET)



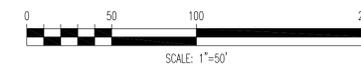
GENTILE ROAD

LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- OLD LOT LINE
- ADJACENT PROPERTY LINE
- ◆ SECTION CORNER
- PUB&D PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.
- N/R NON-RADIAL



SETBACKS
 SIDE: 8'
 FRONT: 20'
 BACK: 15'





Carpenter Ln



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Imagery Date: 10/7/2014 41°36'04.92" N 112°03'49.14" W elev 4242 ft eye alt 7332 ft