

# Mapleton City Planning Commission Staff Report

Meeting Date: July 9, 2009

**Item #:** 2

**Applicant:** Don Bleggi

**Prepared by:** Cory Branch

**Parcel ID #:** 34:271:0018

**Current Zone:** I&M-1

**General Plan Designation:**  
Industrial & Manufacturing - 1

## **REQUEST:**

Don Bleggi requests project plan approval in order to construct an approximately 6,700 square foot building for warehouse/office/retail space on property located generally at 1641 West Alvey Drive. The subject property is located in the I&M-1 (Industrial & Manufacturing) Zone.

## **FINDINGS OF FACT:**

1. The applicant is proposing to construct an approximately 6,700 square foot, two (2) story warehouse/office/retail space on Lot 18 of the Alvey Business Park – Amended Subdivision Plat. (see Attachment 1 -Proposed Project Plan)
2. Section 18.84.270, Off Street Parking and Unloading Facilities, paragraph E, Mapleton City Code requires three (3) parking spaces for each 1,000 square feet of floor area for office/retail spaces and the planning commission must determine the amount of parking required for warehouse spacing.
3. The applicant is proposing a total of twenty-four (24) off-street parking spaces. It is the opinion of Staff that this proposal meets the parking requirements of the Mapleton City Code.
4. This proposal abuts Hwy 89. As can be seen from Sheet L100 the applicant is proposing to provide and maintain landscaping within the UDOT right-of-way.

## **OVERALL IMPACT TO ADJACENT PROPERTY:**

The surrounding zoning to the north, south, and west is I&M-1. It is the opinion of Staff that this request is in line with the future goals and visions of the City and is consistent with the general plan map and written polices.

## **STAFF RECOMMENDATION:**

It is the opinion of Staff that this request promotes the purpose of the I&M-1 Zone. Staff recommends the Planning Commission approve this request subject to the applicant meeting the following conditions:

1. The mechanical equipment shall not be visible from the north and east side elevations.
2. The plans shall receive approval from UDOT.
3. Remove and replace all concrete that does not meet current city standards i.e. broken and cracked sections and used drive approaches.
4. Provide grade separation at drive approaches to contain all storm water on site.
5. Bonding shall be required upon final approval of the project plan.
6. The plan must show any shared cross easements with adjoining properties.
7. All signage shown on the plans are for illustration purposes only. A sign permit is required meeting all requirements of Chapter 18.86, Signs.
8. A note must be added to Sheet L100 detailing that a sprinkling system and drip system will be provided for the landscaping.
9. Elevations and cross sections must be submitted for the 30” to 36” berm shown on Sheet L100. Staff must determine if the proposed berm creates clear vision concerns for vehicles and pedestrians.
10. Sheet L100 must be modified to include sod and four (4) 2” caliper trees within the park strip along Hwy 89 and a 50/50 combination of sod and washed rock shall be used in the UDOT right-of-way.